

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-01-23	File(s): B85.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:1/30/2025 1:00:00 PM

## Consolidated Recommendation

The City has no objection to the consent application.

## Application Details

The applicant requests the consent of the Committee to sever a parcel of land for the purposes of a lot addition. The parcel of land has a width of approximately 87.41m (approx. 286.79ft) and an area of approximately 3640.00sq. m (approx. 39180.96sq ft).

The parcel of land is to be added to the property directly north of the subject property known as 2592 Old Carriage Rd.

## Background

**Property Address:** 1343 Blythe Rd

### Mississauga Official Plan

Character Area: Sheridan Neighbourhood Character Area  
Designation: Greenlands; Residential Low Density I

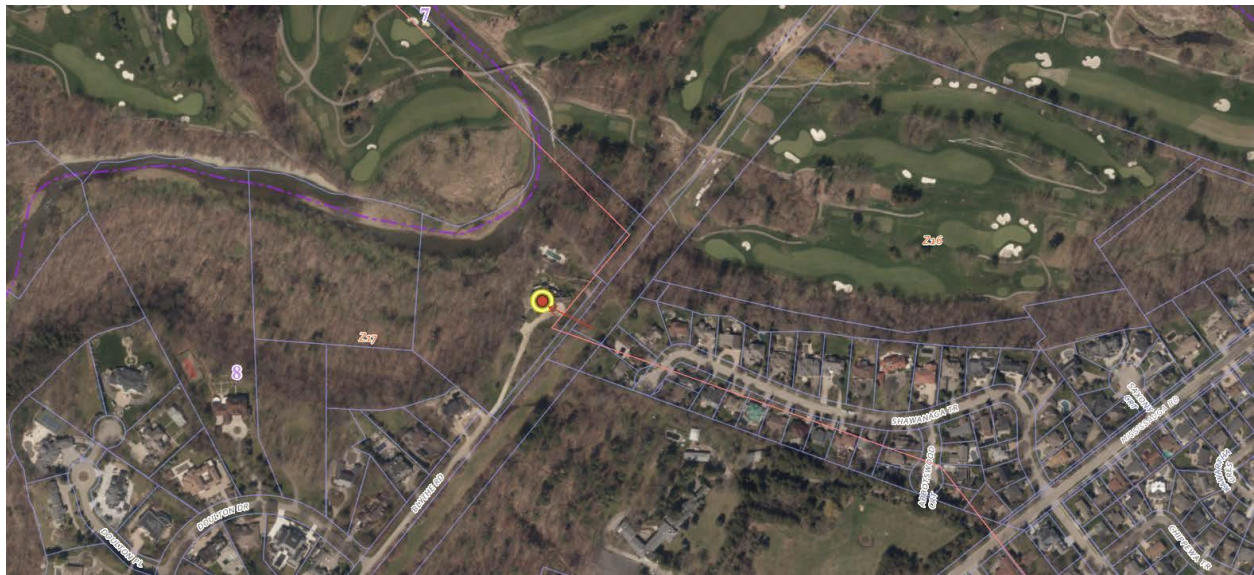
### Zoning By-law 0225-2007

**Zoning:** R1-5 - Residential

## Site and Area Context

The subject property is located within the Sheridan Neighbourhood Character Area, northwest of Mississauga Road and Shawanaga Trail. The immediate area consists of detached dwellings on large lots with mature vegetation. The subject property contains a two and a half-storey detached dwelling with mature vegetation in the front, side, and rear yards.

The applicant is proposing to sever a portion of 1343 Blythe Road, which has an approximate lot area of 3,640.00m<sup>2</sup> (39180.96ft<sup>2</sup>), and add it to the property directly north, known as 2592 Old Carriage Rd.



## 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.

Staff comments concerning the application are as follows:

The subject property is designated Residential Low Density I on Schedule 10 of the Mississauga Official Plan (MOP). The subject parcel municipally known as 1343 Blyth Road currently has an approximate lot area of 38,038.00m<sup>2</sup> (409,437.62ft<sup>2</sup>). The applicant is proposing a lot addition severance of 3,640.00m<sup>2</sup> (39,180.96ft<sup>2</sup>) to be added to the abutting golf course (2592 Old Carriage Rd). The lot addition severance reduces the subject property to 34,398.00m<sup>2</sup> (370,256.99ft<sup>2</sup>) and increases the lot area of the golf course to 62.02 Hectares (6,744,601.68ft<sup>2</sup>). While this application results in alterations to both lot areas, both individual lots meet the minimal by-law requirements for minimum lot area.

Recognizing that the intent of the application is to facility a lot line adjustment, staff are of the opinion that the conveyance of land does not cause any lot area or frontage deficiency for the retained lands and maintains appropriate lot shape.

Staff are satisfied that the application is consistent with the MOP as the proposed lot addition maintains two lots of similar size and is suitable for the existing uses. Furthermore, staff have no concerns with the consent application regarding the criteria set out in Section 51(24) of the Planning Act as the site will continue to be appropriately serviced and is suitable for the planned use of the property. Staff note that the property is regulated by Credit Valley Conservation and Planning staff rely on their expertise surrounding matters in regulated areas. CVC staff have reviewed the proposal and have identified no concerns. Staff are therefore of the opinion that the application conforms to Section 51(24) of the Planning Act and have no concerns with the proposed application.

Comments Prepared by: Sara Ukaj, Planning Associate

## Appendices

### Appendix 1 – Transportation and Works Comments

This Department has no objections to the applicant's request to attach the severed parcel of land to the property immediately to the north known as 2592 Old Carriage Road.

We would recommend that the owner of the subject lands review their records and be satisfied that any underground services to either the severed or retained lands are located such that the services are confined within the limits of their own property. Should it be determined that there are any services which will conflict with the new property limits, the owner would have the option of abandoning that service(s) and arranging for the construction of a new service(s) in the proper location, or alternatively protect it by means of a private easement.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or [john.salvino@mississauga.ca](mailto:john.salvino@mississauga.ca)

905-615-3200, ext. 5833

Comments Prepared by: G. Russell, Supervisor, Development Engineering South

### Appendix 2 – Zoning Comments

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.

Comments Prepared by: Emily Majeed, Planner-in-Training

## Appendix 3 – Parks, Forestry & Environment

### Forestry Comments

The Forestry Section of the Community Services Department has no objections to the above noted consent application advises as follows:

The subject property directly overlaps with several components of the City's Natural Heritage System (NHS), specifically *Significant Natural Area CRR7*, which includes features such as the *Credit River*, *Significant Valleyland*, *Significant Woodland*, *Fish Habitat*, and *Significant Wildlife Habitat*. Section 6.3.24 of the Mississauga Official Plan 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...;

Should the application be approved, Community Services – Forestry recommends the following:

1. Based on Forestry's review of the provided information, it's our understanding that the proposed severance is only for a lot line adjustment with no creation of new lots or proposed development. As such, given that the severance does not introduce additional fragmentation to the City's Natural Heritage System (NHS), we have no objections. However, the current "G-1 (Natural Hazards)" zoning is recommended to remain in place to ensure the highest level of protection, restricting land uses to flood control, stormwater management, erosion management, passive recreation, and natural heritage features and areas conservation.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email [jamie.meston@mississauga.ca](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician

## Appendix 4 – Heritage

The property has archaeological potential due to its proximity to a present or past watercourse or known archaeological resource. Due to the archaeological potential, an archaeological assessment must be completed. The applicant should contact the Ministry of Citizenship and Multiculturalism to determine if an archaeological assessment has been completed for this property. If an assessment has already been completed, please provide Heritage Planning with a letter from the Ministry confirming all archaeological resource concerns have met licensing and resource conservation requirements for the property. If an assessment has not be

completed a licenced archaeologist with experience in (heritage resource management) must be retained by the property owner in order to meet the requirements of the Ministry.

Comments Prepared by: Andrew Douglas, Heritage Analyst

## **Appendix 5 – Region of Peel Comments**

Property line water service shut off valves and water services within the road allowance 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. For residential applications, shut off valves and service lines shall be installed in grass areas with a minimum distance of 1.0m from the edge of the driveway.

Comments Prepared by: Petrele Francois, Junior Planner

## **Appendix 6- Conservation Authority Comments**

Based on the review of the information provided, it is our understanding the proposed severance is for lot line adjustment and that no new lots are being created. As such, CVC has no objection with the approval of the proposed severance at this time.

Please be advised, that both the retained and severed are regulated and contain natural features of interest to CVC. Therefore, CVC staff recommends that the applicant contact CVC for early consultation if any future development is being proposed on either of the lots.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at stuti.bhatt@cvc.ca or 905-670-1615 (ext. 3500) should you have any further questions. Please circulate CVC on any future correspondence or applications regarding this site.

Comments Prepared by: Stuti Bhatt, Junior Planner

## **Appendix 7 – Hydro One**

We are in receipt of your Application for Consent, B85.24 dated 2024-12-17. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant

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must contact the Hydro subdivision group at [subdivision@Hydroone.com](mailto:subdivision@Hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.

If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Comments Prepared by: Dennis De Rango, Specialized Services Team Lead

**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.
4. A letter shall be received from the City of Mississauga, Culture Division, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated January 23, 2025.

**NOTE:**

Subsection 50(3) and/or 50(5) of the Planning Act, shall apply to any subsequent conveyance or transaction that is subject to this consent and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.