

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-07-03	File(s): A179.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/10/2025 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 an addition proposing an exterior side yard setback of 2.11m (approx. 6.92ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance.

## Background

**Property Address: 7355 Shallford Rd**

### Mississauga Official Plan

Character Area: Malton Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning: RL - Residential**

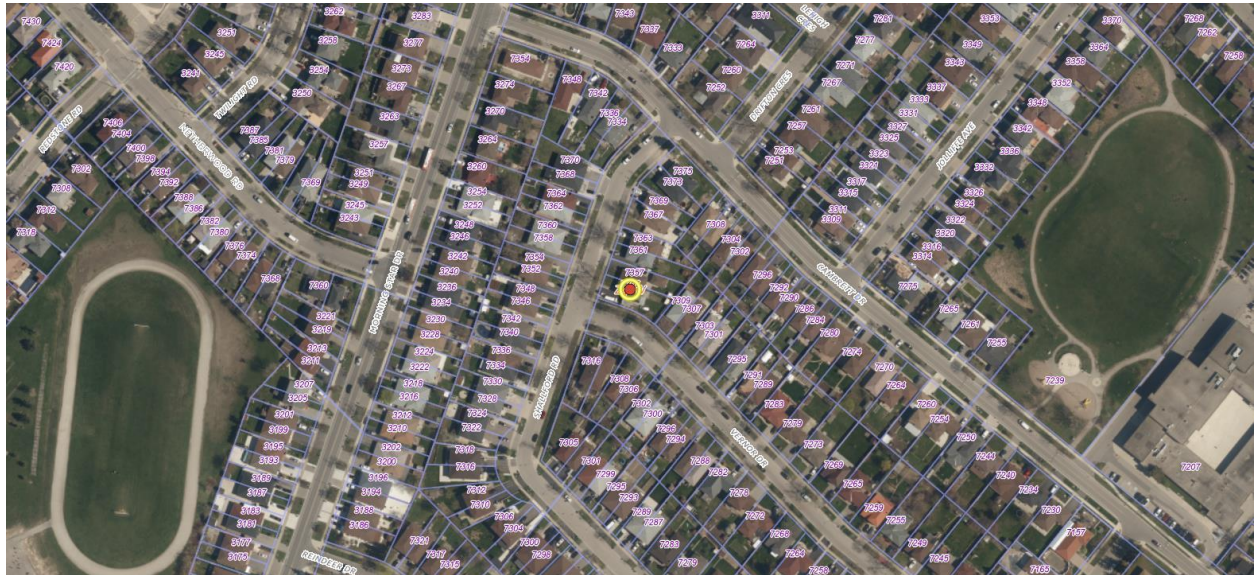
**Other Applications: BP 9ALT 25-6446**

### Site and Area Context

The subject property is located within the Malton Neighbourhood Character Area, south-west of the Goreway Dr. and Morning Star Dr. intersection. The subject property has a lot frontage of +\_

12.66m (approx. 41.53ft). The subject property contains an existing, two storey semi-detached dwelling with an attached carport in the exterior side yard. The property has minimal vegetation in the front and rear yard. The surrounding area consists predominantly of residential dwellings.

The applicant is proposing a two-storey addition in the exterior side yard requiring a variance for an exterior 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 subject property is located in the Malton Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex, triplex and other forms of low-rise residential dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions, the surrounding context, and the landscape of the character

area. Planning staff are of the opinion that the general intent and purpose of the official plan are maintained. The proposed addition maintains the existing height and general design of the dwelling, thereby maintaining the character of the neighbourhood. Staff are of the opinion that the general intent and purpose of the Official Plan is maintained.

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

The sole variance being proposed is a reduction in the exterior side yard. The general intent of the side yard regulations in the by-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties, that appropriate drainage can be provided and that access to the rear yard ultimately remains unencumbered. Staff note, the proposed addition would improve the setback to the exterior side lot line as the existing attached carport appears to be closer to the exterior side yard, based on the City's spatial imagining. Additionally, the dwelling is not parallel to the exterior lot line resulting in an increased setback as you move to the rear. Staff note the proposed addition does not require any additional variances for height, lot coverage or any others. Staff are satisfied that the addition is appropriately setback from the public realm and the existing fence provides some screening reducing impacts to the streetscape. Furthermore, the existing public boulevard provides an additional buffer to the streetscape. Staff are satisfied that the general intent and purpose of the zoning by-law is maintained.

Given the above, staff are satisfied that the proposal 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 sole variance being requested will not have a significant impact to either the surrounding context, 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**

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition will be addressed through the Building Permit Process, BP 9ALT 25-6446.









Comments Prepared by: Tony Iacobucci, Development Engineering

### **Appendix 2 – Zoning Comments**

The Building Division is processing Building Permit application BP 9ALT 25-6446. 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: Gary Gagnier, Acting Supervisor, Zoning

### **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: Brian Melnyk ([brian.melnik@peelregion.ca](mailto:brian.melnik@peelregion.ca)) | (905) 791-7800 x3602

##### **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](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