

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-07-03	File(s): A186.25
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. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

The applicant requests the Committee to approve a minor variance to allow reduced parking spaces proposing:

1. A landscaped buffer of 1.83m (approx. 6.00ft) whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer of 3.00m (approx. 9.84ft) in this instance; and
2. 194 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 254 parking spaces in this instance; and
3. 3 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 4 accessible parking spaces in this instance.

## Background

**Property Address:** 1775 Sismet Rd

### Mississauga Official Plan

Character Area: Northeast Employment Area  
Designation: Industrial

### Zoning By-law 0225-2007

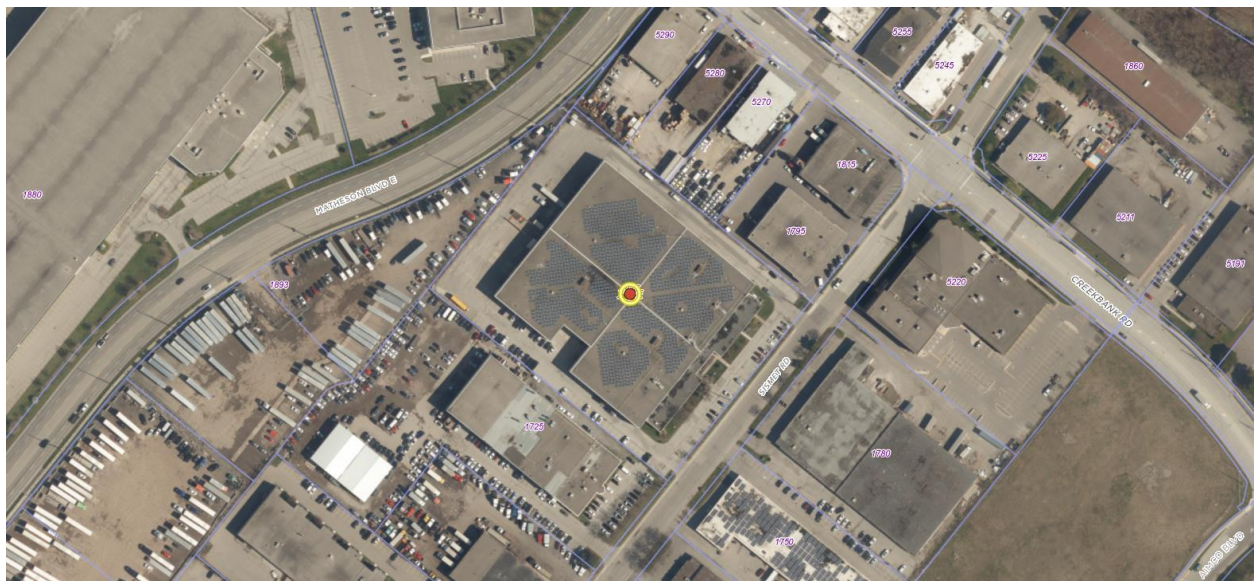
**Zoning:** E3 - Employment

**Other Applications:** C 21-8893

## Site and Area Context

The subject property is located south east of Dixie Road and Matheson Boulevard East intersection. It currently contains a one storey industrial building with an associated paved parking lot containing numerous motor vehicles, commercial motor vehicles and tires stored outdoors. The site has a lot area of 2.09ha(5.15ac) with no landscaping and vegetative elements present on the subject property. The surrounding area consists exclusively of industrial uses on lots of varying sizes, with some properties containing limited soft landscaping in the front yard.

The applicant is proposing variances for a landscape buffer, accessible parking and parking relief.



## 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:

The subject property is located in the northeast Employment Area and is designated Industrial in Schedule 10 of the Mississauga Official Plan. The industrial designation permits a variety of employment, repair and warehousing uses. 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. Staff are of the opinion the proposal maintains the general intent and purpose of the official plan.

Variance 1 proposes to legalize an existing reduced landscape buffer along Sismet Road. The intent of the landscape buffer is to ensure that an appropriate buffer exists abutting all lot lines and the permissible parking area is separate from the municipal right of way. Staff note that the reduction is not along an arterial road and is an existing condition whereby the parking spaces located along the front lot line remain adequately separated from the municipal right of way. Staff raises no concerns given the appropriately sized landscaped buffer is provided for the majority of the front property line and parking areas are adequately dispersed along the frontage.

Variances #2 and 3 are for parking reductions. The intent of the zoning by-law in quantifying the required number of parking spaces is to ensure that each lot is self-sufficient in providing adequate parking accommodations based upon its intended use. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations. Municipal Parking staff have reviewed the variances request as amended and note as follows:

Given the above, Municipal Parking staff can support the proposed parking reduction to permit a total of 194 parking spaces whereas By-law 0225-2007, as amended, requires a total of 205 parking spaces in this instance.

The applicant is advised to work with zoning to provide additional information. As such, deferring would allow the applicant to obtain validation on the accuracy of the subject variance and assurance that further variances are not required. Should revised or further variances be required in the future, the applicant would be required to return to the Committee of Adjustment.

Planning staff echo Municipal Parking staff's comments and are of the opinion that the variance maintains the general intent and purpose of both the official plan and zoning by-law, is minor in nature and represents appropriate development of the subject property.

Comments Prepared by: Sara Ukaj, Planning Associate

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the subject property and are advising that we have no objections to the landscape buffer setback.











Comments Prepared by: Tony Iacobucci, Development Engineering

## Appendix 2 – Zoning Comments

The Building Department is processing Certificate of Occupancy application C 21-8893. Based on review of the information available in this application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Alana Zheng, Planner Zoning Examination

## 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 Permit Application, 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/>.

Additionally, Forestry notes that any construction works associated with this application (such as, but not limited to, the parking lot and/or 1.83m landscaped buffer on Sismet Road), these works may impact City owned trees, possibly resulting in tree injury. Care should be taken to protect the below noted tree as best as possible:

- 1) Crab Apple 'Profusion': 13cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.5m.
- 2) Crab Apple 'Profusion': 13cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.5m.
- 3) Crab Apple 'Profusion': 11cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.5m.
- 4) Crab Apple 'Profusion': 11cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.5m.
- 5) Japanese Tree Lilac 'Ivory Silk': 6cm DBH, good-fair condition, minimum Tree Protection Zone (TPZ) 1.2m.
- 6) Japanese Tree Lilac 'Ivory Silk': 6cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.2m.
- 7) Japanese Tree Lilac 'Ivory Silk': 5cm DBH, poor condition, minimum Tree Protection Zone (TPZ) 1.2m.
- 8) Crab Apple 'Profusion': 11cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.5m.

- 9) Crab Apple 'Profusion': 11.5cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.5m.
- 10) Crab Apple 'Profusion': 12.5cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.5m.
- 11) Crab Apple 'Profusion': 12cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.5m.

If necessary, Tree Protection Hoarding for City trees shall be installed as per By-law 0020-2022. Any public tree injuries and/or removals need to apply for Tree Application Permits as noted in Item 1. As per this By-law, no person shall perform any work within a TPZ without a valid permit.

For privately owned trees to be protected, and where necessary, Tree Protection Hoarding shall be installed as per By-law 0021-2022. Any private tree injuries and/or removals (for trees 15cm DBH or greater) need to apply for Tree Application Permits as noted in Item 2.

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.melnyk@peelregion.ca](mailto:brian.melnyk@peelregion.ca)) | (905) 791-7800 x3602  
**Comments:**

- A 400mm watermain is installed within the boulevard fronting the property. Please be advised that unauthorized encroachments on Regional Infrastructure will not be permitted.
- For location of existing water and sanitary sewer infrastructure, please contact Records at (905) 791-7800 x7993 or by e-mail [PWSERVICERequests@peelregion.ca](mailto:PWSERVICERequests@peelregion.ca).

Comments Prepared by: Petrele Francois, Junior Planner