

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): A69.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/28/2025 1:00:00 PM

## Consolidated Recommendation

The City has no objection to variance #1, however, refuse variance #2. 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 the construction of a new dwelling proposing:

1. A gross floor area – infill residential of 341.10sq m (approx. 3,671.57sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 266.13sq m (approx. 2,864.60sq ft) in this instance; and
2. A walkway width of 3.06m (approx. 10.04ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance.

## Background

**Property Address:** 3138 Bonaventure Dr

### Mississauga Official Plan

Character Area: Malton Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R3-69-Residential

**Other Applications:** None

The application previously came before the Committee of Adjustment on April 3<sup>rd</sup>, 2025. The application was deferred to allow the applicant an opportunity to complete a fulsome zoning review to ensure the correct variances were captured. Through the zoning review process,

based on the recent zone consolidation that passed on April 2<sup>nd</sup>, 2025, the dwelling and eave height variances are not longer required.

The site is located within the Malton Neighbourhood and is designated Residential Low Density II by the Mississauga Official Plan (MOP).

Staff note that the proposed GFA has increased by approximately 5m<sup>2</sup>, as there is negligible change in the proposal, staff comments remain the same. Staff are of the opinion that variance #1 is appropriate to be handled through the minor variance process and further that the application raises no concerns of a planning nature.

Based on the drawings provided, staff cannot support the proposed walkway width of 3.06 m (10.04 ft) because the proposed walkway can provide additional parking and vehicular movement. Staff note that the application previously before the Committee proposed a walkway width of 1.86 m (6.10 ft), which was more consistent with the regulation intent to define a pedestrian entryway and preventing vehicular access or parking.

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 dwelling will be addressed through the Building Permit process.







Comments Prepared by: Tony Iacobucci, Development Engineering

## **Appendix 2 – Zoning Comments**

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Ladan Javanbakht-Samani, 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](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician

## Appendix 4 – Region of Peel Comments

### Minor Variance Application: A-25-069M / 3138 Bonaventure Drive

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 may be required. Regional Site Servicing Connection approvals may be required prior to the local municipality issuing full building permit. 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

## Appendix 5- Conservation Authority Comments

TRCA staff have received the second circulation of the above noted application to allow the construction of a new dwelling proposing:

1. A gross floor area – infill residential of 341.10sq m (approx. 3,671.57sq ft) whereas By-law 0225-2007, as amended,

permits a maximum gross floor area – infill residential of 266.13sq m (approx. 2,864.60sq ft) in this instance; and

2. A walkway width of 3.06m (approx. 10.04ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance.

TRCA staff comments remain the same as the attached letter dated March 19, 2025. We thank the applicant for their payment of the TRCA planning review fee.

As noted, future driveway widening will require a TRCA permit.

Comments Prepared by: Mariana Janakovic, Planner