

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): A219.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/28/2025 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 interior side yard setback of 3.00m (approx. 9.84ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 6.16m (approx. 20.21ft) in this instance.

Background

Property Address: 7170 Tranmere Dr

Mississauga Official Plan

Character Area: Northeast Employment Area (West)
Designation: Industrial

Zoning By-law 0225-2007

Zoning: E3 - Employment

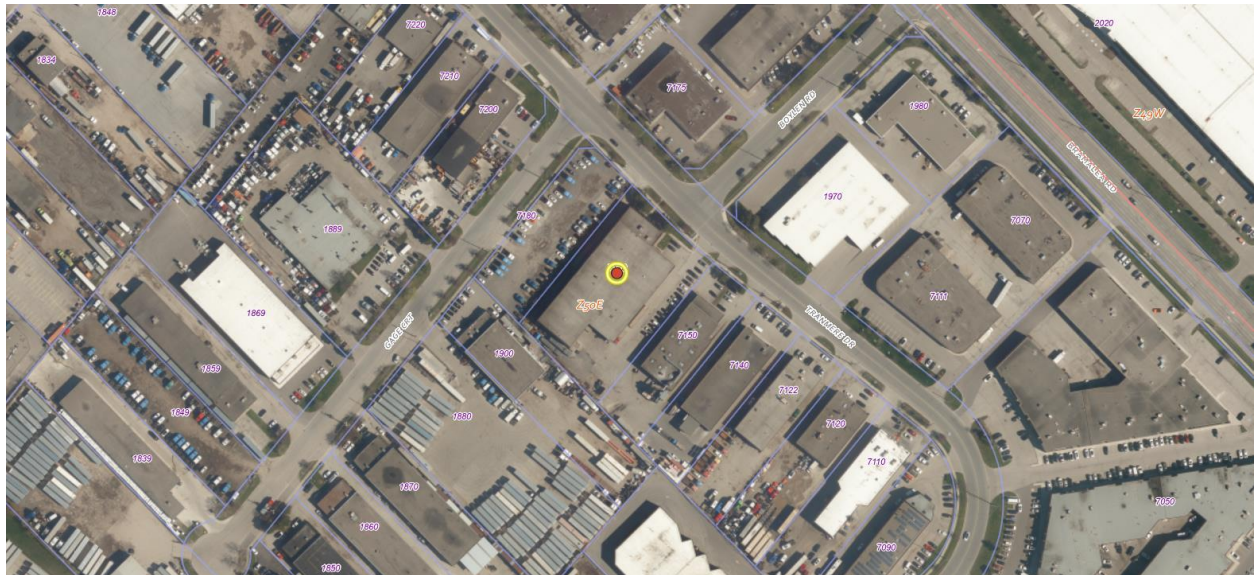
Other Applications: BP 24-2493

Site and Area Context

The subject property is an industrial building located north-west of the Derry Rd E and Bramalea Rd intersection. The subject property is an interior parcel with a lot area of +/- 5941.85m² and a

lot frontage of +/- 61.40m and has minimal vegetation and landscape elements along the front lot line. From a land-use perspective, the immediate neighbourhood consists exclusively of industrial employment uses with limited vegetation and landscaping kept to the periphery of the property. Properties within the immediate vicinity possess lot frontages of +/- 35.00m.

The applicant has proposed an addition to the existing industrial structure requiring a variance for a 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:

Staff note a previous minor variance application was approved by the Committee of Adjustment for variances related to parking spaces, rear yard setback and aisle widths on February 25th, 2021. Since then, the applicant has had to return to the Committee of Adjustment because of an additional variance identified during the Building Permit review.

The site is located within the Northeast Employment Character Area and is designated Industrial by the Mississauga Official Plan (MOP). The applicant's proposal of an addition to the existing

steel manufacturing building meets the purpose and general intent of the official plan as the designation permits manufacturing.

The sole variance being requested relates to a side yard setback measured to the proposed addition. The intent of the side yard setback regulation is to ensure an adequate buffer between structures on abutting properties, appropriate drainage can be maintained and unencumbered access is provided to different areas on the subject property. Based on the drawings provided, there are no proposed changes to the built form of the addition since the application in 2021. Staff note that the proposed 3.00m (9.84ft) reduction in the side yard setback is for approximately half of the building length with the rest of the dwelling meeting by-law requirements. Staff are of the opinion that an adequate buffer is maintained between the proposed addition and the abutting property.

Given the above, Planning staff are of the opinion that the proposal maintains the general intent and purpose of 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

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 (BPA-97387).







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application 24-2493. 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: Andrea Patsalides, 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:

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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.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

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

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.
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer infrastructure, please contact Records at (905) 791-7800 x7993 or by e-mail PWSERVICERequests@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.

Comments Prepared by: Petrele Francois, Junior Planner