

# City of Mississauga

Memorandum:

## City Department and Agency Comments

Date Finalized: 2025-03-27	File(s): A52.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:4/3/2025 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 requested, meets the requirements of Section 45(1) of the Planning Act.

### Application Details

The applicant requests the Committee to approve a minor variance proposing a below-grade entrance in the exterior side yard whereas By-law 0225-2007, as amended, does not allow a below-grade entrance in the exterior side yard in this instance.

### Background

**Property Address: 6626 Miller's Grove**

#### Mississauga Official Plan

Character Area: Meadowvale Neighbourhood  
Designation: Residential Low Density I

#### Zoning By-law 0225-2007

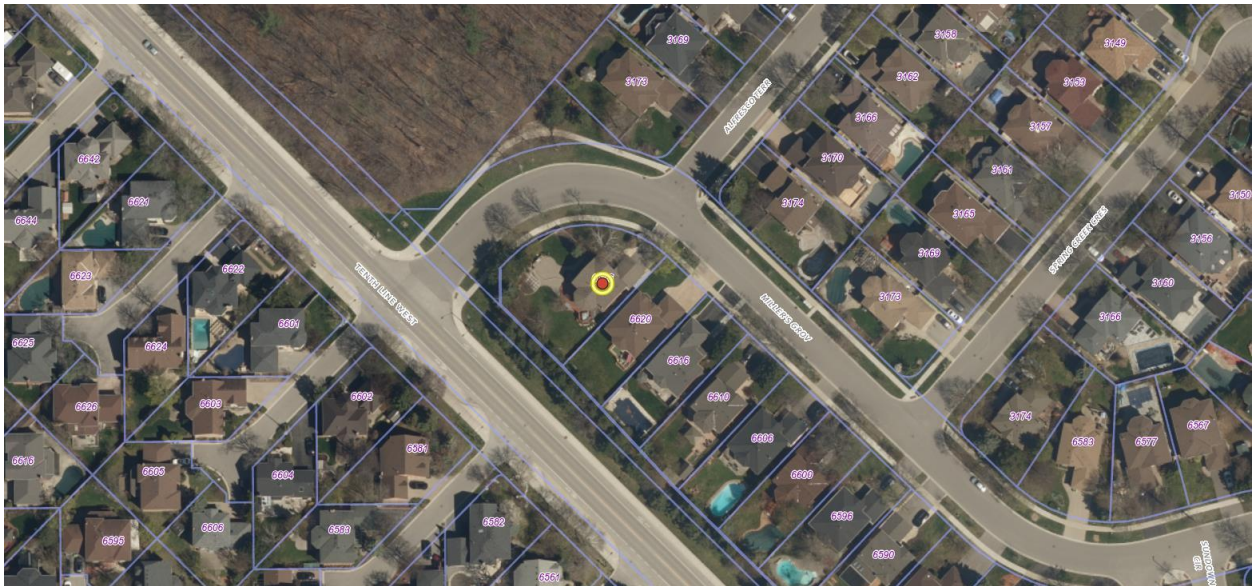
**Zoning: R3-Residential**

**Other Applications: SEC UNIT 24-4050**

#### Site and Area Context

The subject property is located in the Meadowvale Neighbourhood Character Area, north-east of the Britannia Road West and Tenth Line West intersection. The subject property has an approximate lot area of +/- 1015.63m<sup>2</sup> (3332.11ft<sup>2</sup>). The subject property contains a two-storey detached dwelling with an attached double-car garage. The immediate neighbourhood consists of detached residential dwellings with moderate vegetative elements in the front yards. St. John of the Cross, Eden Middle School and Meadowvale Secondary school are all within close proximity to the subject site.

The applicant is proposing to construct a below grade entrance to facilitate a secondary residential unit requiring a variance for the below grade entrance in the exterior side yard.



## 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 site is located within the Meadowvale Neighbourhood Character Area, and designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings; semi-detached dwellings; and, duplex dwellings. Section 9 of MOP regulates that new development must have suitable regard for the

existing scale, massing, and character of the surrounding area; as well as respectfully contribute to the continuity of the established or prescribed front, rear, and side yard setbacks.

The applicant is proposing a permitted secondary unit within a permitted dwelling. The intent of the regulations surrounding second unit entrances are to ensure that the entrances do not negatively impact the overall streetscape. In this instance, the stairwell to the below grade entrance is screened behind a privacy fence. The entrance itself will not be visible from the street, provided appropriate screening of the entrance is maintained. Furthermore, the property maintains an existing fence line which mitigates the view of the exterior side yard setback from the street.

Staff are satisfied that any negative impact to the streetscape has been appropriately mitigated by the design and that the general intent and purpose of the zoning by-law have been maintained.

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: Sara Ukaj, Planning Associate

## Appendices

### Appendix 1 – Transportation and Works Comments

As the subject lot this is a corner lot and the below grade entrance is being proposed in an area which will not impact the existing drainage pattern or any of the adjacent properties, we have no drainage related concerns with the location of the below grade entrance.





Comments Prepared by: Tony Iacobucci, Development Engineering

## **Appendix 2 – Zoning Comments**

The Building Division is processing Building Permit application SEC UNIT 24-4050. Based on the review of the information available in this application, the requested variance is 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." [Enter zoning staff comments]"

Comments Prepared by: Jeanine Benitez, Zoning Examiner

## **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 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 – Region of Peel Comments**

##### **Minor Variance Application: A-25-52M / 6626 Millers Grove**

Development Engineering: Brian Melnyk ([brian.melnyk@peelregion.ca](mailto:brian.melnyk@peelregion.ca))(905) 791-7800 x3602

##### **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. Regional Site Servicing Connection approvals may be required prior to the local municipality issuing full building permit. 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](mailto:servicingconnections@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are 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](mailto:servicingconnections@peelregion.ca).

Comments Prepared by: Petrele Francois, Junior Planner