

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A573.24
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 meets the requirements of Section 45(1) of the Planning Act. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing a lot coverage of 44.91% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance.

## Background

**Property Address:** 56 Inglewood Dr

### Mississauga Official Plan

Character Area: Mineola Neighborhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

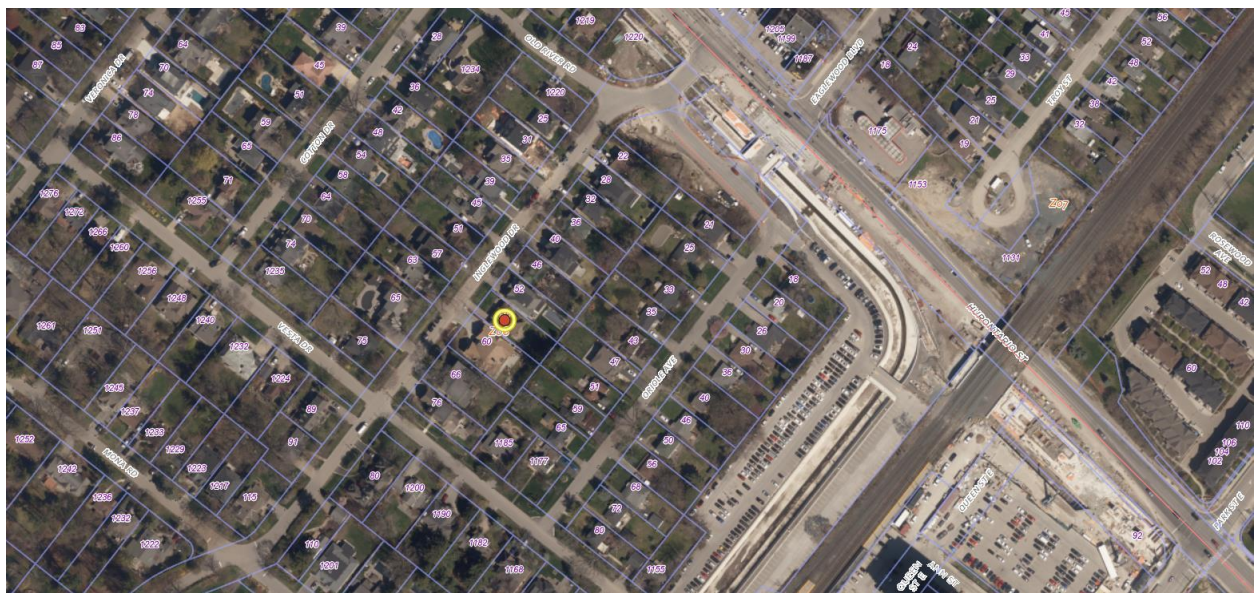
**Zoning:** R3-1 - Residential

**Other Applications:** None

### Site and Area Context

The subject property is located west of the Hurontario Street and east of Queen Street in the Mineola Neighbourhood. It has a lot frontage of +/- 15.24m (50.0ft), a lot area of +/- 696.88m<sup>2</sup> (7501.15ft<sup>2</sup>), and currently contains a one-storey detached dwelling with an attached garage. Limited landscape elements are present in both the front and rear yards. The surrounding context includes one and two-storey detached dwellings.

The applicant is proposing a new one-storey detached dwelling requiring a variance for lot coverage.



## 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 subject property is located in the Mineola Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits only detached dwellings in this instance.

The subject application was before the Committee of Adjustment on February 27, 2025, for an identical variance. Staff had recommended support of the application; however, the application was deferred for redesign to mitigate the massing impacts of the rear covered porch.

The applicant has since redesigned the proposal to remove the sloped roof from the rear porch and has replaced it with a flat roof. Staff note that the dwelling's footprint remains 34.9% of the total lot coverage in this instance, which is under the maximum permissible lot coverage of 35%. The front porch adds an additional 1.72% and the rear covered porch represents 8.29% of the total proposed lot coverage. Staff are of the opinion that the increase can be entirely attributed to the porches, which are primarily a one-storey open structure. The redesign to a flat roof further mitigates the massing impacts.

Staff are satisfied that the increase in lot coverage does not represent an overdevelopment of the lot. Furthermore, the proposed coverage represents an appropriate balance between the existing and planned character of the area in this instance.

Given the above, Planning 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: Shivani Chopra, Committee of Adjustment 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 through the future Building Permit process.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Carrie Chan Patch, 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**

- 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