

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A153.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 6/12/2025 1:00:00 PM

## Consolidated Recommendation

The city has no objections to the application.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a side entrance into a basement dwelling proposing a side yard setback of 0.38m (approx. 1.25ft) to the landing whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.60m (approx. 1.97ft) in this instance.

## Background

**Property Address: 3673 Banff Crt**

### Mississauga Official Plan

Character Area: Lisgar Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning: RM2 - Residential**

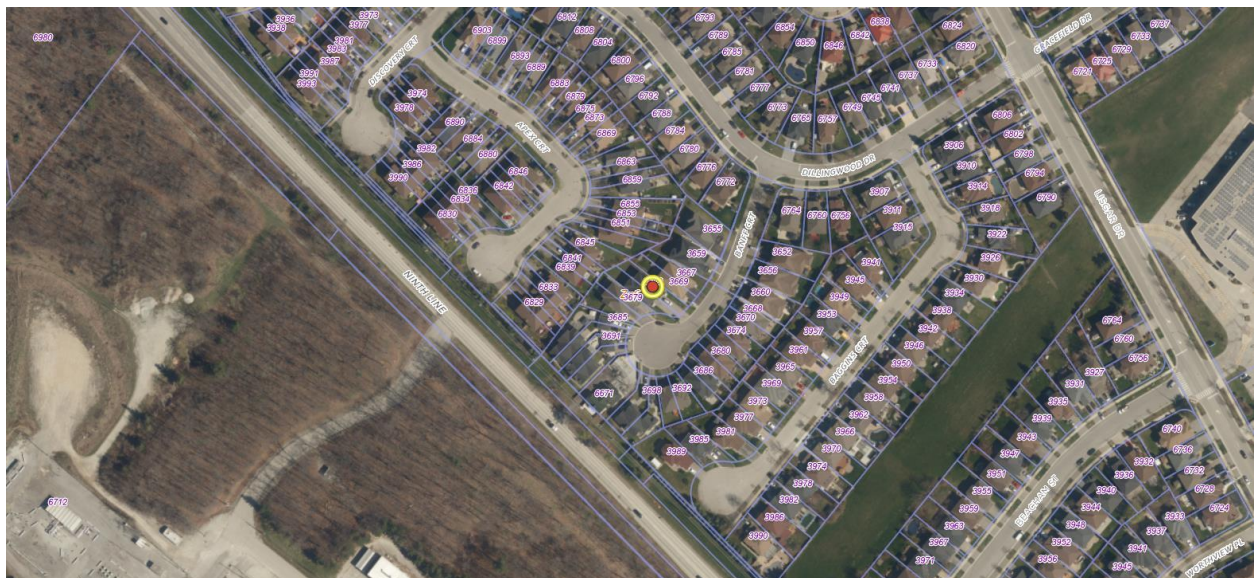
**Other Applications: BP SEC UNIT 25-6581**

### Site and Area Context

The subject property is located south-west of the Ninth Line and Derry Road W intersection in the Lisgar neighbourhood. It currently contains a two-storey semi-detached dwelling with an attached

garage. The property has a frontage of +/- 6.89m (22.6ft), characteristic of single detached lots in the area. Limited landscaping and vegetative elements are present in the front yard. The surrounding context is predominantly residential, consisting of a mix of detached and semi-detached dwellings. Commercial uses are present along Mavis Road.

The applicant is proposing a below grade entrance requiring a variance for the side yard setback.



## 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:

#### **Does the proposal maintain the general intent and purpose of the Official Plan?**

The site is situated within the Lisgar Neighbourhood Character Area and designated Residential Low Density II by the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached dwellings; semi-detached dwellings; duplex dwellings; and, triplexes, street townhouses, and other forms of low-rise dwellings with individual frontages. Section 9 of MOP governs the manner in which site design shall be compatible with site

conditions; the surrounding context; and, the landscape of the existing character area. Staff are satisfied that the general purpose and intent of the official plan is maintained.

**Does the proposal maintain the general intent and purpose of the Zoning By-law?**

The general intent of side yard regulations in the by-law is to ensure that: an adequate buffer exists between the massing of primary structures on adjoining properties, appropriate drainage can be provided, and access to the rear yard remains unencumbered. Staff note that the stairs do not create any additional massing that could impact abutting properties. Furthermore, no drainage concerns have been raised by Transportation and Work staff.

Planning staff are of the opinion that the proposed variance maintains the general intent and purpose of the zoning by-law.

**Is the proposal desirable for the appropriate development of the subject lands and minor in nature?**

Staff are satisfied that the proposed variance is minor in nature. The below grade entrance will not have a significant impact to either the surrounding context or streetscape, grading and drainage and access to the rear yard. Staff are also of the opinion that the application represents appropriate development of the subject property.

Comments Prepared by: Sara Ukaj, Planning Associate

## Appendices

### Appendix 1 – Transportation and Works Comments

Transportation and Works Department requirements for the proposed below grade entrance will be addressed through the Building Permit Process. It should be noted that the proposed 0.38M (1.25ft) setback still allows for a small area for drainage. We also note that the walkway constructed does not impede the drainage as a setback has been provided to the property line.







Comments Prepared by: Tony Iacobucci, Development Engineering

## **Appendix 2 – Zoning Comments**

The Building Division is processing Building Permit application SEC UNIT 25-6581. 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.

Comments Prepared by: Maria Fernandez, 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**

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)|(905) 791-7800 x6019

**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 is 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 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.

Comments Prepared by: Petrele Francois, Junior Planner