

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): A259.25
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 Committee to approve a minor variance proposing:

1. A rectangular area of garage measured from the inside face of walls of 2.75m x 4.88m (approx. 9.02ft x 16.01ft) whereas By-law 0225-2007, as amended, requires a minimum rectangular area of garage measured from the inside face of walls of 2.75m x 6.00m (approx. 9.02ft x 19.69ft) in this instance;
2. An unobstructed area for parking of 2.75m x 4.88m x 2.00m (approx. 9.02ft x 16.01ft x 6.56ft) whereas By-law 0225-2007, as amended, requires a minimum unobstructed area for parking of 2.75m x 6.00m x 2.00m (approx. 9.02ft x 19.69ft x 6.56ft) in this instance;
3. A driveway setback of 0m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.61m (approx. 2.00ft) in this instance;
4. A soft landscaped area in the front yard of 26.56% whereas By-law 0225-2007, as amended, requires a minimum soft landscaped area in the front yard of 30.00% in this instance; and
5. A driveway width of 8.13m (approx. 26.67ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

Background

Property Address: 4339 Radisson Cres

Mississauga Official Plan

Character Area: Central Erin Mills Neighborhood

Designation: Residential Low Density II

Zoning By-law 0225-2007

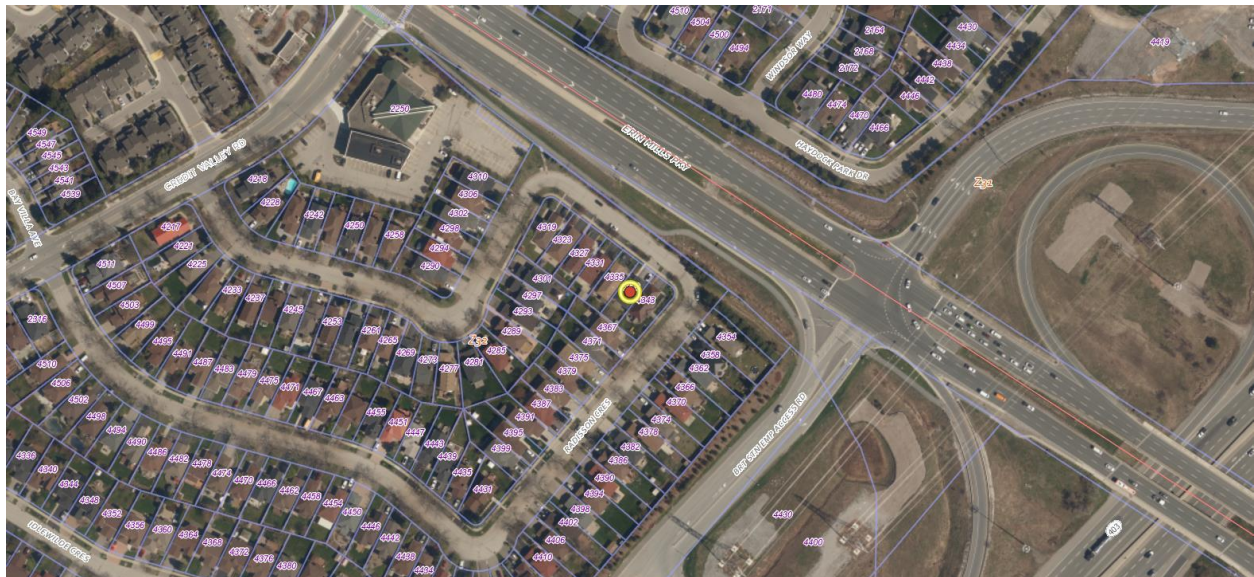
Zoning: RS - Residential

Other Applications: Building Permit (BP) application 24-4569

Site and Area Context

The subject property is located south-west of the Eglinton Avenue West and Erin Mills Parkway intersection in the Central Erin Mills neighbourhood. It currently contains a two-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present in the front yard. The property has a lot frontage of +/- 11m (+/- 36ft), characteristic of other lots in the neighbourhood. The surrounding context is predominantly residential, consisting of detached dwellings.

The applicant is proposing to legalize an existing driveway and garage requiring variances for driveway width, setback, soft landscaping, a garage and parking space size.



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 are as follows:

The subject property is located in the Central Erin Mills Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). Section 9.1 of the MOP states that driveway widths and associated setbacks should respect the identity and character of the surrounding context.

Variance #4 proposes a reduction in soft landscaping and Variance #5 relates to the driveway width. The intent of the driveway width regulations in the by-law are to permit a driveway that can accommodate the required parking, with the remainder of the front yard being soft landscaped area. The intent of the driveway setback regulation is to ensure appropriate drainage can be maintained and a visual separation of properties is provided. The intent of a soft landscape area is to maintain the character and identity established for the neighbourhood, while also ensuring that hardscaping does not dominate the lot frontage.

The subject lot has a frontage of approximately 11m (36ft), of which the driveway constitutes 8.34m (26.6ft). Staff are of the opinion that the driveway width is excessive and can accommodate additional parking not planned for in the neighbourhood. Furthermore, the subject property's driveway represents a significant amount of hardscaping which presents a significant impact to the streetscape. While larger driveways are common in the neighbourhood, staff are of the opinion that, as currently proposed, the driveway does not meet the general intent or purpose of the zoning by-law and is not minor in nature. Staff therefore recommend that the application be deferred to allow the applicant to reduce the size of the driveway.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the property. We advise that our Development Construction Section has been on site through the review of secondary unit application SEC UNIT-24/4569 and have no drainage concerns.

Comments Prepared by: John Salvino, Development Engineering Technologist











Appendix 2 – Zoning Comments

The Building Division is processing Building Permit (BP) application 24-4569. Based on the review of the information available in this application, the requested variance(s) #1 & #2 are correct.

Variances #3-5 are outside of the scope of work for BP 24-4569 and have not been formally reviewed by Zoning during this BP Application Process. Any proposed exterior changes to the property could be reviewed and confirmed via the Preliminary Zoning Review Process.

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: Andrew Wemekamp, 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:

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 widening the driveway may impact the location of the property line water service shut-off valves, which are owned by the Region of Peel. All water services shall have shut-off valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. If the water service shut-off needs to be adjusted, please contact Public Works Customer Service at (905) 791-7800 x4409 or by email publicworkscustserv@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 5 – Ministry of Transportation of Ontario

The subject site described above appears to be located within the MTO Permit Control Area for Highway 403; as a result, the applicant should be made aware that an MTO Building & Land Use Permit(s) will be required from this office prior to the start of any onsite construction/works.

Information regarding the application process, forms and the policy can be found at the following link: <https://www.ontario.ca/page/highway-corridor-management>

Comments Prepared by: Nicole Hajjar, Corridor Management Officer