

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A612.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 6/12/2025 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 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 the construction of a new house proposing:

1. A height of 8.50m (approx. 27.89ft) whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m (approx. 24.61ft) in this instance;
2. A lot coverage of 35.5% of the lot area whereas By-law 0225-2007, as amended permits a maximum lot coverage of 35% of the lot area in this instance;
3. A side yard measured to the second storey of 1.38m (approx. 4.53ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a second storey of 1.81m (approx. 5.94ft) in this instance; and
4. A driveway width of 6.43m (approx. 21.10ft) 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 Building Permit application 24-2940. Based on review of the information available in this application, we advise that following amendment is required:

Delete variance #3 (not required anymore under the amended by-law).

## Background

**Property Address:** 1258 St. Mary's Ave

### Mississauga Official Plan

**Character Area:** Lakeview Neighborhood

**Designation:** Residential Low Density II

### Zoning By-law 0225-2007

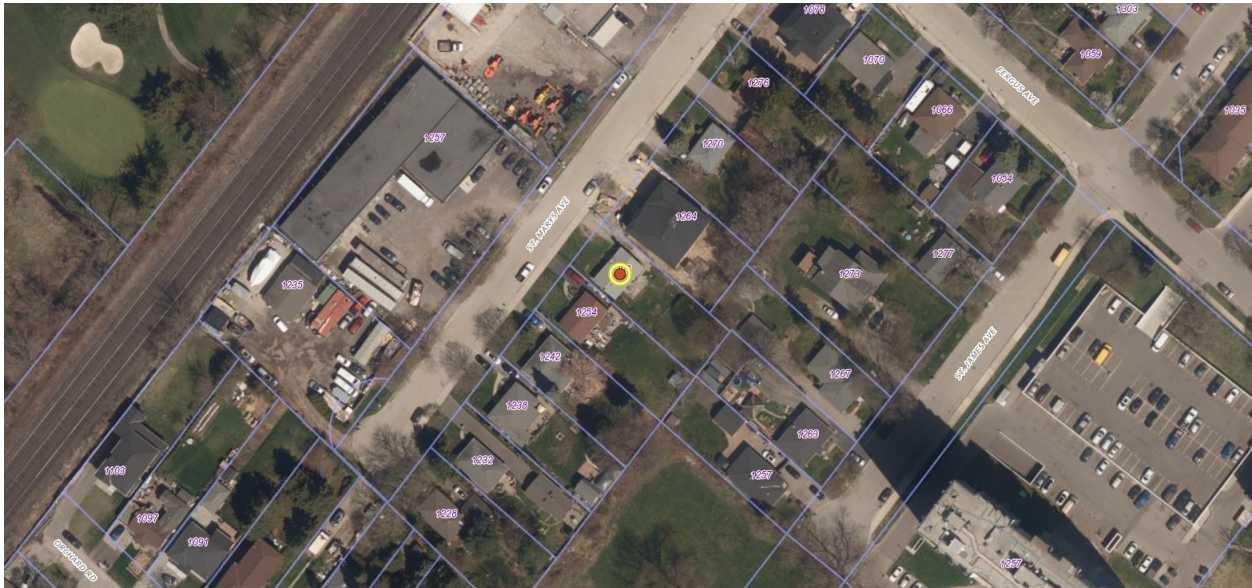
**Zoning:** R3-75 - Residential

**Other Applications:** BP24-2940

### Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, northwest of the Dixie Road and Lakeshore Road East intersection. The neighbourhood contains a mix of industrial, commercial and residential uses. The residential uses consist of high-density residential uses along Lakeshore Road East and one and two-storey detached dwellings with significant mature vegetation in the front, rear and side yards. The subject property contains a one-storey single detached dwelling with vegetation in the front yard.

The application proposes a two-storey detached dwelling requesting a variance for dwelling height, lot coverage, a second storey side yard setback and 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 are as follows:

The application previously came before the Committee of Adjustment on February 27<sup>th</sup>, 2025, and May 8<sup>th</sup>, 2025. The application was originally deferred to allow the applicant an opportunity to address Planning staff concerns regarding the dwelling height. The applicant worked with planning staff to redesign the dwelling to address staff concerns.

The May 8<sup>th</sup> deferral was the result of additional variances being identified for lot coverage, driveway width and second storey side yard setback. The application however was again deferred to provide appropriate public notice for the amended application, as required under the *Planning Act*.

Staff note that the proposal has not changed since the last circulation where staff had recommended approval of the application with the amended variances. As there is no change in the proposal, staff comments remain the same. Staff are of the opinion that the application is appropriate to be handled through the minor variance process and further that the application raises no concerns of a planning nature.

Comments Prepared by: Sara Ukaj, Associate Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

As per our previous comments for the February 27, 2025 hearing, we are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed by our Development Construction Section through Building Permit BP 9NEW-24/2940.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application 24-2940. Based on review of the information available in this application, we advise that following amendment is required:

Delete variance #3 (not required anymore under the amended by-law).

Variances #1, 2 and 4 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: Sibila Lass Weldt, 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.

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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**

- 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](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