

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A158.25
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 landscaped buffer measured from a lot line that is a street line of 0.70m (approx. 2.30ft) whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer of 4.50m (approx. 14.76ft) in this instance.

Background

Property Address: 1200 Aimco Blvd

Mississauga Official Plan

Character Area: Northeast Employment Area (West)
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-19 - Employment

Other Applications: 21 CDM-M-25-3

Site and Area Context

The subject property is located north-east of the Eglinton Avenue East and Tomken Road intersection in the Northeast Employment Character Area (West). It is a corner lot containing a

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the parking area. The proposed reduction would be consistent with other properties in the immediate area.

Given the above, Planning staff are of the opinion that the proposal maintains the general intent and purpose of the official plan and zoning by-law, is minor in nature and represents appropriate development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting that This department has no objections to the applicant's request.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a Condo Conversion permit under file 21 CDM-M-25-3. Based on review of the information currently available in this permit application, the variances, as requested are correct.

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: Tague Crooks, Planner Zoning Examination

Appendix 3 – Region of Peel Comments

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

Comments:

- There is a Regional watermain easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title.
- Servicing Connections has been circulated related applications DI-25-013M and CDM-25003M. Further information is required with regards to releasing the easement and downloading the private side watermain to the future condominium corporation so it will become a private water service. This watermain is currently under Regional ownership and protected by a Regional easement. Current Regional practice does not operate and maintain infrastructure that only benefits one property owner, as in this case.

Comments Prepared by: Petrele Francois, Junior Planner