
Committee of Adjustment

Date: May 7, 2026
Time: 1:00 PM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
and Online Video Conference

Members

Sebastian Patrizio (Chair)
John Page
Wajeeha Shahrukh
Timothy Rowan
Janice Robinson
Ken Ellis
Frank Dale

Contacts

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PUBLIC MEETING STATEMENT: While some planning matters, such as consent or minor variance applications, do not specifically require that you participate in the process in order to appeal, the OLT has the power to dismiss an appeal without holding a hearing if the appeal is not based on any apparent land use planning grounds and is not made in good faith or is frivolous or vexatious, or is made only for the purpose of delay.

Send written submissions or request notification of future meetings to:

Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, Attn: Committee of Adjustment Coordinators – 2nd Floor 300 City Centre Drive, Mississauga, ON, L5B 3C1 or
Email: committee.adjustment@mississauga.ca. Written submissions must be received by the Friday prior to the hearing.

Requests to speak:

Pre-registration is required to speak virtually (by computer or telephone) at a hearing. Pre-registration is preferred but not required to appear in person. Requests can be made by email: committee.adjustment@mississauga.ca or by phone: 905-615-3200 ext.5507 and must be received by the

Friday prior to the hearing. If you do not wish to speak, the hearing will be livestreamed here:
www.mississauga.ca/portal/cityhall/council-and-committee-videos.

1. CALL TO ORDER

2. DECLARATION OF CONFLICT OF INTEREST

3. DEFERRALS OR WITHDRAWALS

4. MATTERS TO BE CONSIDERED

4.1 B71.25, A515.25, A516.25

705, 745 & 795 Hazelhurst Rd (Ward 2)

4.2 A60.26

360 Daralea Hts (Ward 4)

4.3 A91.26

42 to 46 Park St E & 23 Elizabeth St N (Ward 1)

4.4 A92.26

3119 Vanderbilt Rd (Ward 9)

4.5 A94.26

810 Mississauga Valley Blvd (Ward 4)

4.6 A98.26

3085 Wolfedale Rd (Ward 6)

4.7 A100.26

1465-1485 Williamsport Dr & 3480 Havenwood Dr (Ward 3)

4.8 A101.26

700 Burnhamthorpe Rd W (Ward 6)

4.9 A104.26

3555 Obelisk Way (Ward 4)

4.10 A408.25

446 Ceremonial Dr (Ward 5)

5. OTHER BUSINESS

6. ADJOURNMENT



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B71.25 A515.25 A516.25
Ward: 2

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 705, 745 & 795 Hazelhurst Rd, zoned E3-16 - Industrial; E2-127 - Employment, has applied for consent under Section 53 and minor variance(s) under Section 45 of the Planning Act. B71.25:

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot and easements. The parcel of land has a frontage of approximately 137.40m (approx. 450.79ft) and an area of approximately 45,661.25sq m (approx. 491,493.60sq ft).

A515.25:

The applicant requests the Committee to approve a minor variance for the severed land of B71.25 to allow:

1. A front yard setback of 6.88m (approx. 22.57ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
2. A parking aisle of 3.50m (approx. 11.48ft) whereas By-law 0225-2007, as amended, requires a minimum parking aisle of 7.00m (approx. 22.97ft) in this instance; and
3. 163 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 191 parking spaces in this instance.

A516.25:

The applicant requests the Committee to approve a minor variance for the retained land of B71.25 to allow:

1. A landscape buffer of 2.65m (approx. 8.69ft) along front and exterior lot lines whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft) along front and exterior lot lines in this instance;
2. A parking aisle of 3.50m (approx. 11.48ft) whereas By-law 0225-2007, as amended, requires a minimum parking aisle of 7.00m (approx. 22.97ft) in this instance; and
3. 365 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 473 parking spaces in this instance.

The Committee has set **Thursday, May 7, 2026 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>. Consent applications are reviewed in accordance with the criteria set out in Section 51(24) of the Planning Act.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person, but it is not required. Registrations are accepted by phone at 905-615-3200 x5507 or by email at committee.adjustment@mississauga.ca. A document projector will be available, however if you wish to provide a presentation in advance please email it as an attachment no later than 4:30 PM on the Friday prior to the hearing.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.

- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment only once the request is received. Please note that in the event of an appeal our office is required to send unredacted information to the Ontario Land Tribunal, and your information will be subject to their privacy requirements.

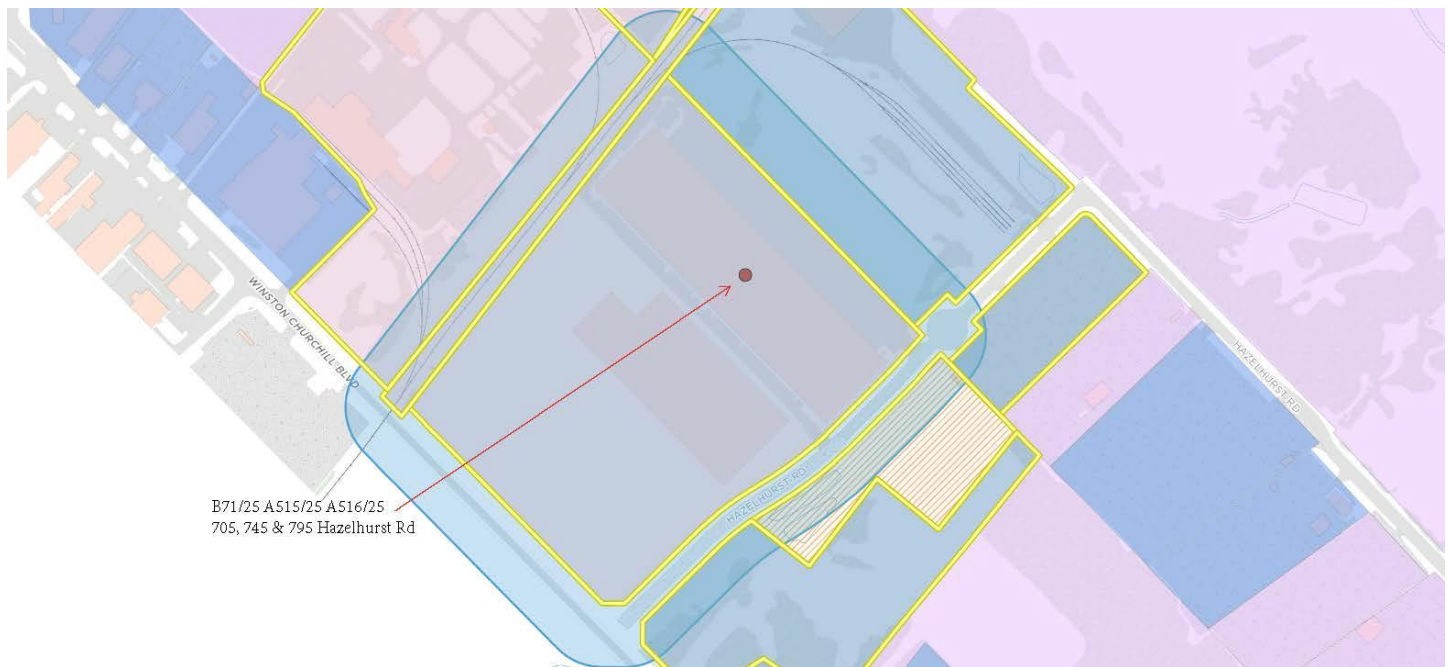
If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals may be considered a public record and may be disclosed to any individual (including being posted on the Internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2026-04-30	File(s): B71.25 A515.25 A516.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:5/7/2026 1:00:00 PM

Consolidated Recommendation

The City has no objections to the consent and minor variance applications.

Application Details

B71.25:

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot and easements. The parcel of land has a frontage of approximately 137.40m (approx. 450.79ft) and an area of approximately 45,661.25sq m (approx. 491,493.60sq ft).

A515.25:

The applicant requests the Committee to approve a minor variance for the severed land of B71.25 to allow:

1. A front yard setback of 6.88m (approx. 22.57ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
2. A parking aisle of 3.50m (approx. 11.48ft) whereas By-law 0225-2007, as amended, requires a minimum parking aisle of 7.00m (approx. 22.97ft) in this instance; and
3. 163 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 191 parking spaces in this instance.

A516.25:

The applicant requests the Committee to approve a minor variance for the retained land of B71.25 to allow:

1. A landscape buffer of 2.65m (approx. 8.69ft) along front and exterior lot lines whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx.14.76ft) along front and exterior lot lines in this instance;
2. A parking aisle of 3.50m (approx. 11.48ft) whereas By-law 0225-2007, as amended,

requires a minimum parking aisle of 7.00m (approx. 22.97ft) in this instance; and
3. 365 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 473 parking spaces in this instance.

Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent
- The variance application approved under File(s) A515.25 and A516.25 must be finalized

Recommended Conditions and/or Terms of minor variance

- Variance(s) approved under file(s) A515.25 and A516.25 shall lapse if the consent application under file B71.25 is not finalized within the time prescribed by legislation.

Background

Property Address: 705, 745 & 795 Hazelhurst Rd

Mississauga Official Plan

Character Area: Southdown Employment Area
Designation: Industrial

Zoning By-law 0225-2007

Zoning: E3-16 - Industrial; E2-127 - Employment

Other Applications: Preliminary Zoning Review application PREAPP 25-10141

Site and Area Context

The subject site is located southeast of the Winston Churchill Boulevard and Royal Windsor Drive intersection. The property has an approximate lot area of 12.2 ha (30.1ac). The subject property currently contains three single-storey industrial buildings. The immediate surrounding uses primarily consist of industrial uses. The property was subject to Site Plan applications under files SP 20 105, SP 21 164 and SPAX 23 35.

The applicant is proposing to sever the existing property into two parcels, requesting variances for parking aisle width, number of parking spaces, front yard setback and landscape buffer.



Comments

Planning

Provincial Matters

The Provincial Policy Statement 2024 (PPS 2024) promotes efficient development and land use, directing the focus towards intensification and redevelopment. The proposal is consistent with the general directive in provincial policy.

Planning Act

Section 51 (24) of the *Planning Act* sets out the criteria for land division in the Province of Ontario. In evaluating such requests, the Committee needs to be satisfied that the proposal meets not only the criteria set out under Section 51(24), but also municipal requirements identify in local legislation.

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In evaluating such requests, the Committee needs to be satisfied that the proposal meets the four tests set out in the *Planning Act*.

Staff comments concerning the applications for consent and the four tests to the minor variance request are as follows:

The subject property is designated Industrial in Schedule 10 of the Mississauga Official Plan (MOP). The proposal does not alter the existing industrial use.

The subject property currently contains 3 industrial buildings. The consent application proposes a severance of the parcel into two lots with the severed lot having one of the buildings and the retained parcel containing the other two. The proposed severance results in variances pertaining to parking aisle width, number of parking spaces, front yard setback and landscape buffer.

The subject application was before the Committee of Adjustment on March 5, 2026, for an identical proposal. The applications were deferred to allow the applicant to submit a satisfactory Parking Justification Study. No other changes have been made to the proposal.

Staff are satisfied that the proposed severance application is consistent with the official plan as the severed and retained lands will provide for adequately sized lots for the existing buildings. Development Engineering and Construction staff comments address the required easements, and a 'Shared Facilities Agreement' letter are recommended conditions of the provisional consent. This will ensure that the subject property continue to function as it did prior to the proposed severance applications. Staff note there is no development or change in use proposed and no minor variances are required for lot sizes or frontages. Staff have no concerns with the severance regarding the criteria set out in Section 51(24) of the Planning Act, as the site is appropriately serviced and is suitable for the planned use of the property. Staff are therefore of the opinion that the application conforms to Section 51(24) of the Planning Act.

Variance #1 (A515.25) requests a reduction in the front yard setback. The setback is an existing condition and improves to approximately 7m as the building and lot line are not parallel. Staff are satisfied that the reduction in the front yard poses no negative impacts, is consistent with the streetscape and is a minor reduction numerically.

Variance #1 (A516.25) requests a reduction in the landscape buffer to the front and exterior lot line. The intent of this portion of the by-law is to ensure that an appropriate buffer exists abutting all lot lines and that the on-site parking area is separate from the municipal right-of-way along for site landscaping. Staff note that landscaped area in the municipal boulevard maintains an appropriate visual buffer along all lot lines. The proposed reduction is existing and poses no negative impacts to the existing and planned uses in the immediate area.

Variance #2 (A515.25 and A516.25) pertains to parking aisle width. The intent of this regulation is to ensure there is sufficient spaces for vehicles to access and exit parking and loading stalls while allowing for adequate circulation within the subject property. Staff note the parking aisle width variances have been triggered due to the existing drive aisle conditions and the proposed severance line splitting the existing aisle into two equal parts. As noted above, reciprocal easements for shared vehicle and pedestrian access across the shared drive aisles will allow the subject properties to continue to function as previously approved and in a cohesive manner.

Variance # 3 for both A515.25 and A516.25 request a reduction in the number of parking spaces. The intent of the zoning by-law in quantifying the required number of parking spaces is to ensure that each lot is self-sufficient in providing adequate parking accommodations based upon its intended use. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations. Municipal Parking staff have reviewed the variance request and note as follows:

A – 515/25 With respect to Committee of Adjustment application 'A' 515/25, 705, 745, and 795 Hazelhurst Road (Ward 2), the Applicant is requesting the Committee to approve a minor variance for the severed land of B71/25 to allow reduced parking on the subject property proposing:

1. 163 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 191 parking spaces in this instance.

One single-tenant industrial warehouse building is located on the severed land (705 Hazelhurst Road). The subject site is in Parking Precinct 4 and is not within a protected Major Transit Station Area (MTSA). The site will be deficient 28 parking spaces or 15%.

The Application was previously deferred as the required justification to support the proposed parking reduction was not provided. As the parking deficiency is greater than 10% from the existing Zoning By-law 0225-2007, as amended, per the Parking Terms of Reference a satisfactory Parking Utilization Study (PUS) is required.

The Applicant has submitted a Parking Utilization Study dated March 26, 2026, in support of the proposed parking reduction. LEA Consulting Limited (LEA) undertook the survey at the subject site over four weekdays in December 2025.

LEA determined a peak parking demand rate of 0.05 spaces per 100 m² GFA, which is equivalent to 13 parking spaces. LEA advised that the existing warehouse/industrial use is highly automated and is representative of the typical tenant. Per the findings of the LEA PUS, the proposed parking supply exceeds observed demand under normal industrial operating conditions.

Per Zoning Staff review, Zoning has no objection to the Consent application provided that the severed and retained lands comply with the provisions of Zoning By-law 0225-2007, as amended, with respect to, among other things, minimum lot frontage, minimum lot area, setbacks to the existing building(s), on-site parking, etc., or alternatively, that any minor variance(s) is approved, final and binding and/or the demolition of any existing building(s) is complete.

Given the above, Municipal Parking staff can support the proposed parking reduction to permit a minimum warehouse parking rate of 0.62 spaces per 100 m² of non-residential Gross Floor Area (GFA), (163 parking spaces), in this instance.

A – 516/25 With respect to Committee of Adjustment application 'A' 516/25, 705, 745, and 795 Hazelhurst Road (Ward 2), the Applicant is requesting the Committee to approve a minor variance for the retained land of B71/25 to allow reduced parking on the subject property proposing:

1. 365 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 473 parking spaces in this instance.

Two multi-unit industrial warehouse buildings are located on the retained land (745 and 795 Hazelhurst Road). The subject site is in Parking Precinct 4 and is not within a protected Major Transit Station Area (MTSA). The site will be deficient 108 parking spaces or 23%.

The Application was previously deferred as the required justification to support the proposed parking reduction was not provided. As the parking deficiency is greater than 10% from the existing Zoning By-law 0225-2007, as amended, per the Parking Terms of Reference a satisfactory Parking Utilization Study (PUS) is required.

The Applicant has submitted a Parking Utilization Study dated March 26, 2026, in support of the proposed parking reduction. LEA Consulting Limited (LEA) undertook a proxy survey at the adjacent site (705 Hazelhurst Road) over four weekdays in December 2025.

LEA determined a peak parking demand rate of 0.05 spaces per 100 m² GFA, which is equivalent to 13 parking spaces. LEA advised that the existing warehouse/industrial use is highly automated and is representative of the typical tenant. Per the findings of the LEA PUS, the proposed parking supply exceeds observed demand under normal industrial operating conditions.

Per Zoning Staff review, Zoning has no objection to the Consent application provided that the severed and retained lands comply with the provisions of Zoning By-law 0225-2007, as amended, with respect to, among other things, minimum lot frontage, minimum lot area, setbacks to the existing building(s), on-site parking, etc., or alternatively, that any minor variance(s) is approved, final and binding and/or the demolition of any existing building(s) is complete.

Given the above, Municipal Parking staff can support the proposed parking reduction to permit a minimum warehouse parking rate of 0.83 spaces per 100 m² of non-residential Gross Floor Area (GFA), (365 parking spaces), in this instance.

Based on the preceding information, staff are satisfied that the proposal meets the general intent and purpose of both the official plan and zoning by-law. Staff are further satisfied that the application is appropriate and desirable in nature. As such, staff have no concerns with the applications.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Development Engineering & Construction

As per our previous comments for the March 5, 2026 hearing date, we are noting for Committee's information that any Development Engineering and Construction Section concerns/requirements for the proposal will be dealt with through B-71/25.

We note that this property was the subject of a Site Plan application (SP-20/105) where the applicant had entered into a Development Agreement with Municipal Infrastructure Schedules with The City of Mississauga. It included the extension of Hazelhurst Road to the intersection of Winston Churchill Blvd. to facilitate the construction of the 3 industrial buildings on the north side of Hazelhurst Road as well as the construction of the Storm Water Management Pond on the south side.

Should Committee see merit in the subject application we are providing the following conditions/requirements that will have to be addressed to the satisfaction of this department prior to the issuance of final consent:

A. Items Required Prior to the Issuance of Final Consent

1. Servicing Plan/Site Plan

A detailed Servicing/Site Plan is to be submitted for our review/approval which would clearly identify the location of any existing underground services to the existing buildings located on this property, the location of all utilities on site as well as the proposed locations of the driveway entrances, building footprints and location of all easements required for the site. Upon review of the Servicing/Site Plan and only if it is indicated that there are any underground services to existing buildings traversing the proposed severance line, the location and width of any required easements can be addressed.

2. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and shows how the surface drainage on the severed parcel will be self-contained and collected and submit the grading and drainage proposal to this department for review/approval.

3. Solicitor's Letter

During the Municipal Agreement that the applicant entered into with The City of Mississauga for the extension of Hazelhurst Road, there were several easements that needed to be established in order for the Storm Water Management Pond to be located on a separate parcel of land on

the south side of Hazelhurst Road. The applicant's Solicitor is to provide a letter explaining how the functionality of the site will continue considering the proposed severances that are being asked for.

The letter shall explain the existing/new easements and/or maintenance/shared facilities arrangements that may be required amongst the new separate parcels.

4. Draft Reference Plan/Schedule

The proposed parcels will require a private easement(s) in favour of each other for ingress and egress of both pedestrian and vehicular traffic to access the parking stalls, all required servicing for the buildings, as well as the storm water management pond parcel on the south side of Hazelhurst Road.

The applicant/owner is to provide a Draft Reference Plan that shows the new easements as parts along with a letter prepared by their Solicitor which describes any new private easement(s) to be established. It should be acknowledged that any documentation received will be forwarded as an attachment to our clearance memo to the Committee of Adjustment so that any new proposed private easement can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

5. Traffic Planning Section

The applicant will be required to provide the appropriate legal documentation confirming that mutual right of way/servicing easements and maintenance agreements have been established between the retained parcel and parcel to be severed. The City will require that acceptable easements over these "mutual use" areas be maintained on title in perpetuity.

6. Shared Facilities Agreement Letter

A Shared Facilities Agreement will be required between the new parcels of land to address the shared infrastructure for long term maintenance responsibilities once new ownership has been established.

The applicant's Solicitor is to supply a "Letter of Intent" stating that once the parcels have been established, a Shared Facilities Agreement will be entered into amongst the new owners.

B. GENERAL INFORMATION

1. Servicing

We note for the owner's information that all costs incurred in providing the required services (i.e., sanitary, water, storm, hydro, gas, etc.) to the subject lands will be the responsibility of the owner.

2. Access

We advise the applicant that all costs incurred in providing any new driveway entrances to the subject lands or any modifications/reinstatement required (including the existing driveway), would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.

3. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for any new dwellings will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

4. Storm Sewer Outlet

The storm sewer outlet for the retained lands is the existing 375mm storm sewer on Hazelhurst Road. The applicant is encouraged to design the basement elevation 1 meter above the obvert of the storm sewer on the street to eliminate the need for a sump pump.

Please note that in cases of a high groundwater table where a sump pump could run continuously if a sump pump was implemented, the applicants should consider raising the basement elevation to be at least 1.0 meter above the groundwater level. It is the owner's responsibility to satisfy themselves with these conditions as the City has no obligation to address any concerns with the operating conditions of private sump pump systems.

G. Russell,
Supervisor, Development Engineering South
905-615-3200, ext. 5833

Comments Prepared by: Geoff Russell, Supervisor, Development Engineering - South

Appendix 2 – Zoning

Zoning has no objection to the Consent application provided that the severed and retained lands comply with the provisions of Zoning By-law 0225-2007, as amended, with respect to, among other things, minimum lot frontage, minimum lot area, setbacks to the existing building(s), on site parking, etc., or alternatively, that any minor variance(s) is approved, final and binding and/or the demolition of any existing building(s) is complete.

We further advise that the proposed lot frontage is to be calculated in accordance with the following definition:

- The applicant is advised that Lot Frontage means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line.

The Building Division is processing Preliminary Zoning Review application PREAPP 25-10141. Based on the review of the information available in this application, the requested variances are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Alana Zheng, Planner Zoning Examination

Appendix 3 – Parks, Forestry & Environment

Park Planning Comments

The Park Planning Section of the Community Services Department has reviewed the consent application and advises as follows:

1. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Ritika Nair, Planner - Park Planning, Community Services Department at 905-615-3200 ext. 2587 or via email ritika.nair@mississauga.ca.

Comments Prepared by: Ritika Nair, Planner

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted consent application. Should the application be approved, Forestry wishes to impose the following conditions:

1. The applicant shall provide a cash contribution of \$12 623.38 for the planting of fourteen (14) street tree on Hazelhurst Rd. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.
4. Payment for street tree fees and other charges can be made at the Parks and Forestry customer service counter located at 3240 Mavis Rd, in the form of a certified cheque, bank draft, or money order made payable to "The Corporation of the City of Mississauga". A Submission of Fees and Securities form is required to process payment. Please contact Rita Di Michele to request a Submission of Fees and Securities form and any other inquires regarding the payment process.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Additionally, the eastern boundary of the subject property is directly adjacent to a *candidate Significant Natural Area* associated with marsh wetland community that would qualify as a *Significant Wetland* in accordance with the criteria outlined in the Glossary of the Mississauga Official Plan (i.e., wetlands greater than 0.5 ha in size). Section 4.3.2.5 of the Mississauga Official Plan (MOP) states that the Natural Heritage System will be protected, enhanced, restored, and expanded through the following measures:

- ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;

Based on the Consent and Minor Variance Application Cover letter (EMC, December 15, 2025) and the Overall Site Plan (November 27, 2025), Community Services – Forestry understands that the applicant is seeking Committee approval to sever the lands into two lots. The severed parcel would contain Building 3 at 705 Hazelhurst Road, while the retained parcel would contain Buildings 1 and 2 at 795 and 745 Hazelhurst Road, respectively.

Section 4.3.26 of the Mississauga Official Plan (MOP) states that new lots created through land division that fragment components of the City's Natural Heritage System (NHS) are not supported without the submission of an Environmental Impact Study (EIS) to the satisfaction of the City. However, Section 6.3.34 of the MOP allows the City to waive the EIS requirement under appropriate conditions.

Given that the lands proposed for severance are largely industrial in nature, and that the potential buffer area associated with the *Significant Wetland* feature to the east would be entirely contained within the severed parcel (Building 3), the EIS requirement can be waived. On this basis, Community Services – Forestry has no objections to the requested consent.

Should further information be required, please contact Rita Di Michele, ByLaw Officer, Forestry Section, Community Services Department at 905-615-3200 ext. 5872 or via email rita.dimichele@mississauga.ca.

Comments Prepared by: Rita Di Michele, ByLaw Officer, Forestry

Appendix 4 – Region of Peel

Iwona Frandsen (Development Engineering) (289) - 305 – 7947

Condition:

- Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possibly required private and or municipal service easements.

Comment:

- Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water/sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water/sanitary sewer servicing easements.

Comments Prepared by: Ayooluwa Ayoola, Planner

Appendix A – Conditions of Provisional Consent

SHOULD THE COMMITTEE GRANT A PROVISIONAL CONSENT, THE FOLLOWING IS A LIST OF THE RECOMMENDED CONDITIONS TO BE ATTACHED TO THE DECISION AND THESE CONDITIONS MAY BE REVISED BY THE COMMITTEE AT THE PUBLIC MEETING.

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A" 515/25 & "A" 516/25)
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 30, 2026.
5. A letter shall be received from the City of Mississauga, Forestry, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 30, 2026.
6. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 30, 2026.

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 360 Daralea Hts, zoned RL - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a garage proposing an interior side yard setback of 1.39m (approx. 4.56ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.80m (approx. 5.91ft) in this instance.

The Committee has set **Thursday, May 7, 2026 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person, but it is not required. Registrations are accepted by phone at 905-615-3200 x5507 or by email at committee.adjustment@mississauga.ca. A document projector will be available, however if you wish to provide a presentation in advance please email it as an attachment no later than 4:30 PM on the Friday prior to the hearing.
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- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment only once the request is received. Please note that in the event of an appeal our office is required to send unredacted information to the Ontario Land Tribunal, and your information will be subject to their privacy requirements.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

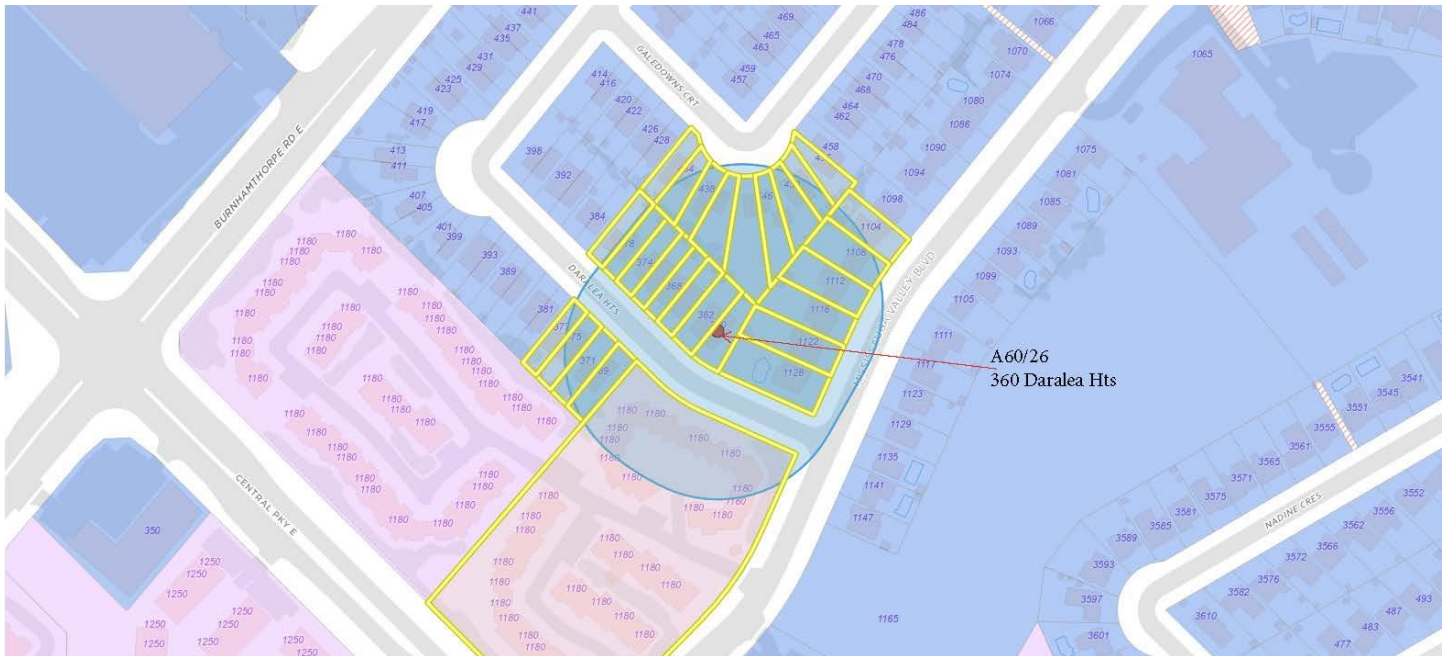
Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive, Mississauga, ON L5B 3C1. Appointments can be booked using the "Book an appointment" button on the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

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Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals may be considered a public record and may be disclosed to any individual (including being posted on the Internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2026-04-30	File(s): A60.26
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:5/7/2026 1:00:00 PM

Consolidated Recommendation

The City has no objection to the application, as amended.

Application Details

The applicant requests the Committee to approve a minor variance to allow a garage proposing an interior side yard setback of 1.39m (approx. 4.56ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.80m (approx. 5.91ft) in this instance.

Amendments

The Building Division is processing Building Permit application BP 9NEW 25-9229. Based on the review of the information available in this application, the requested variance is correct. Zoning staff advise that the following additional variances are required:

1. An eaves encroachment of 0.85m (setback of 0.95m) whereas By-law 0225-2007, as amended, permits a maximum encroachment of 0.45m (setback of 1.35m) in this instance.
2. A minimum area of attachment of a dwelling and attached garage above grade of 5.0m in length and 2.0m in height is required, whereas, 4.24m in length x 5.11m in height is proposed.

Background

Property Address: 360 Daralea Hts

Mississauga Official Plan

Character Area: Mississauga Valleys Neighborhood
Designation: Residential Low-Rise I

Zoning By-law 0225-2007

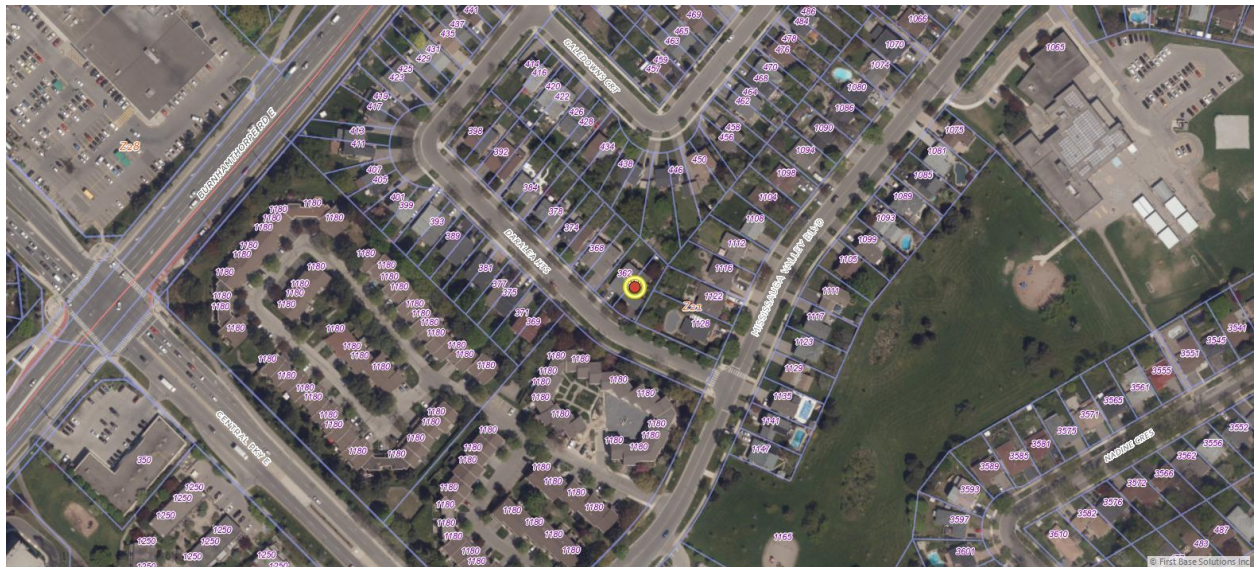
Zoning: RL - Residential

Other Applications: Building Permit application BP 9NEW 25-9229

Site and Area Context

The subject property is located within the Mississauga Valleys Neighbourhood Character Area, southeast of Central Parkway East and Burnhamthorpe Road East intersection. The neighbourhood consists of newer and older one and two-storey detached dwellings. The subject property contains an existing one-storey semi-detached dwelling with mature vegetation in the front yard. There are townhouse dwellings across from the subject property.

The applicant is proposing an addition requiring variances for a side yard setback, eave encroachment and garage attachment width.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Mississauga Official Plan 2051 was adopted by Council on April 16, 2025. It has subsequently been approved by the Ministry of Municipal Affairs and Housing (MMAH) on March 24, 2026, and is now in full force and effect.

While the older Mississauga Official Plan version was in effect at the time of submission of this application, the old version has now been replaced. As such, staff comments in this report pertain to the policies contained in the new Official Plan.

The subject property is located in the Mississauga Valleys Neighbourhood Character Area and is designated Residential Low-Rise I in the Mississauga Official Plan 2051 (MOP). This designation permits all low-rise street-facing dwellings, up to three storeys. The proposed garage addition is compatible with existing use, site conditions and the surrounding context.

Variance #1 pertains to a reduction in the side yard setback and variance #2 requests eave encroachment. The proposed side yard setback reduction is measured to the proposed one-storey attached garage. Staff note that the side yard setback variance is measured to a pinch point, with the setback increasing to 2.44m (8ft) towards the front of the property, as the dwelling is not parallel to the lot line. The property is permitted an eave encroachment of 0.45m, while the addition proposes 0.38m. However, in order to accommodate the reduction in the side yard setback resulting from the narrowing lot line, an eave encroachment variance is required. Staff are of the opinion that the reduction in the side yard does not encumber access to the rear yard and maintains an adequate buffer to the neighboring dwellings and properties. Development Engineering & Construction staff have raised no drainage concerns.

Variance #3 pertains to minimum garage attachment length. The applicant is proposing a garage attachment length of 4.24m (13.9ft) where 5m (16.4ft) is required. The attachment meets the minimum height requirements. The intent in regulating the minimum garage attachment length is to ensure a sufficient amount of shared wall area above grade is maintained so that the garage is clearly subordinate and properly integrated with the main house. This is to ensure that the detached dwelling remains residential in nature, rather than appearing as a separate or visually dominant structure. Staff are of the opinion that a reduction of 0.76m or 2.5ft in the length of the attachment does not alter the functionality of the garage or the residential nature of the dwelling. The garage remains clearly subordinate and the design ensures clear integration with the main house.

Given the above, staff are of the opinion that the application meets the general intent and purpose of both the official plan and zoning by-law.

The proposed dwelling maintains the existing and planned context of the surrounding area and does not pose a negative impact to the neighbourhood by maintaining the planned character of the neighbourhood. Staff are of the opinion that the application represents orderly development of the lands and is minor in nature.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Development Engineering & Construction

We are noting that this Section has no drainage concerns with the existing garage as constructed.

Comments Prepared by: Tony Iacobucci, Development Engineering



Appendix 2 – Zoning

The Building Division is processing Building Permit application BP 9NEW 25-9229. Based on the review of the information available in this application, the requested variance is correct. We advise that the following variances are required:

3. An eaves encroachment of 0.85m (setback of 0.95m) whereas By-law 0225-2007, as amended, permits a maximum encroachment of 0.45m (setback of 1.35m) in this instance.
4. A minimum area of attachment of a dwelling and attached garage above grade of 5.0m in length and 2.0m in height is required, whereas, 4.24m in length x 5.11m in height is proposed.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Crystal Abainza, Zoning Examiner

Appendix 3 – Region of Peel

Wendy Jawdek (Development Engineering) (905)-791-7800 x 6019:

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

Comments Prepared by: Ayooluwa Ayoola, Planner

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 42 to 46 Park St E & 23 Elizabeth St N, zoned H-RA5-78 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow additional mechanical penthouse space proposing:

1. A maximum height of mechanical or architecture elements of 11.50m (approx. 37.73ft) whereas By-law 0225-2007, as amended, permits a maximum height of mechanical or architecture elements of 6.00m (approx. 19.69ft) in this instance;
2. A minimum setback of 1.50m (approx. 4.92ft) from the rooftop amenity to the edge of the building whereas By-law 0225-2007, as amended, requires a minimum setback of 3.00m (approx. 9.84ft) from the rooftop amenity to the edge of the building in this instance;
3. A maximum height of a rooftop amenity element of 5.30m (approx. 17.39ft) whereas By-law 0225-2007, as amended, permits a maximum height of a rooftop amenity element of 5.00m (approx. 16.40ft) in this instance;
4. A structure providing physical services and utilities of 7.25sq.m (approx. 78.04sq.ft) whereas By-law 0225-2007, as amended, permits a maximum structure providing physical services and utilities of 5.00sq.m (approx. 53.82sq.ft) in this instance; and
5. A minimum amenity area of 3.50sq.m (approx. 37.67sq.ft) per dwelling unit whereas By-law 0225-2007, as amended, requires a minimum amenity area of 4.00sqm (approx. 43.06sq.ft) per dwelling unit in this instance.

The Committee has set **Thursday, May 7, 2026 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2026-04-30	File(s): A91.26
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:5/7/2026 1:00:00 PM

Consolidated Recommendation

The City has no objection to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow additional mechanical penthouse space proposing:

1. A maximum height of mechanical or architecture elements of 11.50m (approx. 37.73ft) whereas By-law 0225-2007, as amended, permits a maximum height of mechanical or architecture elements of 6.00m (approx. 19.69ft) in this instance;
2. A minimum setback of 1.50m (approx. 4.92ft) from the rooftop amenity to the edge of the building whereas By-law 0225-2007, as amended, requires a minimum setback of 3.00m (approx. 9.84ft) from the rooftop amenity to the edge of the building in this instance;
3. A maximum height of a rooftop amenity element of 5.30m (approx. 17.39ft) whereas By-law 0225-2007, as amended, permits a maximum height of a rooftop amenity element of 5.00m (approx. 16.40ft) in this instance;
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Background

Property Address: 42 to 46 Park St E & 23 Elizabeth St N

Mississauga Official Plan

Character Area: Port Credit Growth Node
Designation: Residential High-Rise

Zoning By-law 0225-2007

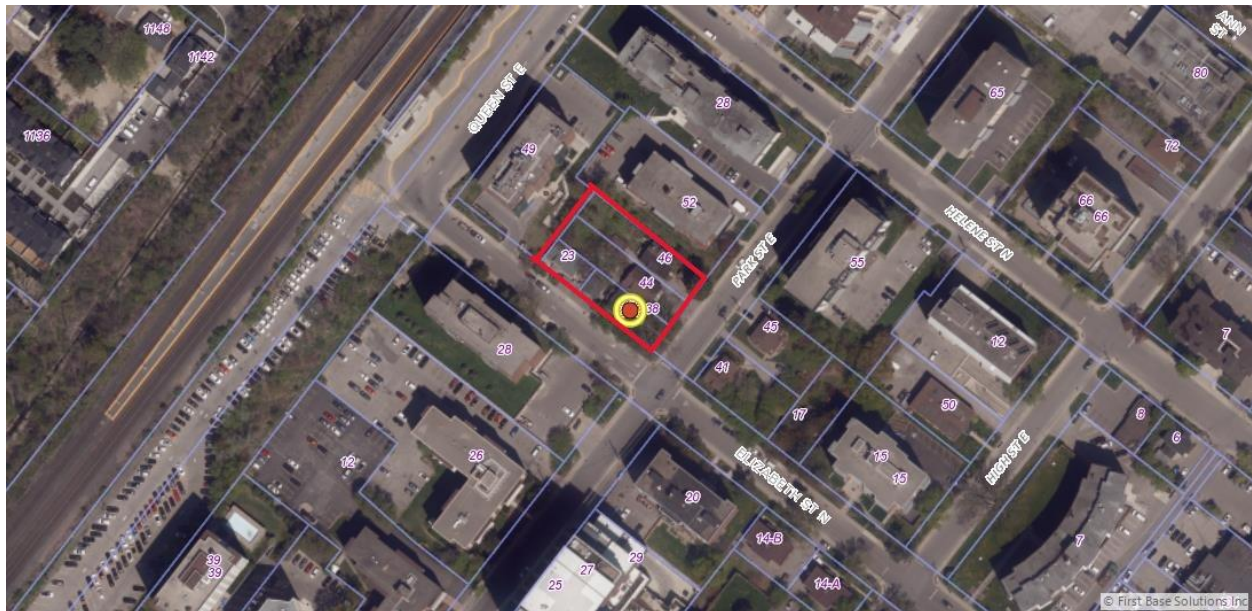
Zoning: H-RA5-78 - Residential

Other Applications: OZ/OPA-25/10 and SP-25/10

Site and Area Context

The subject property is located within the Port Credit Growth Node Character Area, located north-east of Park Street East and Elizabeth Street North intersection. The subject lands are a corner parcel and currently contain 4 detached dwellings. It has a frontage of approximately 33.62m (110.3ft) along Park Street East, and 53.34m (175ft) along Elizabeth Street North. The neighboring context consists of residential uses in the immediate are primarily in the form of apartment buildings. The Port Credit Go station is in close vicinity to the subject lots.

The applicant is proposing a thirty-storey residential building requiring variances for maximum height of mechanical or architectural elements and rooftop amenity element, minimum setback from rooftop amenity to the edge of the building, size of structure providing physical services and utilities and minimum amenity area per dwelling unit.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject lands were approved for Official Plan Amendment and Rezoning applications OZ/OPA 25-10 W1 & H-OZ 26-2 W1 by Council on December 18th, 2025.

The Official Plan Amendment revised the height limits within the Port Credit Growth Node and the Port Credit Protected Major Transit Station Area (PMTSA) to permit a maximum building height of 30 storeys. Concurrently, the Zoning By-law was amended to introduce a site-specific exception zoning of H- RA5- 78.

The approvals permit a 30-storey residential building containing 315 dwelling units, subject to the application of an H (Holding) Symbol. Following Council approval, applications for Site Plan Approval (SPA-25/10) and Removal of the Holding Symbol were submitted and are currently under review.

Through a review of the detailed drawings under the SPA, the requested variances have been identified. The proposal that formed the OPA and ZBA is functionally the same proposal under the current application. Staff are satisfied that the proposed variances do not undermine the objectives of the Official Plan, which have been addressed through the previously approved OPA.

Variance #1 seeks permission for an increase in the height of the mechanical element. Variance #2 requests a reduction in the setback between the rooftop amenity area and the edge of the building. Variance #3 proposes an increase in the height of a rooftop amenity element. The proposed mechanical penthouse is designed as a two-storey component, housing all required mechanical and electrical functions. The applicant is proposing to meet Canada Mortgage and Housing Corporation (CMHC) guidelines with respect to energy efficiency standards, which result in additional mechanical infrastructure required to support the development.

To accommodate this required infrastructure, an increase to the height of the mechanical penthouse is proposed. Without this increase, the rooftop amenity area would need to be eliminated to accommodate the mechanical systems. Staff are of the opinion that the increased mechanical penthouse height does not result in additional adverse impacts on sky views and remains consistent with the planned gradual transition of building heights toward the Port Credit GO Station, as envisioned within the Port Credit Growth Node.

Additionally, staff are satisfied that the reduction in the amenity area setback to the rooftop edge and the 30cm increase from 5m (16.4ft) to 5.3m (17.39ft) to the amenity space represent minor and technical deviations. Staff note the site plan application is currently under review by the development planning, landscape architecture and urban design staff members, none of whom have raised concerns with these variances.

Variance #4 pertains to area of structure providing physical services/utilities. The variance pertains to the transformer located in the northeast corner of the site along Elizabeth St N. Planning staff note the proposed transformer pad corresponds to Alectra's transformer standards and specifications and is ultimately required to facilitate service on the subject property.

Variance #5 pertains to minimum amenity area per dwelling unit. On February 23, 2026, the Planning and Development Committee (PDC) supported a recommendation report proposing amendments to the Urban Apartment Zones and amenity area requirements for all Apartment Zones. The report recommends reducing the minimum amenity area requirement for Zones RA1 to RA7 to 3.0 m² per dwelling unit. The report will be presented to Council for formal adoption in the coming months.

The proposed reduction in amenity space is consistent with the recent PDC direction with regards to reduced amenity area. As such, the proposal continues to provide a greater amenity space ratio exceeding the numbers endorsed by PDC. Furthermore, staff note that while the co-working space and pet wash are not technically classified as recreational amenity space under the by-law definition, they will provide amenity area benefits to future residents.

Given the above, staff are of the opinion that the proposal is desirable and appropriate in nature. Staff are satisfied that the proposal meets the overall goals envisioned by the official plan policies and the general intent and purpose of the zoning by-law.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Development Engineering & Construction

We are noting for Committee's information that this Department has commented on a number of applications for this property (Files: OZ/OPA-25/10 and SP-25/10) where all of our conditions are being addressed.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning

The Building Department is currently processing Site Plan Application under file SP 25-10. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Staff note that additional information was requested as well as other non-compliances that have not been addressed through a resubmission. If the applicant has not corrected these non-compliances or if others are discovered through the requested information another minor variance application may be required.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Tage Crooks, Planner Zoning Examination

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.

2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Rita Di Michele, Forestry ByLaw Officer, Forestry Section, Community Services Department at 905-615-3200 ext. 5872 or via email rita.dimichele@mississauga.ca.

Comments Prepared by: Rita Di Michele, Forestry ByLaw Officer

Appendix 4 – Metrolinx

Please be advised that Metrolinx is a stakeholder that has provided comments on application SP 25-10 W1 for the subject lands 42-46 Park Street E + 23 Elizabeth Street (A91.26). Any previous comments/requirements provided by Metrolinx and/or our technical advisors are applicable.

Comments Prepared by: Jenna Auger, Project Analyst

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 3119 Vanderbilt Rd, zoned RL - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a below-grade entrance proposing a side yard setback of 0.80m (approx. 2.62ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance.

The Committee has set **Thursday, May 7, 2026 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

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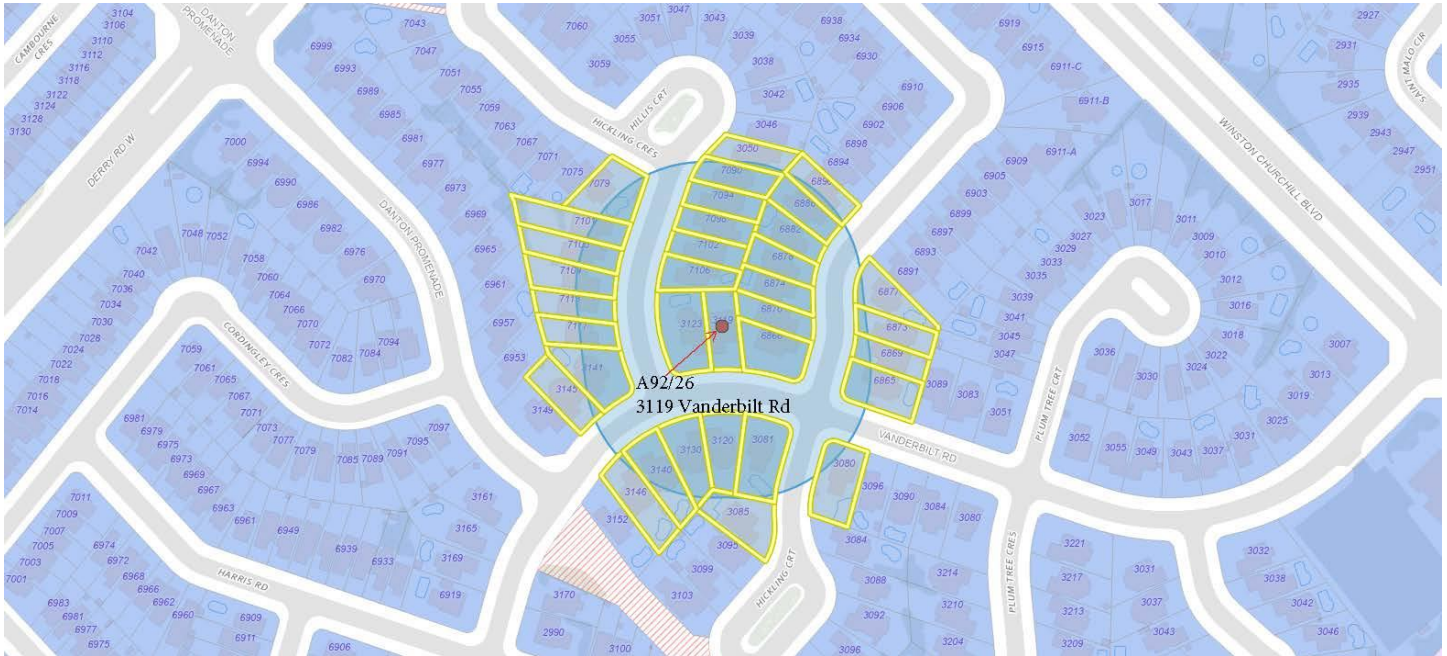
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Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals may be considered a public record and may be disclosed to any individual (including being posted on the Internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2026-04-30	File(s): A92.26
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:5/7/2026 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as amended, meets the requirements of Section 45(1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow a below-grade entrance proposing a side yard setback of 0.80m (approx. 2.62ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance.

Amendments

The Building Division is processing Building Permit application SEC UNIT 26-1132. Based on the review of the information available in this application, the requested variance is correct. Zoning staff advise that an additional variance is required:

An eaves encroachment of 0.65m (setback of 0.55m) whereas By-law 0225-2007, as amended, permits a maximum encroachment of 0.45m (setback of 0.75m) in this instance.

Background

Property Address: 3119 Vanderbilt Rd

Mississauga Official Plan

Character Area: Meadowvale Neighborhood
Designation: Residential Low-Rise I

Zoning By-law 0225-2007

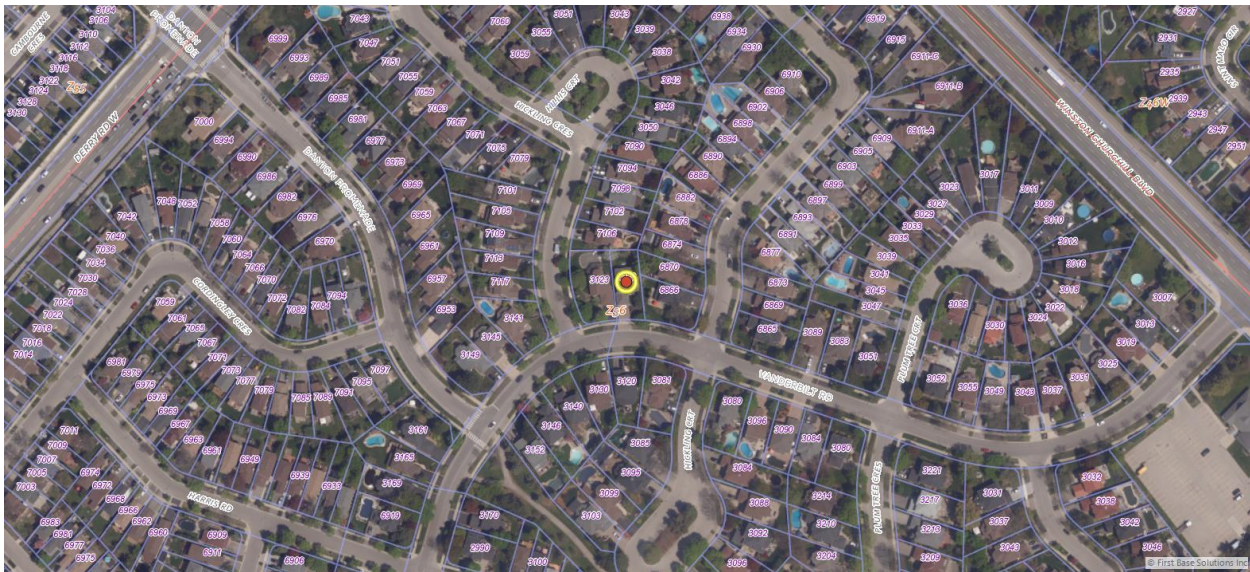
Zoning: RL - Residential

Other Applications: Building Permit application SEC UNIT 26-1132

Site and Area Context

The subject property is located within the Meadowvale Neighbourhood Character Area, southwest of Derry Road West and Winston Churchill Boulevard intersection. The neighbourhood consists of newer and older one and two-storey detached dwellings. The subject property contains an existing two-storey detached dwelling with mature vegetation in the front yard. There are townhouse dwellings across from the subject property.

The applicant is proposing a below grade entrance requesting variances for side yard setback and eaves encroachment.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is located in the Meadowvale Neighbourhood Character Area and is designated Residential Low-Rise I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits all low-rise street-facing dwellings, up to three storeys. The proposed addition respects the designation and maintains a permitted use. Bill 23, *More Homes Built Faster Act*, 2022, requires official plans and zoning by-laws to permit “as of right” small-scale residential uses of up to three units per lot in areas where municipal services are available.

Variance #1 requests a reduction in the interior side yard setback and variance #2 pertains to eave encroachment associated to the reduced side yard setback. The general intent of the side yard regulations in the by-law is to ensure that there are no negative massing impacts, appropriate drainage can be provided, and access to the rear yard remains unencumbered. The proposal is for a below grade staircase to access a side entrance into the basement secondary unit. This proposal creates no impacts on massing or separation between structures and preserves access to the rear yard on the other side of the dwelling. Furthermore, Development Construction and Engineering staff have raised no drainage concerns regarding the proposal.

Through a detailed review of the application, staff are of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Development Engineering & Construction

We note that this Section has no objections to the proposed below grade entrance as it will not impact or alter the existing grading and drainage pattern for this property.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning

The Building Division is processing Building Permit application SEC UNIT 26-1132. Based on the review of the information available in this application, the requested variance is correct. We advise that the following variance is required:

An eaves encroachment of 0.65m (setback of 0.55m) whereas By-law 0225-2007, as amended, permits a maximum encroachment of 0.45m (setback of 0.75m) in this instance.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Crystal Abainza, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the consent application and advises as follows:

City of Mississauga Forestry Staff have attended the site and identified the following City owned trees within the municipal boulevard on Vanderbuilt Rd.

- Norway Maple (31cm DBH) – Good Condition - \$2,000.00
- Honey Locust (6cm DBH) – Good Condition - \$901.67

Should the application be approved, Community Services wishes to impose the following conditions:

1. The applicant shall provide tree protection securities in the amount of \$2901.67 for the preservation of the municipal trees.

In addition, Forestry notes the following:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.
4. The applicant shall provide framed tree hoarding at the dripline of the above noted trees prior to any construction to the satisfaction of City of Mississauga Forestry Staff. Please call Michael Lipka 905-615-3200 ext. 5236 to arrange a hoarding inspection.
5. Payment for street tree fees and other charges can be made at the Parks and Forestry customer service counter located at 3240 Mavis Rd, in the form of a certified cheque, bank draft, or money order made payable to "The Corporation of the City of Mississauga". A Submission of Fees and Securities form is required to process payment. Please contact Rita Di Michele to request a Submission of Fees and Securities form and any other inquires regarding the payment process.

A Tree Removal Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Rita Di Michele, ByLaw Officer, Forestry Section, Community Services Department at 905-615-3200 ext. 5872 or via email rita.dimichele@mississauga.ca.

Comments Prepared by: Rita Di Michele, ByLaw Officer

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 810 Mississauga Valley Blvd, zoned RL - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow:

1. A medical office as a home occupation whereas By-law 0225-2007, as amended, does not permit a medical office as a home occupation in this instance;
2. A maximum gross floor area for a medical office of 94.53sq m (approx. 1,017.51sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 50.00sq m (approx. 538.20sq ft) in this instance; and
3. A driveway width of 8.24m (approx. 27.03ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

The Committee has set **Thursday, May 7, 2026 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment only once the request is received. Please note that in the event of an appeal our office is required to send unredacted information to the Ontario Land Tribunal, and your information will be subject to their privacy requirements.

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Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.
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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2026-04-30	File(s): A94.26
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:5/7/2026 1:00:00 PM

Consolidated Recommendation

The city recommends that the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow:

1. A medical office as a home occupation whereas By-law 0225-2007, as amended, does not permit a medical office as a home occupation in this instance;
2. A maximum gross floor area for a medical office of 94.53sq m (approx. 1,017.51sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 50.00sq m (approx. 538.20sq ft) in this instance; and
3. A driveway width of 8.24m (approx. 27.03ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

Amendments

The Building Department is processing a Certificate of Occupancy application C 26-304. Based on the review of the information available in this application, the requested variances #2 and #3 are correct. Based on review of the information available in this application, we advise that following amendment is required:

1. A medical office (restricted) as a home occupation whereas By-law 0225-2007, as amended, does not permit a medical office (restricted) as a home occupation in this instance;

Background

Property Address: 810 Mississauga Valley Blvd

Mississauga Official Plan

Character Area: Mississauga Valleys Neighbourhood
Designation: Residential Low-Rise I

Zoning By-law 0225-2007

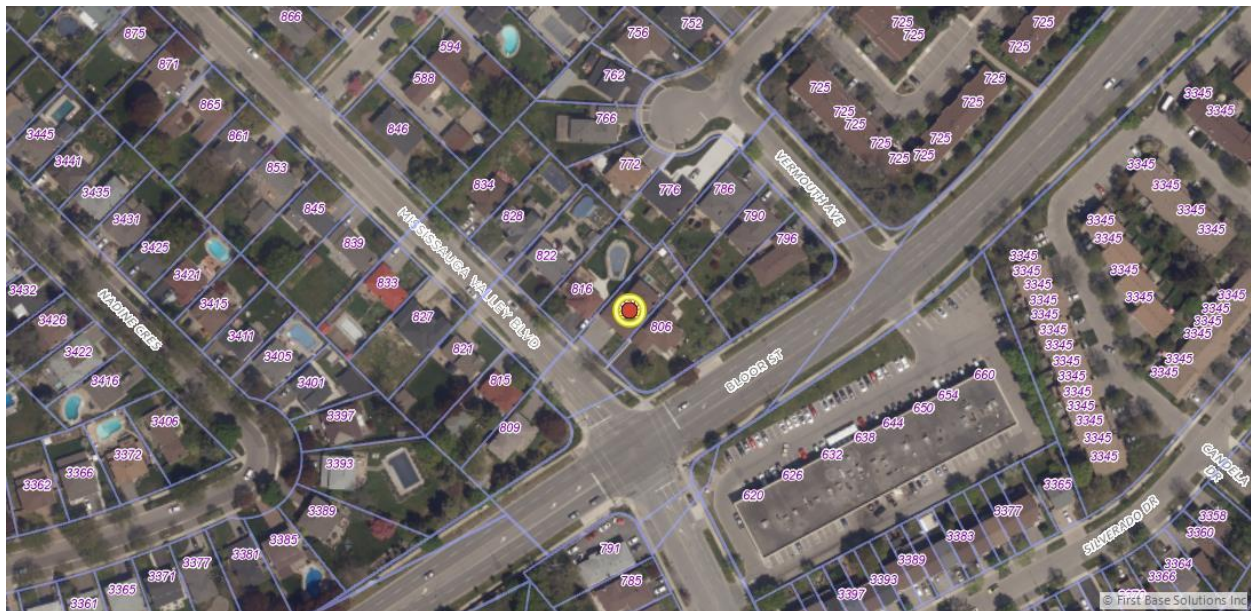
Zoning: RL - Residential

Other Applications: Certificate of Occupancy application C 26-304

Site and Area Context

The subject property is located on the south-west corner of the Bloor Street and Mississauga Valley Boulevard intersection in the Mississauga Valley Neighbourhood Character Area. It is an interior lot, containing a two-storey detached dwelling. Limited landscaping and vegetative elements are present on the subject property. The property has an approximate lot area of +/- 850.72m² (9,157.07ft²). The surrounding context is predominantly residential, consisting of detached and semi-detached dwellings with a multi-unit commercial plaza located directly across the street to the east.

The applicant is proposing to continue the existing chiropractor office requiring variances for a medical office use, dental office gross floor area and a driveway width.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is located in the Mississauga Valley Neighbourhood Character Area and is designated Residential Low-Rise I in Schedule 7 of the MOP 2051.

While planning staff have no concerns with variances 1 and 2 related to the medical office and GFA, planning staff have concerns regarding the width of the driveway and recommend deferral for a redesign.

Variance 3 relates to a widened driveway on the subject property. The planned character of the residential area is residential dwellings serviced by appropriately sized driveways that can accommodate the parking of vehicles required by the zoning by-law for each property. The intent of the driveway width regulations in the by-law is to allow a driveway to accommodate two vehicles parked side by side, with the remainder of the front yard being soft landscaped area. The existing driveway would establish a significant amount of hard surface to accommodate the parking of many motor vehicles parked side by side. Further, the existing driveway creates a significant amount of hardscaping that dominates the perceived street frontage of the property. The subject property does not possess the frontage necessary to support the size of the driveway and meet the intent of the regulations.

Given the above, staff are of the opinion that the application be deferred to allow the applicant the opportunity to redesign the driveway. Additionally, zoning staff have noted that additional variance(s) may be required.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Development Engineering & Construction

With regards to Variance # 3 regarding the driveway width, this Section notes that with regard to the widened driveway within the municipal boulevard (the area between the municipal curb and property line) we would request that this area be reinstated with topsoil and sod should the application be modified to reflect a smaller driveway width within the subject property or if the application is not supported by the Committee.

Comments Prepared by: Tony Iacobucci, Development Engineering





Appendix 2 – Zoning

The Building Department is processing a Certificate of Occupancy application C 26-304. Based on the review of the information available in this application, the requested variances #2 and #3 are correct. Based on review of the information available in this application, we advise that following amendment is required:

2. A medical office (restricted) as a home occupation whereas By-law 0225-2007, as amended, does not permit a medical office (restricted) as a home occupation in this instance;

Based on review of the information available in this application, we advise that more information is required in order to determine whether additional variances will be required.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Maria Fernandez, Zoning Examiner

Appendix 3 – Region of Peel

Wendy Jawdek (Development Engineering) (905)-791-7800 x 6019:

Comments:

- Please be advised that widening the driveway may impact the location of the property line water service shut-off valves, which are owned by the Region of Peel. All water services shall have shut-off valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. If the water service shut-off needs to be adjusted, please contact Public Works Customer Service at (905) 791-7800 x4409 or by email publicworkscustserv@peelregion.ca
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

Comments Prepared by: Ayooluwa Ayoola, Planner

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 3085 Wolfedale Rd, zoned E2-133 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a change of use proposing an Outdoor Storage use in E2-133 Zone whereas By-law 0225-2007, as amended, does not permit Outdoor Storage uses in E2-133 Zone in this instance.

The Committee has set **Thursday, May 7, 2026 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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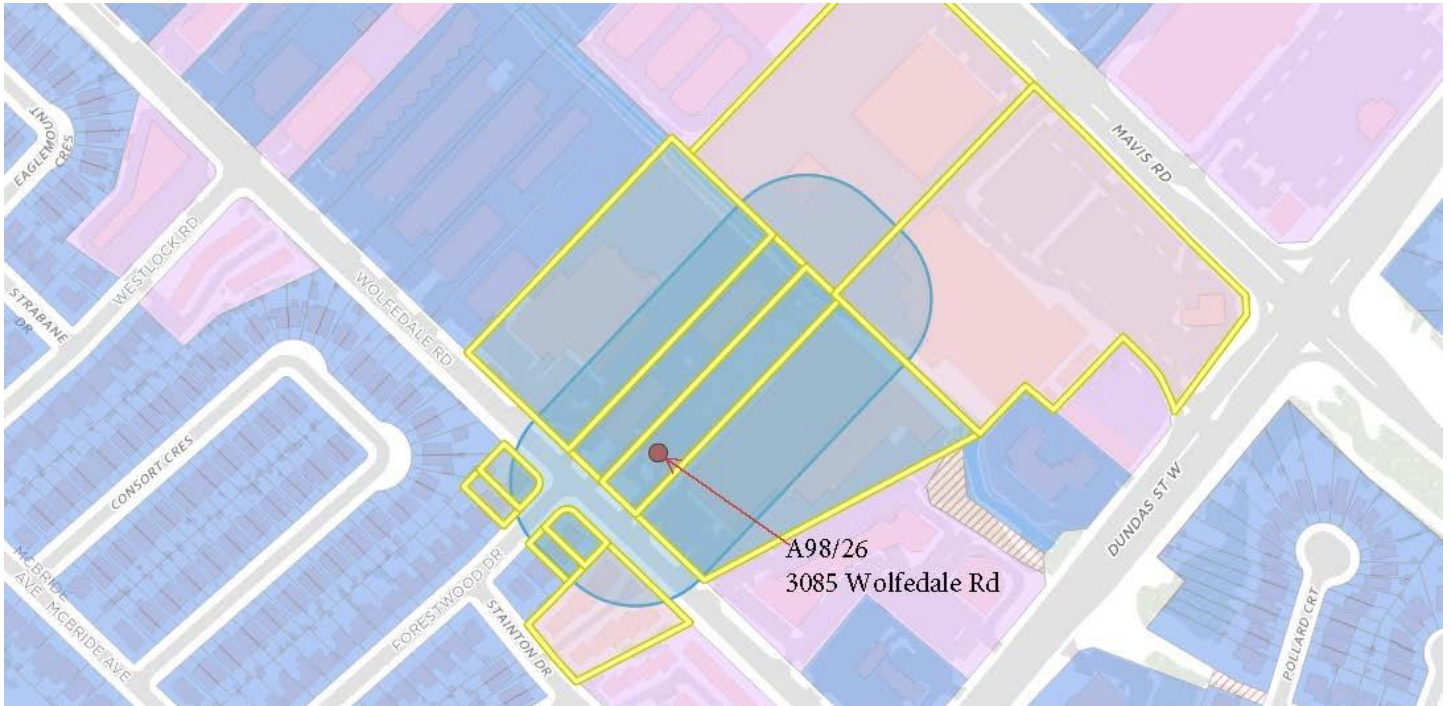
Additional Information:

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2026-04-30	File(s): A98.26
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:5/7/2026 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

The applicant requests the Committee to approve a minor variance to allow a change of use proposing an Outdoor Storage use in E2-133 Zone whereas By-law 0225-2007, as amended, does not permit Outdoor Storage uses in E2-133 Zone in this instance.

Recommended Conditions and Terms

Should Committee see merit in the application, planning staff recommend the following conditions:

1. No Commercial Motor Vehicles shall be stored on the property
2. The sale/rent/lease of Motor Vehicles shall not be permitted on the property
3. The outdoor storage shall be limited to 120 motor vehicles
4. The outdoor storage area shall be paved, and lines be painted for the parking spaces

Background

Property Address: 3085 Wolfedale Rd

Mississauga Official Plan

Character Area: Mavis-Erindale Employment Area
Designation: Business Employment; Greenlands

Zoning By-law 0225-2007

Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is located in the Mavis-Erindale Employment Area Character Area and is designated Business Employment and Greenlands in Schedule 7 of the Mississauga Official Plan (MOP 2051). The Business Employment designation permits several motor vehicle related uses including service, repair, and rental. However, this designation only permits outdoor storage as an accessory use and limits the use to 20% of the GFA of the existing motor vehicle repair facility (10.2.15.4 and 10.2.15.6). In this case, the permitted outdoor storage would be limited to approximately 56 m², whereas the proposed parking area (excluding the aisle) occupies approximately 1,560 m². Staff are of the opinion that the proposed outdoor storage is not permitted as a primary use and the current proposal significantly exceeds what is permitted as an accessory outdoor storage use based on the size of the existing motor vehicle repair facility. As such, the proposal does not meet the intent or purpose of the official plan.

The sole requested variance seeks to permit an outdoor storage use on the subject site zoned E2-133. The intent of limiting outdoor storage to the E3 (Industrial) zone is due to the zone permitting heavier, land-intensive industrial uses where outdoor storage is an expected and integral component of the operations. E2 (Employment) zones restrict outdoor storage to maintain a higher-quality, office and other employment use environment. While the proposed storage is located in the rear of the property and away from Wolfdale Road, staff are concerned with the amount of outdoor storage that is being proposed as the by-law does not allow outdoor storage as a primary use and limits the accessory use to a maximum of 10% of the gross floor area - non-residential of the building which would be approximately 28 m², in relation to the 1,560 m² that is being proposed.

While planning staff are aware that the outdoor storage would be used to store repaired and road-certified vehicles which would be sold at Lyons Autobody at 1020 Burnhamthorpe Road West, staff remain of the opinion that the application is not minor in nature given the intent to restrict outdoor storage as a limited accessory use in official plan and zoning by-law. The proposed variance would permit a substantial amount of outdoor storage, which is not envisioned by the zoning by-law or official plan.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Development Engineering & Construction

We are noting that this Section has no concerns with the applicant's request.

Comments Prepared by: Tony Iacobucci, Development Engineering







Appendix 2 – Zoning

We note that a Zoning Certificate of Occupancy Permit is required. In the absence of a Zoning Certificate of Occupancy Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has not been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Nicole Vasyliv, Planner in Training

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The rear boundary of the subject property overlaps with a *candidate Significant Natural Area* associated with the *Significant Valleyland of Wolfedale Creek*. Section 4.3.2.5 of the Mississauga Official Plan (MOP) states that the Natural Heritage System will be protected, enhanced, restored, and expanded through the following measures:

- ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;

Community Services – Forestry understands that the proposed minor variance seeks approval from the Committee for relief from the By-Law 0225-2007 to permit the construction of a vehicle storage /depot (outdoor), which is currently not permitted. Based on the site plan drawing (SP; Huis Design Studio Ltd., dated March 10, 2026), it appears that the proposed new development will generally be setback > 20m from the surface water edge of Wolfedale Creek, which exceeds the minimum 10m buffer width that is outlined in Section 4.3.1.9 of the MOP. On this basis, Community Services – Forestry has no concerns from a natural heritage perspective. Should the application be approved, Community Services - Forestry wishes to note the following:

- Tree and vegetation removals and/or disturbance shall only occur outside of the period of March 15 and November 30 to avoid potential impacts to breeding birds and roosting bats
- In an effort to maintain and enhance the natural area on and adjacent to the property, Forestry recommends that any proposed landscape efforts anticipated along the rear property boundary should only include native species that are common to the local watershed and appropriate for the site conditions. We recommend that selection of seed mix and trees and/or shrubs be supported by reviewing the following guidelines prepared by the Credit Valley Conservation Authority (CVC):
 - Credit Valley Conservation Authority. (2018). Plant Selection: Species List for Planting Plans within the Credit River Watershed. Link: <https://cvc.ca/document/plant-selection-guideline-species-list-for-planting-plans-within-the-credit-river-watershed/>

Should further information be required, please contact Rita Di Michele, ByLaw Officer, Forestry Section, Community Services Department at 905-615-3200 ext. 5872 or via email rita.dimichele@mississauga.ca.

Comments Prepared by: Rita Di Michele, Forestry ByLaw Officer

Appendix 4 – Region of Peel

Ayooluwa Ayoola (Development Services) 905-791-7800 x 8787:

Comments:

- The subject land is located in the regulated area of the Credit Valley Conservation authority (CVC). We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and the impact of natural hazards on proposed development. We therefore request that the City staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.
- The subject land is located within the Credit Valley Conservation authority

(CVC) Flood Plain. The Regional Official Plan (ROP) designates floodplains as a natural hazard under Policy 2.16.11. Within this designation, ROP policies seek to ensure that development and site alterations do not create new or aggravate existing flood plain management problems along flood susceptible riverine environments. We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to natural hazards in Peel. We, therefore, request that City staff consider comments from the CVC and incorporate their conditions of approval appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.

Comments Prepared by: Ayooluwa Ayoola, Planner

Appendix 5 – Conservation Authority

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 5.1 and 5.2 of the *Provincial Planning Statement (2024)*;
2. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28 regulation*, to eliminate unnecessary delay or duplication in process.
3. Source Protection Agency – providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the *Clean Water Act*, as applicable.

CVC REGULATED AREA

Based on our mapping, the subject property is regulated due to the Wolfedale Creek and its associated flood and erosion hazards. As such, the property is subject to the Prohibited Activities, Exemptions, and Permits Regulation (Ontario Regulation 41/24). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

PROPOSAL:

It is our understanding that the applicant requests the approval of the Committee to allow a change of use proposing an Outdoor Storage use in the E2-133 Zone whereas By-law 0225-2007, as amended, does not permit Outdoor Storage uses in E2-133 Zone in this instance.

COMMENTS:

CVC staff have reviewed the above-noted minor variance application and have no objections to its approval by the Committee.

It should be noted that the CVC review fee of \$489 has not been submitted. Please contact the undersigned to submit payment at your earliest convenience.

Please circulate CVC on any future correspondence or applications regarding this site noting that any future development works may require a CVC permit.

Comments Prepared by: Maricris Marinas, Senior Planner

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 1465-1485 Williamsport Dr & 3480 Havenwood Dr, zoned RA3-40 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing the size of a structure for electric power transmission (transformer box) to be greater than 5.00sq m (approx. 53.82sq ft) whereas By-law 0225-2007, as amended, permits a maximum size of a structure for electric power transmission of 5.00sq m (approx. 53.82sq ft) in this instance.

The Committee has set **Thursday, May 7, 2026 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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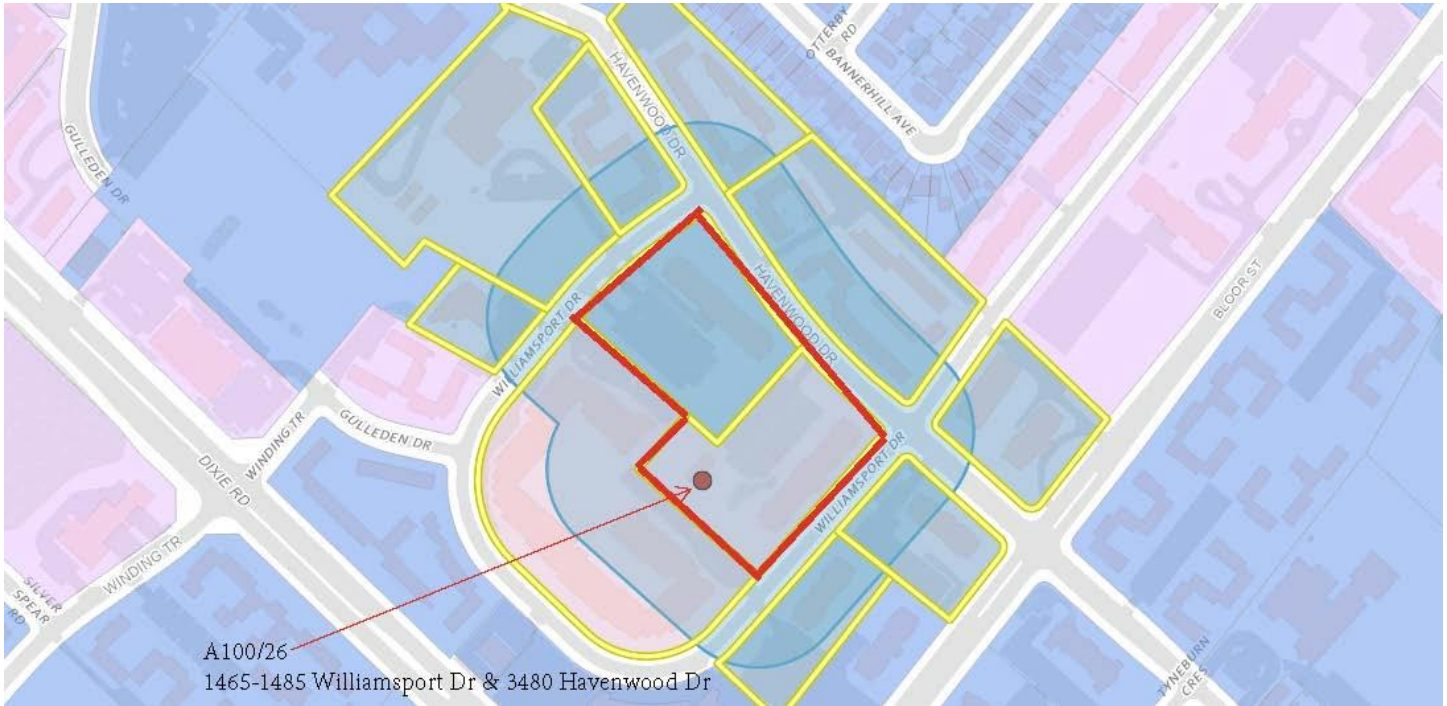
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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2026-04-30	File(s): A100.26
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:5/7/2026 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred to confirm the size of the transformer.

Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing the size of a structure for electric power transmission (transformer box) to be greater than 5.00sq m (approx. 53.82sq ft) whereas By-law 0225-2007, as amended, permits a maximum size of a structure for electric power transmission of 5.00sq m (approx. 53.82sq ft) in this instance.

Background

Property Address: 1465-1485 Williamsport Dr & 3480 Havenwood Dr

Mississauga Official Plan

Character Area: Applewood Neighbourhood
Designation: High Density

Zoning By-law 0225-2007

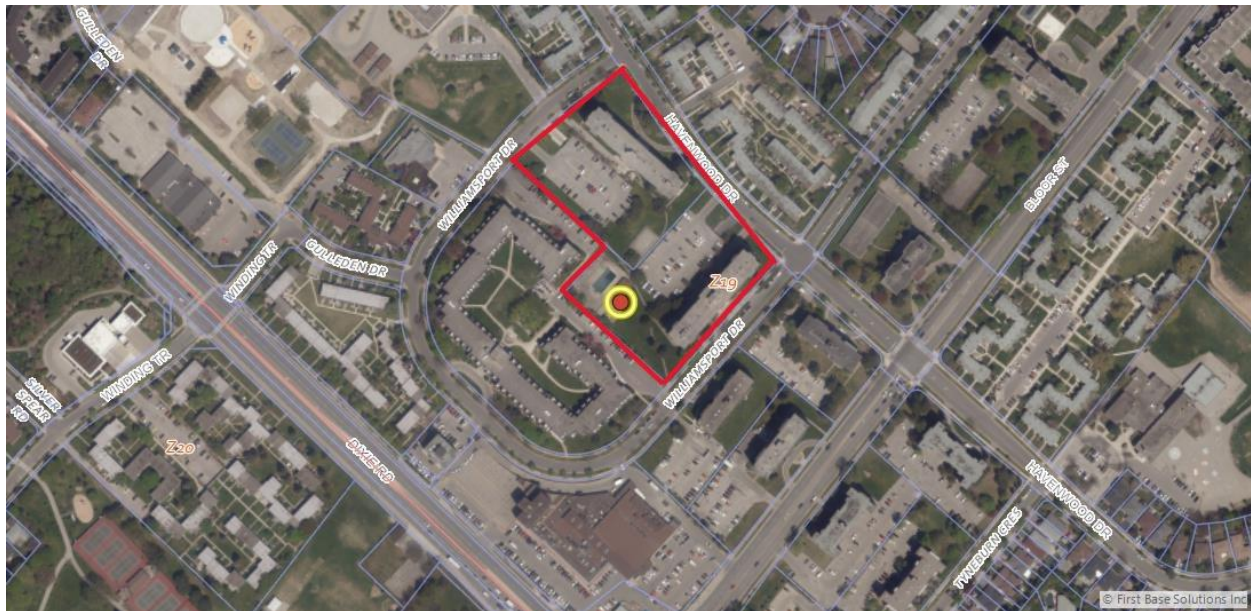
Zoning: RA3-40 - Residential

Other Applications: SP 25-7

Site and Area Context

The subject properties are corner lots located on both the north-west and south-west portions of the Havenwood Drive and Williamsport Drive intersection within the Applewood Neighbourhood Character Area. The subject site was approved for a land division on October 30th, 2025, to sever 1465-1485 Williamsport Dr from 3480 Havenwood Drive, however the property still has not cleared their conditions to finalize the consent. They both contain an existing nine-storey apartment building with associated surface parking lots. Limited landscaping and vegetative elements are present throughout the subject property. The surrounding area context is comprised of residential uses such as apartment dwellings and townhomes while commercial uses exist in close proximity along Bloor Street and Dixie Road.

The applicant is proposing a new 10-storey building requiring a variance for the size of a transformer on the subject property.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Planning staff note the subject site was previously severed from 3480 Havenwood Drive through B50.25 on October 30th, 2025. Additionally, the site has gone through an official plan amendment and rezoning (OZ/OPA 18-14) and is currently going through a Site Plan application (SP 25-7).

The subject property is located in the Applewood Neighbourhood Character Area and is designated High Density in Schedule 7 of the Mississauga Official Plan (MOP).

Planning staff are of the opinion that the application is premature, as the proposed variance cannot be adequately assessed without confirming the transformer size. Deferring the application would allow the applicant time to coordinate with Alectra to confirm the transformer dimensions, identify what the actual variance is and return to Committee with a clearly defined proposal.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Development Engineering & Construction

We are noting for Committee's information that any of this Section's requirements for this property including the proposed transformer box will be addressed through the Site Application Process, File SP 25-07.

Comments Prepared by: Tony Iacobucci, Development Engineering



Appendix 2 – Zoning

The Building Department is currently processing a site plan approval application under file SP 25-7. Based on review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

< To allow a physical service and utility structure (transformer box) greater than 5.0 m² (approx. 53.82sq ft) to be exempt from zoning regulations; whereas By-law 0225-2007, as amended, allows a maximum size of a physical service and utility structure of 5.00sq m (approx. 53.82sq ft) to be exempt from zoning regulations in this instance.>

Please note it is advised that the committee set a maximum size.

Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Ramsen Hedoo, Planner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Rita Di Michele, Forestry ByLaw Officer, Forestry Section, Community Services Department at 905-615-3200 ext. 5872 or via email rita.dimichele@mississauga.ca.

Comments Prepared by: Rita Di Michele, Forestry ByLaw Officer

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 700 Burnhamthorpe Rd W, zoned C3-1 - Commercial, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow reduced parking spaces proposing a total of 52 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 77 parking spaces in this instance.

The Committee has set **Thursday, May 7, 2026 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2026-04-30	File(s): A101.26
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:5/7/2026 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred to submit the required information.

Application Details

The applicant requests the Committee to approve a minor variance to allow reduced parking spaces proposing a total of 52 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 77 parking spaces in this instance.

Amendments

The Building Department is currently processing a Certificate of Occupancy under file C 26-1079. Based on review of the information currently available in this permit application, the variances, as requested are correct. Zoning staff note an additional variance is required:

- To permit one accessible parking space whereas zoning by-law 0225-2007 requires 3 accessible parking spaces in this instance.

Background

Property Address: 700 Burnhamthorpe Rd W

Mississauga Official Plan

Character Area: Mavis-Erindale Employment Area
Designation: Mixed Use

Zoning By-law 0225-2007

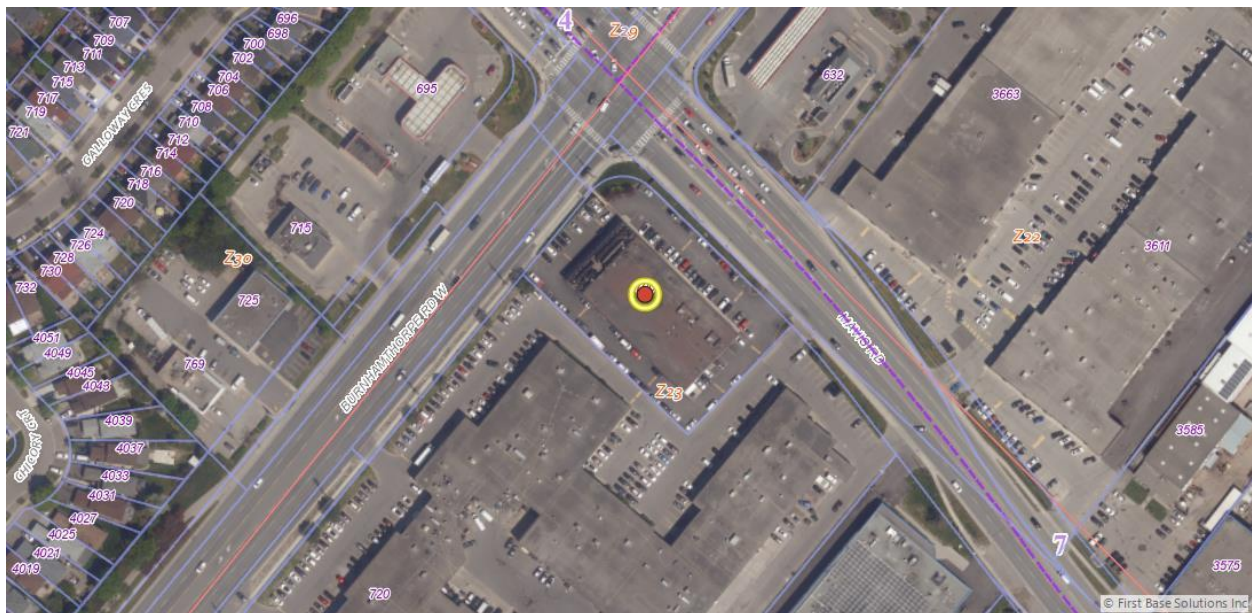
Zoning: C3-1 - Commercial

Other Applications: Certificate of Occupancy under file C 26-1079

Site and Area Context

The subject property is located south-east of the Burnhamthorpe Road West and Mavis Road in the Mavis-Erindale Employment Area character area. The subject property is a corner lot with a lot area of approx. 1.25 acres. It currently contains a multi-tenant commercial plaza with frontages onto both Burnhamthorpe Road West and Mavis Road. No landscaping or vegetation exists on the subject property, with limited landscape buffer on the municipal portion. The surrounding area context consists of commercial, industrial and business employment uses. There are residential neighbourhoods to the north of the subject property, across Burnhamthorpe Road West.

The applicant is proposing an auto dealership in Unit-2 of the plaza, requesting a variance for reduction in the total number of parking spaces.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

Mississauga Official Plan 2051 was adopted by Council on April 16, 2025. It has subsequently been approved by the Ministry of Municipal Affairs and Housing (MMAH) on March 24, 2026, and is now in full force and effect.

While the previous Mississauga Official Plan was in effect at the time of submission of this application, the old version has now been replaced. As such, staff comments in this report pertain to the policies of Mississauga Official Plan 2051 (MOP 2051).

The subject property is located in the Mavis-Erindale Employment Area Character Area and is designated Mixed Use in Schedule 7 of the Mississauga Official Plan (MOP).

The intent of the zoning by-law in quantifying the required number of parking spaces is to ensure that each lot is self-sufficient in providing adequate parking accommodation based upon its intended use. Section 7.6 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations.

Municipal Parking staff have reviewed the variance request and note as follows:

The subject site of 700 Burnhamthorpe Road West is an existing commercial multi-tenant plaza. This application is in regard to Unit 2 of the site's building, which is proposed to be a virtual auto dealership with services ranging between:

- Inspecting
- Purchasing, and
- Selling vehicles

The subject use is proposed to operate virtually as an online dealership, in which any in-person business will be appointment based, and all inventory will be stored indoors.

With the change in use, the applicant is seeking a variance for a deficiency of 25 parking spaces, or otherwise 32% parking deficiency from the City's Zoning By-law 0225-2007 requirements. As per the City's Parking Terms of Reference (ToR), the City requires the submission of a satisfactory Parking Utilization Study (PUS) to justify major parking reductions which are more than 10% from current Zoning By-law standards. A Parking Justification Letter (PJL) was submitted instead and therefore does not adhere to the ToR submission requirements accordingly.

On Monday, April 20th, 2026 and on Tuesday, April 21st, 2026 Municipal Parking staff had tended to the subject site of 700 Burnhamthorpe Road West during the morning and afternoon hours of the day. During staff's site visits, there was illegal parking observed on both occasions in the below areas on the map circled in blue:



Following, are pictures taken during the site visit depicting the illegal parking conditions occurring on-site:









Without approved surveying submitted and a PUS for staff to review the utilization patterns on-site and/or a comparable proxy site, parking demands cannot be foreseen and their impacts on the lack of required parking spaces for the proposed new use is unknown. It is important to also note that there are no municipal parking lots in the area nor on-street parking that is available given that Mavis Road and Burnhamthorpe Road are primarily major north-south and east-west residential collector and arterial roads. On-street parking is not permitted at anytime.

As a result of the illegally parked vehicles along the fire route and perimeter of the site, staff observed that vehicles turning into the site were obstructed from maneuvering inwards, which resulted in a cue of slowed down cars on Mavis Road travelling south.

An undersupply of spaces may compromise access, circulation, and create overspill problems and congestion onto Mavis Road and/or Burnhamthorpe Road West. Staff have concerns with the lack of submitted supporting documents and

without having all the adequate information, as stipulated above, staff are unable to make a sound planning recommendation at this time. It is important for the supply of parking to be provided adequately on-site according with the use's demands. Staff are seeking satisfactory justification for the proposed major parking reduction on-site.

Staff recommends deferring this application:

- A *satisfactory* Parking Utilization Study (PUS) is required to justify a reduction in the number of parking spaces over the 10% threshold.
 - Please refer to the City's Parking [Terms of Reference](#) for parking justification requirements to be included with a formal resubmission.
 - The consultant should confirm survey dates and times with the City's Municipal Parking section by email to ParkingStudy.Review@mississauga.ca and prior to conducting any additional parking surveys.

Please note that above comments are based on the details submitted along with the applications and are subject to change should Zoning identify any additional variances or any changes to the variances with regards to the above applications.

Planning staff rely on Municipal Parking staff's expertise on the matter and therefore recommend that the application be deferred in order to allow the applicant to submit the requested information.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Development Engineering & Construction

We are noting that this Section has no concerns with the applicant's request.

Comments Prepared by: Tony Iacobucci, Development Engineering







Appendix 2 – Zoning

The Building Department is currently processing a Certificate of Occupancy under file C 26-1079. Based on review of the information currently available in this permit application, the variances, as requested are correct. Staff note an additional variance is required:

- To permit one accessible parking space whereas zoning by-law 0225-2007 requires 3 accessible parking spaces in this instance.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Tage Crooks Planner, Zoning Examination

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 3555 Obelisk Way, zoned RA5-4 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a rental apartment building proposing:

1. A building height of 44 storeys whereas By-law 0225-2007, as amended, permits a maximum building height of 40 storeys in this instance; and
2. A floor space index – apartment zone of 13.0 whereas By-law 0225-2007, as amended, permits a maximum floor space index – apartment zone of 12.0 in this instance.

The Committee has set **Thursday, May 7, 2026 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment only once the request is received. Please note that in the event of an appeal our office is required to send unredacted information to the Ontario Land Tribunal, and your information will be subject to their privacy requirements.

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2026-05-04	File(s): A104.26
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:5/7/2026 1:00:00 PM

Consolidated Recommendation

The City recommends that Variances #1 and #2 be refused, however, have no concerns with Variance #3 as amended.

Application Details

The applicant requests the Committee to approve a minor variance to allow a rental apartment building proposing:

1. A building height of 44 storeys whereas By-law 0225-2007, as amended, permits a maximum building height of 40 storeys in this instance; and
2. A floor space index – apartment zone of 13.0 whereas By-law 0225-2007, as amended, permits a maximum floor space index – apartment zone of 12.0 in this instance.

Amendment

The Building Department is processing Site Plan application SP 22-75. Based on review of the information available in this application, zoning has advised that the following amendment is required:

3. An entrance canopy projecting beyond buildable area whereas By-law 0225-2007, as amended, does not permit entrance canopy projecting beyond buildable area in this instance.

Background

Property Address: 3555 Obelisk Way

Mississauga Official Plan

Character Area: Fairview Growth Centre
Designation: Residential High-Rise

Zoning By-law 0225-2007

Zoning: RA5-4 - Residential

Other Applications: OZ/OPA 20-70 and SP 22-75

Site and Area Context

The subject property is located north-east of the Hurontario Street and Elm Drive West intersection in the Fairview Growth Centre Character Area. Currently, the site contains a one-storey presentation centre on an existing surface parking lot while the remaining portion remains vacant. The surrounding area includes a mix of uses including commercial, office and residential uses. The residential uses consist of a mix of built forms such as detached dwellings, townhouse dwellings and apartment dwellings.

The applicant is proposing an increase in height for the proposed apartment building requiring variances for height and floor space index.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Mississauga Official Plan 2051 (MOP2051) was adopted by Council on April 16, 2025. It was subsequently approved by the Ministry of Municipal Affairs and Housing (MMAH) on March 24, 2026, and is now in full force and effect and is the Official Plan that is being considered by staff as it relates to providing commentary on the subject application.

The proponent submitted Official Plan Amendment and Rezoning applications in June 2020 to permit a 29 storey apartment building containing 282 units. Subsequent resubmissions to the development application concluded in a final submission in July 2022 that proposed a 40 storey apartment building with 467 units. Planning and Development Committee considered a staff report on November 13th, 2023, recommending refusal of the final 40-storey proposal. Planning and Development Committee resolved to accept staff's recommendation and refused the applications.

The applicant appealed Council's decision to the Ontario Land Tribunal (OLT). Legal Services was instructed to oppose the application, and a full hearing was conducted. The OLT ultimately approved the applicant's applications for a 40 storey apartment building with a total of 463 units.

Since the OLT approval, the applicant has now submitted a minor variance application to amend the OLT approved zoning regulations as it applies to the subject site. The requests are rooted in a site redesign that reduces floor to ceiling heights and redeploys density within the same over metric height. The variances are as follows:

- An increase in height from 40 storeys to 44 storeys
- An increase in Floor Space Index (FSI) from 12.0 to 13.0
- To allow an entry canopy to project outside of the buildable area

The below are comments are for variances #1 and #2 as it relates to the application of the four test:

The subject property is located within the Fairview Growth Centre Character Area of MOP2051, which is considered a Major Transit Station Area (MTSA), and is designated Residential High- Rise with a maximum height of 25 storeys.

At the time of the recommendation report for the Official Plan Amendment and Rezoning applications, City staff determined that while an increase in building height above the permissions in the Official Plan can be supported, the proposed 40 storeys was excessive given the surrounding context. Staff were also of the opinion that the proposed 40-storey apartment building with an FSI of 12.0 was not consistent with existing and planned development for this area, as the proposal did not provide an appropriate transition, did not enhance the local character and did not respect the immediate context.

Staff have undertaken a review of applicable MOP2051 policies and find that the general policy direction for development in the subject character area remains the same as per the previous Official Plan. General policies are as such:

- Infill redevelopment is to respect the local planning context within existing neighbourhoods and are to enhance the distinct character of each community through appropriate building height and massing (Sections 8.2.3, 8.2.11 and 8.3.12(a and c)).
- MOP 2051 further requires development to be compatible with existing and planned buildings and to provide appropriate transitions in height and massing within established neighbourhoods, as well as between neighbourhoods and adjacent Strategic Growth Areas (Section 8.6.2.2, 8.6.2.5, 8.2.5.6 and 8.6.2.7).
- MOP 2051 further states the following regarding the transition in height within the Fairview Growth Centre character area:
 - 13.4.2.1. Heights and densities that are appropriate to the planned context. The greatest heights will be located at Hurontario Street and Elm Drive West, with a transition to lower building heights and densities for new developments south along Hurontario Street and east towards Mississauga Valley Boulevard;
 - 13.4.3.1 The greatest building heights will be located at the existing and planned buildings at Elm Drive West and Hurontario Street as shown on Schedule 8: Protected Major Transit Station Area (Schedule 8k). Heights beyond this intersection should transition down to ensure the prominence of the Downtown Core

In principle, staff are not supportive of the requested increase in storeys and density, as our position on appropriate built form for the subject site remains unchanged from the recommendation report for the Official Plan Amendment and Rezoning applications. While the OLT has approved a 40 storey apartment building at an FSI of 12.0, it is our opinion that the requested minor variances for additional height in storeys and density further exacerbates a built form that does not meet the intent of MOP2051, as articulated in the policies above. As such, it is staff's opinion that the minor variances do not meet the intent of applicable official plan policy and does not meet the intent of the OLT approved Zoning By-law.

The comments below are for variance #3 as it relates to the application of the four tests:

Variance 3 requests the building canopy to be located outside of the identified buildable area on the RA5-4 site-specific zoning schedule in the zoning by-law. The intent of this provision is to establish an appropriate location of the proposed development on the subject property. The requested variance seeks a minor deviation from the site-specific zoning schedule to permit an entrance canopy. Staff are satisfied that the canopy being located outside the buildable area does not change the intended design or functionality of the site, and the building will be appropriately situated on the subject property. As such, staff have no concerns with this variance.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Development Engineering & Construction

We are noting for Committee's information that any of this Section's requirements for the proposed apartment building will be addressed through the Site Application Process, File SP 22-75.

Comments Prepared by: Tony Iacobucci, Development Engineering



Appendix 2 – Zoning

The Building Department is processing Site Plan application SP 22-75. Based on review of the information available in this application, we advise that following amendment is required:

3. An entrance canopy projecting beyond buildable area whereas By-law 0225-2007, as amended, does not permit entrance canopy projecting beyond buildable area in this instance.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Alana Zheng, Planner Zoning Examination

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Rita Di Michele, Forestry ByLaw Officer, Forestry Section, Community Services Department at 905-615-3200 ext. 5872 or via email rita.dimichele@mississauga.ca.

Comments Prepared by: Rita Di Michele, Forestry ByLaw Officer

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 446 Ceremonial Dr, zoned RS-21 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing:

1. An area occupied per accessory structure of 25.49sq m (approx. 274.37sq ft) whereas By-law 0225-2007, as amended, permits a maximum area occupied per accessory structure of 10.00sq m (approx. 107.64sq ft) in this instance;
2. An area occupied combined for all accessory structures of 34.38sq m (approx. 370.06sq ft) whereas By-law 0225-2007, as amended, permits a maximum area occupied combined for all accessory structures of 30.00sq m (approx. 322.92sq ft) in this instance;
3. A rear yard setback to the accessory structure of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 0.61m (approx. 2.00ft) in this instance; and
4. A side yard setback to the accessory structure of 0.51m (approx. 1.67ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance.

The Committee has set **Thursday, May 7, 2026 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2026-04-30	File(s): A408.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:5/7/2026 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred for redesign.

Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing:

1. An area occupied per accessory structure of 25.49sq m (approx. 274.37sq ft) whereas By-law 0225-2007, as amended, permits a maximum area occupied per accessory structure of 10.00sq m (approx. 107.64sq ft) in this instance;
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Background

Property Address: 446 Ceremonial Dr

Mississauga Official Plan

Character Area: Hurontario Neighbourhood

Designation: Residential Low-Rise I

Zoning By-law 0225-2007

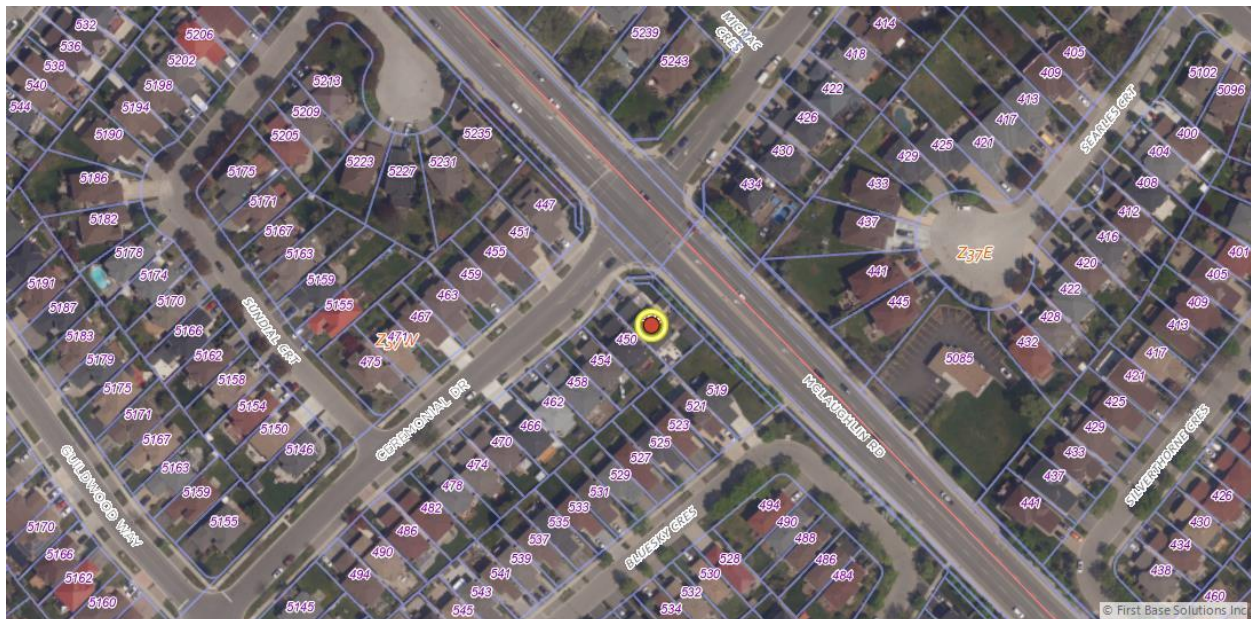
Zoning: RS-21 - Residential

Other Applications: Building Permit application 25-9357

Site and Area Context

The subject property is located on the south-west corner of the McLaughlin Road and Ceremonial Drive intersection in the Hurontario Neighbourhood Character Area. It is a corner lot containing a two-storey detached dwelling with an attached garage. Limited vegetation and landscaping elements are present on the subject property. The surrounding area context is predominantly residential, consisting of detached dwellings on similarly sized lots.

The applicant is proposing to legalize the existing accessory structures on the subject property requiring variances for individual accessory structure area, total combined accessory structure area and rear and side yard setbacks to the eaves and accessory structure.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Planning staff note the application was refused by the Committee of Adjustment on May 29th, 2025. The applicant returned to the Committee on January 1st, 2026, with reduced accessory structure areas and removed the carport cover, however, planning staff continued to have concerns regarding the driveway width as the hardscaping excessive and is not compatible with the existing or planned character of the area.

The subject property is located in the Hurontario Neighbourhood Character Area and is designated Residential Low Rise I in Schedule 7 of the Mississauga Official Plan (MOP).

Planning staff remain constant in noting no concerns with the variances related to the structures in the rear yard. Staff have concerns that on site conditions may may not be what is depicted through the submitted site plan given spatial mapping of the subject property.

Staff note that while covered roof area facilitating the carport in the front yard of the subject property has been removed, the excess hardscaping facilitating the additional driveway width and support pillars for the carport are still present in the front yard of the subject property. In addition, no driveway width variance has been sought through this iteration of the minor variance application.

As noted in the previous application, while Planning staff are not in a position to interpret the zoning by-law, Planning staff note an additional variance for driveway width may be required. Planning staff further note the current site conditions in the front yard as it relates to the amount of hardscaping and driveway width cannot be supported. Planning staff are suggesting a deferral, so the applicant has an opportunity to identify the correct variances.

Comments Prepared by: Sara Ukaj, Planning

Appendices

Appendix 1 – Development Engineering & Construction

As the Committee is aware, this property was the subject of a previous application under File A- 476/24, in which we expressed several concerns regarding the constructed carport and the widened driveway in the vicinity of the carport. Based on a recent site inspection and the submitted photographs, we can confirm that the carport has been removed; however, the widened driveway remains. The recently submitted Site Plan depicts the widened driveway as a green landscaped area; however, at this time, it continues to be used as a driveway.

We acknowledge that the driveway width variance has been removed. However, as previously noted, the widened driveway at this property could result in traffic safety and operational concerns, including manoeuvrability issues, reduced sight distances, sight obstructions, corner clearance deficiencies, and potential pedestrian safety conflicts due to the property's proximity to a signalized intersection. In this regard, the applicant is required to ensure that the driveway is modified to reflect the Site Plan as submitted.

With respect to the requested variances pertaining to the accessory structure, given that the property is a corner lot, we do not anticipate any significant drainage impacts on adjacent properties. There are no downspouts or eavestroughs on the accessory structure, and it appears that roof drainage is directed toward McLaughlin Road. However, we are unable to confirm whether this drainage has any impact on the rear abutting property.

We also note that a Building Permit Application is currently under review for this property under File BP 9NEW - 25- 9357.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning

The Building Department is processing Building Permit application 25-9357. Based on review of the information available in this application, we advise that following amendment is required:

Include the variance:

Insufficient setback to the eaves. A minimum of 0.16m is required, whereas 0.00m is proposed.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Sibila Lass Weldt, Zoning Examiner