

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-12 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): B14.25 B15.25 A169.25
	Meeting date: 6/19/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

B14.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 19.81m (approx. 65.00ft) and an area of approximately 752.70sq m (approx. 8,102.00sq ft).

B15.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 18.29m (approx. 60.00ft) and an area of approximately 694.90sq m (approx. 7,479.84sq ft).

A169.25

The applicant requests the Committee to approve a minor variance for the severed lands of B14.25 to allow the construction of a new dwelling proposing:

1. An exterior side yard setback of 4.88m (approx. 16.01ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance;
2. A porch encroachment to the exterior side yard of 4.44m (approx. 14.57ft) whereas By-law 0225-2007, as amended, permits a maximum porch encroachment to the exterior side yard of 1.60m (approx. 5.25ft) in this instance; and
3. A balcony encroachment to the exterior side yard of 3.54m (approx. 11.61ft) whereas By-law 0225-2007, as amended, permits a maximum balcony encroachment to

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the exterior side yard of 1.00m (approx. 3.28ft) in this instance.

Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent
- The variance application approved under File(s) "A169.25" must be finalized

Recommended Conditions and/or Terms of minor variance

- Variance(s) approved under file(s) "A169.25" shall lapse if the consent application under file "B.14.25 & B15.25 is not finalized within the time prescribed by legislation.

Background

Property Address: 1710 Carrington Rd

Mississauga Official Plan

Character Area: East Credit Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

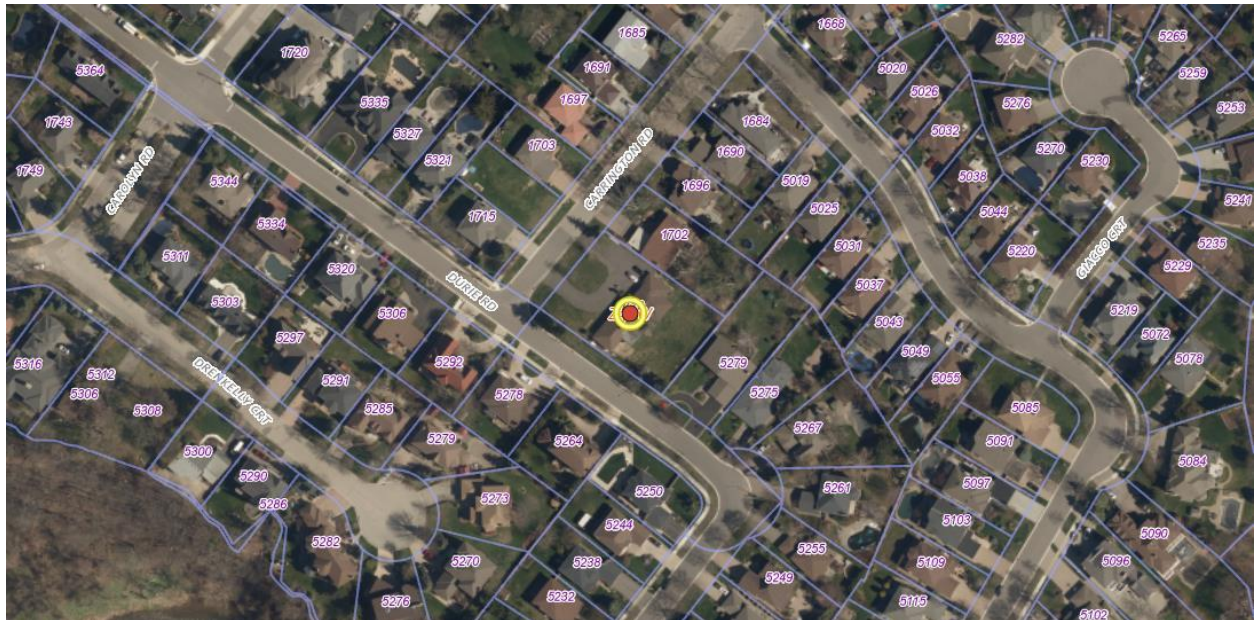
Zoning: RL - Residential

Other Applications: None

Site and Area Context

The subject property is located south-west of the Bristol Road West and Creditview Road intersection in the East Credit Neighbourhood Character Area. It is a corner lot containing a one-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present throughout the subject property. The surrounding area context is exclusively residential consisting of detached dwellings on varied lot sizes.

The applicant is proposing to sever the parcel into three residential lots requiring variances for exterior side yard setback to the dwelling, porch and balcony encroachment on the corner lot.



Comments

Planning

Provincial Matters

The Provincial Policy Statement 2024 (PPS 2024) promotes efficient development and land use, directing the focus towards intensification and redevelopment. The proposal is consistent with the general directive in provincial policy.

Planning Act

Section 51 (24) of the *Planning Act* sets out the criteria for land division in the Province of Ontario. In evaluating such requests, the Committee needs to be satisfied that the proposal meets not only the criteria set out under Section 51(24), but also municipal requirements identify in local legislation.

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. In evaluating such requests, the Committee needs to be satisfied that the proposal meets the four tests set out in the *Planning Act*.

Staff comments concerning the applications for consent and the four tests to the minor variance request are as follows:

Planning staff note a similar proposal concerning the severance of the subject property into three residential lots with associated minor variances was heard by the Committee of Adjustment in September 2020. The Committee of Adjustment approved the proposed severance and subsequent minor variance applications. The decision was appealed by a third-party to the former Local Planning Appeal Tribunal (LPAT), presently known as the Ontario Land Tribunal. Prior to the scheduled LPAT appeal hearing, a settlement was reached that reduced the number of proposed lots from three to two which allowed for new dwellings to be built compliant with the by-law.

The subject property is located in the East Credit Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of the MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with existing site conditions, the surrounding context and the landscape of the character area.

City Council passed By-law 0048-2025 on April 2nd, 2025, amending City of Mississauga Zoning By-law 0225-2007, permitting semi-detached dwellings to be built in residential areas that historically have been limited to detached dwellings and establish appropriate development standards. The by-law also introduced amendments that consolidated the R1 to R11, R15, RM1 and RM2 into two new low-rise residential zones: Residential Large (RL) and Residential Small (RS), and establish new performance standards.

Staff are satisfied that the application is consistent with the official plan, as the severed lots and retained lands would be adequately sized lots for residential dwellings. Planning staff note that the amending by-law reduced the required lot frontage in the Residential Large Lot zone to 15m for interior lots and 19.5m for corner lots. The proposed lot sizes and frontages comply with the new requirements for lot area and lot frontage. Staff are of the opinion that the proposed lots are appropriate given the mix of property sizes along Carolyn Road and will not negatively impact the character of the street or the area's lot fabric. Staff have no concerns with the severances regarding the criteria set out in Section 51(24) of the Planning Act as the site is appropriately serviced and is suitable for the planned use of the property. Staff are therefore of the opinion that the application conforms to Section 51(24) of the Planning Act.

In addition to the consent applications, the applicant has submitted a minor variance application (A169.25) for a reduction in the exterior side yard setback and to permit an increase in balcony and porch encroachments. The intent of the exterior side yard and encroachment regulations in the by-law is to ensure that an adequate buffer exists between the massing of primary structures and the public realm, access to the rear yard remains unencumbered and appropriate drainage patterns are maintained. Staff are of the opinion that the balcony and porch encroachments maintain an adequate buffer between these elements and the streetscape thereby resulting in limited massing impacts on the streetscape and neighbouring residential properties. Planning staff are satisfied that the dwelling setback will maintain an appropriate rear yard access and property drainage. Transportation and Work's staff have no immediate concerns regarding the resulting drainage.

Given the above, Planning staff are satisfied that the proposal maintains the general intent and purpose of the official plan and zoning by-law, are minor in nature and represent appropriate development of the subject property. Planning staff are also of the opinion that the proposed lots and built form are appropriate for the existing residential character of the neighbourhood and are complementary to the existing lot fabric.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

**Re: C.A. 'A' 169.25
1710 Carrington Rd, Ward 6**

We note that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 14 & 15/25.

**Re: C.A. 'B' 14 & 15.25
1710 Carrington Rd, Ward 6**

This Department has no objections to the applicant's request where the intent is to create three new lots. Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare a Grading and Drainage Plan for the subject lands and submit it to this Department for review/approval. Sufficient details are to be shown to ensure grading compatibility with the adjacent lands.

Upon the review of the Grading and Drainage Plan, it may be determined that catch basins may be required and satisfactory arrangements will have to be made for the construction of same.

2. Municipal Address Requirement

Prior to the issuance of final consent, satisfactory arrangements are to be made with the Corporate Services Department, Information Technology Division, Digital Services & Mobility Section, Geospatial Solutions Group for the creation of new municipal addresses for the severed and retained lands. For further information, please contact Susie Campagna Tasca at (905) 615-3200 ext. 3088 or susie.campagnatasca@mississauga.ca.

B. GENERAL INFORMATION**1. Lot Grading and Drainage**

We advise the applicant that prior issuance of any building permits for the new dwelling(s), the owner will be required to submit a certified Lot Grading and Drainage Plan to this Department for review/approval. The Lot Grading and Drainage Plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

Access

The applicant will be required to apply for Access Modification Permits prior to building permit issuance. We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required will be the responsibility of the owner. Driveway accesses shall maintain a 1.5 m setback from aboveground features such as utilities and trees. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

According to our records there is an existing 300 mm storm sewer on Durie Road running southerly. There is also a 450 mm storm sewer on Carrington Road which connects to a 525 mm storm sewer on Durie Road running northerly.

In cases of a high groundwater table where a sump pump (if implemented) could run continuously, the applicants should consider raising the basement elevation to be at least 1.0 m above the groundwater level. It is the owner's responsibility to satisfy themselves with these conditions as the City has no obligation to address any concerns with the operating conditions of private sump pump systems.

For further information regarding the above noted comments, please contact Tony Iacobucci at (905) 615-3200 ext. 5129 or tony.iacobucci@mississauga.ca







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

Zoning has no objection to the Consent application provided that the severed and retained lands comply with the provisions of Zoning By-law 0225-2007, as amended, with respect to, among other things, minimum lot frontage, minimum lot area, setbacks to the existing building(s), on site parking, etc., or alternatively, that any minor variance(s) is approved, final and binding and/or the demolition of any existing building(s) is complete.

We further advise that the proposed lot frontage is to be calculated in accordance with the following definition:

- The applicant is advised that Lot Frontage means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line.

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: Ladan Javanbakht-Samani, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Park Planning Comments

The Parks and Culture Planning Section of the Community Services Department has reviewed the consent application and advises as follows:

1. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Nicholas Rocchetti, Planner – Park Planning, Community Services Department at 905-615-3200 ext. 4659 or via email nicholas.rocchetti@mississauga.ca.

Comments Prepared by: Nicholas Rocchetti, Planner

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the consent application and advises as follows:

City of Mississauga Forestry Staff have attended the site and identified the following City owned tree within the municipal boulevard on Durie Road:

- Manitoba Maple (29 cm DBH) – Fair Condition – \$900.00

Should the application be approved, Community Services wishes to impose the following conditions:

1. The applicant shall provide tree protection securities in the amount of \$900.00 for the preservation of the municipal tree.
2. The applicant shall provide a cash contribution of \$7,003.28 for the planting of eight (8) street trees on Carrington Road and Durie Road. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Forestry notes the following:

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.
4. The applicant shall provide framed tree hoarding at the dripline of the above noted trees prior to any construction to the satisfaction of City of Mississauga Forestry Staff. Please call Matthew McMullen at 905-615-3200 ext. 3508 or Mike Newbold at 905-615-3200 ext. 8280 to arrange a hoarding inspection.
5. Payment for street tree fees and other charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West, in the form of a certified cheque, bank draft, or money order made payable to "The Corporation of the City of Mississauga". A Submission of Fees and Securities form is required to process payment. Please contact Jamie Meston to request a Submission of Fees and Securities form and any other inquiries regarding the payment process.

A Tree Removal 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.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Heritage

The property has archaeological potential due to its proximity to a present or past watercourse or known archaeological resource. Due to the archaeological potential, an archaeological assessment must be completed. The applicant should contact the Ministry of Citizenship and Multiculturalism to determine if an archaeological assessment has been completed for this property. If an assessment has already been completed, please provide Heritage Planning with a letter from the Ministry confirming all archaeological resource concerns have met licensing and resource conservation requirements for the property. If an assessment has not been completed a licenced archaeologist with experience in (heritage resource management) must be retained by the property owner in order to meet the requirements of the Ministry.

Comments Prepared by: Andrew Douglas, Heritage Analyst

Appendix 5 – Region of Peel Comments

Development Engineering: Sabrina Martins (905) 791-7800 x3094

Comments:

- Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water/sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water/sanitary sewer servicing easements.
- 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 are 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
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be 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

- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design criteria. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca

Comments Prepared by: Ayooluwa Ayoola, Planner

Appendix 6 – Metrolinx

The subject property is located within 300m of the Canadian Pacific (CP) Galt Subdivision which carries Metrolinx's Milton GO Train service.

GO/HEAVY-RAIL – CONDITIONS OF APPROVAL

As per section 3.9 of the Federation of Canadian Municipalities and Railway Association of Canada's Guidelines for New Development in Proximity to Railway Operations, the Owner shall grant Metrolinx an environmental easement for operational emissions. The environmental easement provides clear notification to those who may acquire an interest in the subject property and reduces the potential for future land use conflicts. The environmental easement shall be registered on title of the subject property. A copy of the form of easement is included for the Owner's information. The applicant may contact jenna.auger@metrolinx.com with questions and to initiate the registration process. (It should be noted that the registration process can take up to 6 weeks).

The Proponent shall provide confirmation to Metrolinx, that the following warning clause has been inserted into all Development Agreements, Offers to Purchase, and Agreements of Purchase and Sale or Lease of each dwelling unit within 300 metres of the Railway Corridor: Warning: Metrolinx and its assigns and successors in interest operate commuter transit service within 300 metres from the subject land. In addition to the current use of these lands, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx or any railway assigns or successors as aforesaid may expand their operations, which expansion may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual units. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under these lands.

Should you have any questions or concerns, please do not hesitate to contact me.

Comments Prepared by: Jenna Auger, Project Analyst

Appendix A – Conditions of Provisional Consent

SHOULD THE COMMITTEE GRANT A PROVISIONAL CONSENT, THE FOLLOWING IS A LIST OF THE RECOMMENDED CONDITIONS TO BE ATTACHED TO THE DECISION AND THESE CONDITIONS MAY BE REVISED BY THE COMMITTEE AT THE PUBLIC MEETING.

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A" 169/25)
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated June 12, 2025.
5. A letter shall be received from the City of Mississauga, Park Planning, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated June 12, 2025.
6. A letter shall be received from the City of Mississauga, Culture Division, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated June 12, 2025.
7. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated June 12, 2025.
8. A letter shall be received from Metrolinx indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated June 12, 2025.