

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): B29.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 8/28/2025 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

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 47.00m (approx. 154.20ft) and an area of approximately 3,785.00sq m (approx. 40,741.40sq ft).

## Background

**Property Address:** 6945 Meadowvale Town Centre Cir

### Mississauga Official Plan

Character Area: Meadowvale Community Node  
Designation: Mixed Use

### Zoning By-law 0225-2007

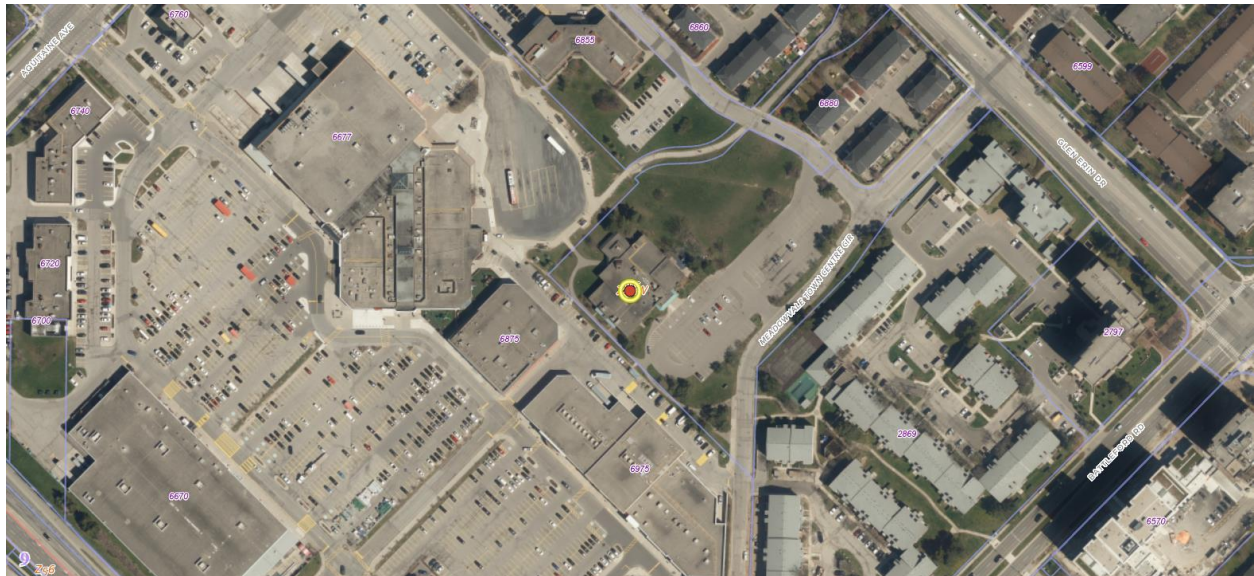
**Zoning:** C3 - Commercial

### Site and Area Context

The subject property is located north-west of the Glen Erin Drive and Battleford Road intersection in the Meadowvale Community Node Character Area. It currently contains a one-storey Place of Worship and the associated parking lot. The subject property has a lot area of 1.79 ha (4.42 ac) and a lot frontage of 14.93m (48.98 ft). There is significant existing soft landscaping and vegetative elements on the subject property. The surrounding area contexts of

a mix of uses including commercial, retail and residential. Additionally, the Meadowvale Town Centre shopping mall abuts the subject property at the north and east corner.

The applicant is proposing to sever the subject property for the purposes of a 6-storey mixed use residential building on the severed 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.

Staff comments concerning the application are as follows:

The subject property is located in the Meadowvale Community Node Character Area and is designated Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP). These policies allow for diverse mix of uses both on the subject and surrounding properties.

Section 51(24) of the Planning Act sets out the criteria for accessing the subdivision of land. Two of the criteria outlined in the Planning Act specifically deal with access and serviceability. The proposed application would create a lot whose frontage is on a privately owned road. Staff cannot confirm whether the severed lot would be able to retain access rights via the private road. Furthermore, staff have not been able to confirm how the severed lot would be serviced without understanding if the services in the private road are publicly or privately owned. These two issues raise concerns regarding the serviceability and access of the proposed severed lot.

Therefore, Planning staff recommend deferral of the application to allow the applicant an opportunity to properly address future access and servicing of the proposed severed lot including fire protection.

Comments Prepared by: Sara Ukaj, Planning Associate

## Appendices

### Appendix 1 – Transportation and Works Comments

This department has no objections to the applicant's request to create a new lot. Our understanding is that the subject lands, municipally known as 6945 Meadowvale Town Centre Circle, are intending to sell a portion of their lands, specifically Part 1 on Plan 43R-41925. The information provided indicates that it is the buyer's intention to construct a six (6) storey mixed - use residential building on these lands which would require a rezoning application.

It should be acknowledged that Meadowvale Town Centre Circle is not public right-of-way and in this regard, the subject lands do not have direct frontage onto a municipal roadway. The Solicitor Letter prepared by Miller Thomson LLP dated July 11, 2025, submitted with this application acknowledges this, however, to their knowledge the lands enjoy the benefits of registered pedestrian, motor vehicle and servicing utility easements with a right-of-way leading to public roadways. The Solicitor Letter also indicates that a thorough title investigation is underway to confirm the legality of the use of the driveway for access purposes, or alternatively if new or modifications to the existing easements are required.

In view of the above and should the Committee see merit in the applicant's request, we are providing the following condition/requirement to be imposed as a condition of approval:

A. Items Required Prior to the Issuance of Final Consent

1. Solicitor Letter Confirming Legal Access/Service to Meadowvale Town Centre Circle

Acknowledging that Meadowvale Town Centre Circle is not a public roadway and the subject lands do not have direct frontage onto a municipal roadway, the applicant's solicitor is to provide confirmation that the subject lands have legal access to the private roadway and municipal services.

The Solicitor Letter prepared by Miller Thomson LLP dated July 11, 2025, submitted with this application acknowledges the private roadway and to their knowledge the lands do enjoy the benefits of registered pedestrian, motor vehicle and servicing utility easements and rights-of-way leading to public roadways. The Solicitor Letter also indicates that a thorough title investigation is underway to confirm the legality of the use of the driveway for access purposes, or alternatively if new or modifications to the existing easements are required.

In view of the above and should it be determined that new private easements would have to be established, then a Solicitor Letter describing the new private easement(s)

required is to be submitted for our review/approval. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and be incorporated into the Certificate of Secretary-Treasurer.

**B. General Information**

**1. Site Plan Approval**

Any re-development of the subject lands will require the owner obtaining Site Plan Approval where any site-specific conditions/requirements relating to detailed lot grading and drainage, servicing, access, etc. can be addressed.

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.

Comments Prepared by: Ladan Javanbakht-Samani, Zoning Examiner

**Appendix 3 – 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 4 – Region of Peel Comments**

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)|(905) 791-7800 x6019

**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.

**Conditions:**

- Arrangements satisfactory to the Region of Peel, Public Works Department shall be made with respect to the location of existing and installation of new services and/or possible required private/municipal service easements.

Comments Prepared by: Petrele Francois, Junior Planner

**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.
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 August 21, 2025.
5. 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 August 21, 2025.
6. 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 August 21, 2025.