

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): A103.25
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. The applicant may wish to defer the application to ensure the accuracy of the requested variances and to determine if additional variances are required.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A combined width of side yards of 2.97m (approx. 9.74ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 4.11m (approx. 13.48ft) in this instance;
2. A gross floor area – infill residential of 370.13sq m (approx. 3,984.05sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 329.26sq m (approx. 3,544.13sq ft) in this instance; and
3. A height to flat roof (dormers) of 8.83m (approx. 28.97ft) whereas By-law 0225-2007, as amended, permits a maximum height to flat roof of 7.50m (approx. 24.61ft) in this instance.

Background

Property Address: 586 Exbury Cres

Mississauga Official Plan

Character Area: **Mineola Neighborhood**
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RL-9 - Residential

Other Applications: None

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, south-west of the Cawthra Road and South Service Road intersection. The immediate neighbourhood is entirely residential consisting of one, one and half and two-storey detached dwellings, on lots with mature vegetation in the front yards. The subject property contains a one-storey detached dwelling with vegetation in the front yard. There are a mix of residential and commercial uses in the vicinity along South Service Road.

The applicant is proposing to construct a new dwelling requesting variances related to combined side yard setback, gross floor area (GFA) and dwelling dormer height.



This application previously came before the Committee of Adjustment on May 29th, 2025. The application was deferred to allow the applicant an opportunity to address Planning staff concerns regarding the proposed GFA.

The applicant has worked with Planning staff to redesign the dwelling and reduce the overall proposed GFA from 504.82m² (5,433.83ft²) to 370.13m² (approx. 3,984.04ft²). Additionally, the applicant has removed five variances, relating to second storey setbacks, eave heights and dwelling as they are no longer required based on the zoning by-law lot consolidation passed on April 2nd, 2025.

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is designated Residential Low Density II on Schedule 10 of the Mississauga Official Plan (MOP). This designation only permits detached dwellings in this instance. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. Staff are satisfied that the proposal respects the designated land uses. Planning staff are of the opinion that the proposed built form of the detached dwelling is appropriate for the subject property given surrounding conditions and will not negatively impact the streetscape.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variance #1 requests relief in the combined side yard width. Staff note that the proposed dwelling provides adequate individual setbacks for both the side yards and meets the individual side yard setback requirements under the zoning by-law. Staff are of the opinion that the dwelling maintains sufficient buffer between primary structures on neighboring properties. Further, through a review of the immediate neighborhood, staff are satisfied that the proposed setbacks are consistent with the setbacks found in the immediate area.

Variance #2 pertains to an increase in the gross floor area (GFA). The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings and ensure the existing and planned character of a neighbourhood is preserved. Staff are satisfied that the proposed GFA is consistent with new detached dwellings in the immediate area and has limited impacts to both abutting properties and the streetscape. Staff note, that 10% of the proposed GFA is a result of the attached garage for the residential dwelling having a lot coverage of 27.3% which is within the permissions of the by-law. Staff also note that no variance has been requested for overall height, further mitigating any massing impacts.

Variances #3 pertains to a dwelling height. The intent in restricting height to the flat roof is to reduce the overall massing of a flat roof dwelling and minimize its negative impacts on the streetscape and neighbouring properties. Planning staff note the dwelling presents the roof line as a sloped roof from the streetscape and that the flat roof variance is technical due to the design of the roof. Under the sloped roof regulations, the subject lot would be permitted a maximum roof height of 10.70 m, whereas 10.66 m is proposed. Staff are of the opinion that the variance is technical in nature as the proposed dwelling meets the intent of the height regulation with the height being limited to two-storeys. Furthermore, staff note that the dwelling presents itself as a sloped roof dwelling reducing its visual impact. Staff are satisfied that the dwelling

maintains an appropriate height and does not negatively impact the streetscape and neighbouring properties in this instance.

Given the above, Staff are satisfied that the intent and purpose of the zoning by-law is maintained.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff are satisfied that the proposal represents the appropriate development of the subject lands. The variances, both individually and cumulatively, are minor in nature and the proposal will not create any undue impacts to adjoining properties or the planned or existing character of the area.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

As per our previous comments for the May 29, 2025 hearing date, we are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed through the future Building Permit process.

Comments Prepared by: John Salvino, Development Engineering Technologist

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.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

Development Engineering: Brian Melnyk (brian.melnyk@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. 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.
- 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.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design criteria. 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