City of Mississauga

Memorandum:
City Department and Agency Comments

Date Finalized: 2026-04-30 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): B71.25 A515.25 A516.25 Meeting date:5/7/2026 1:00:00 PM

Consolidated Recommendation

The City has no objections to the consent and minor variance applications.

Application Details

B71.25:
The applicant requests the consent of the Committee to sever a parcel of land to create a new lot and easements. The parcel of land has a frontage of approximately 137.40m (approx. 450.79ft) and an area of approximately 45,661.25sq m (approx. 491,493.60sq ft).

A515.25:
The applicant requests the Committee to approve a minor variance for the severed land of B71.25 to allow:
1. A front yard setback of 6.88m (approx. 22.57ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
2. A parking aisle of 3.50m (approx. 11.48ft) whereas By-law 0225-2007, as amended, requires a minimum parking aisle of 7.00m (approx. 22.97ft) in this instance; and
3. 163 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 191 parking spaces in this instance.

A516.25:
The applicant requests the Committee to approve a minor variance for the retained land of B71.25 to allow:
1. A landscape buffer of 2.65m (approx. 8.69ft) along front and exterior lot lines whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx.14.76ft) along front and exterior lot lines in this instance;
2. A parking aisle of 3.50m (approx. 11.48ft) whereas By-law 0225-2007, as amended,

requires a minimum parking aisle of 7.00m (approx. 22.97ft) in this instance; and
3. 365 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 473 parking spaces in this instance.

Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent
- The variance application approved under File(s) A515.25 and A516.25 must be finalized

Recommended Conditions and/or Terms of minor variance

- Variance(s) approved under file(s) A515.25 and A516.25 shall lapse if the consent application under file B71.25is not finalized within the time prescribed by legislation.

Background

Property Address: 705, 745 & 795 Hazelhurst Rd

Mississauga Official Plan

Character Area: Southdown Employment Area
Designation: Industrial

Zoning By-law 0225-2007

Zoning: E3-16 - Industrial; E2-127 - Employment

Other Applications: Preliminary Zoning Review application PREAPP 25-10141

Site and Area Context

The subject site is located southeast of the Winston Churchill Boulevard and Royal Windsor Drive intersection. The property has an approximate lot area of 12.2 ha (30.1ac). The subject property currently contains three single-storey industrial buildings. The immediate surrounding uses primarily consist of industrial uses. The property was subject to Site Plan applications under files SP 20 105, SP 21 164 and SPAX 23 35.

The applicant is proposing to sever the existing property into two parcels, requesting variances for parking aisle width, number of parking spaces, front yard setback and landscape buffer.

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.

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. In evaluating such requests, the Committee needs to be satisfied that the proposal meets the four tests set out in the *Planning Act*.

Staff comments concerning the applications for consent and the four tests to the minor variance request are as follows:

The subject property is designated Industrial in Schedule 10 of the Mississauga Official Plan (MOP). The proposal does not alter the existing industrial use.

The subject property currently contains 3 industrial buildings. The consent application proposes a severance of the parcel into two lots with the severed lot having one of the buildings and the retained parcel containing the other two. The proposed severance results in variances pertaining to parking aisle width, number of parking spaces, front yard setback and landscape buffer.

The subject application was before the Committee of Adjustment on March 5, 2026, for an identical proposal. The applications were deferred to allow the applicant to submit a satisfactory Parking Justification Study. No other changes have been made to the proposal.
Staff are satisfied that the proposed severance application is consistent with the official plan as the severed and retained lands will provide for adequately sized lots for the existing buildings. Development Engineering and Construction staff comments address the required easements, and a 'Shared Facilities Agreement' letter are recommended conditions of the provisional consent. This will ensure that the subject property continue to function as it did prior to the proposed severance applications. Staff note there is no development or change in use proposed and no minor variances are required for lot sizes or frontages. Staff have no concerns with the severance regarding the criteria set out in Section 51(24) of the Planning Act, as the site is appropriately serviced and is suitable for the planned use of the property. Staff are therefore of the opinion that the application conforms to Section 51(24) of the Planning Act.

Variance #1 (A515.25) requests a reduction in the front yard setback. The setback is an existing condition and improves to approximately 7m as the building and lot line are not parallel. Staff are satisfied that the reduction in the front yard poses no negative impacts, is consistent with the streetscape and is a minor reduction numerically.

Variance #1 (A516.25) requests a reduction in the landscape buffer to the front and exterior lot line. The intent of this portion of the by-law is to ensure that an appropriate buffer exists abutting all lot lines and that the on-site parking area is separate from the municipal right-of-way along for site landscaping. Staff note that landscaped area in the municipal boulevard maintains an appropriate visual buffer along all lot lines. The proposed reduction is existing and poses no negative impacts to the existing and planned uses in the immediate area.

Variance #2 (A515.25 and A516.25) pertains to parking aisle width. The intent of this regulation is to ensure there is sufficient spaces for vehicles to access and exit parking and loading stalls while allowing for adequate circulation within the subject property. Staff note the parking aisle width variances have been triggered due to the existing drive aisle conditions and the proposed severance line splitting the existing aisle into two equal parts. As noted above, reciprocal easements for shared vehicle and pedestrian access across the shared drive aisles will allow the subject properties to continue to function as previously approved and in a cohesive manner.

Variance # 3 for both A515.25 and A516.25 request a reduction in the number of parking spaces. The intent of the zoning by-law in quantifying the required number of parking spaces is to ensure that each lot is self-sufficient in providing adequate parking accommodations based upon its intended use. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations. Municipal Parking staff have reviewed the variance request and note as follows:

A – 515/25 With respect to Committee of Adjustment application 'A' 515/25, 705, 745, and 795 Hazelhurst Road (Ward 2), the Applicant is requesting the Committee to approve a minor variance for the severed land of B71/25 to allow reduced parking on the subject property proposing:

1. 163 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 191 parking spaces in this instance.

One single-tenant industrial warehouse building is located on the severed land (705 Hazelhurst Road). The subject site is in Parking Precinct 4 and is not within a protected Major Transit Station Area (MTSA). The site will be deficient 28 parking spaces or 15%.

The Application was previously deferred as the required justification to support the proposed parking reduction was not provided. As the parking deficiency is greater than 10% from the existing Zoning By-law 0225-2007, as amended, per the Parking Terms of Reference a satisfactory Parking Utilization Study (PUS) is required.

The Applicant has submitted a Parking Utilization Study dated March 26, 2026, in support of the proposed parking reduction. LEA Consulting Limited (LEA) undertook the survey at the subject site over four weekdays in December 2025.

LEA determined a peak parking demand rate of 0.05 spaces per 100 m^2 GFA, which is equivalent to 13 parking spaces. LEA advised that the existing warehouse/industrial use is highly automated and is representative of the typical tenant. Per the findings of the LEA PUS, the proposed parking supply exceeds observed demand under normal industrial operating conditions.

Per Zoning Staff review, 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.

Given the above, Municipal Parking staff can support the proposed parking reduction to permit a minimum warehouse parking rate of 0.62 spaces per 100 m^2 of non-residential Gross Floor Area (GFA), (163 parking spaces), in this instance.

A – 516/25 With respect to Committee of Adjustment application 'A' 516/25, 705, 745, and 795 Hazelhurst Road (Ward 2), the Applicant is requesting the Committee to approve a minor variance for the retained land of B71/25 to allow reduced parking on the subject property proposing:

1. 365 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 473 parking spaces in this instance.

Two multi-unit industrial warehouse buildings are located on the retained land (745 and 795 Hazelhurst Road). The subject site is in Parking Precinct 4 and is not within a protected Major Transit Station Area (MTSA). The site will be deficient 108 parking spaces or 23%.

The Application was previously deferred as the required justification to support the proposed parking reduction was not provided. As the parking deficiency is greater than 10% from the existing Zoning By-law 0225-2007, as amended, per the Parking Terms of Reference a satisfactory Parking Utilization Study (PUS) is required.

The Applicant has submitted a Parking Utilization Study dated March 26, 2026, in support of the proposed parking reduction. LEA Consulting Limited (LEA) undertook a proxy survey at the adjacent site (705 Hazelhurst Road) over four weekdays in December 2025.

LEA determined a peak parking demand rate of 0.05 spaces per 100 m^2 GFA, which is equivalent to 13 parking spaces. LEA advised that the existing warehouse/industrial use is highly automated and is representative of the typical tenant. Per the findings of the LEA PUS, the proposed parking supply exceeds observed demand under normal industrial operating conditions.

Per Zoning Staff review, 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.

Given the above, Municipal Parking staff can support the proposed parking reduction to permit a minimum warehouse parking rate of 0.83 spaces per 100 m^2 of non-residential Gross Floor Area (GFA), (365 parking spaces), in this instance.

Based on the preceding information, staff are satisfied that the proposal meets the general intent and purpose of both the official plan and zoning by-law. Staff are further satisfied that the application is appropriate and desirable in nature. As such, staff have no concerns with the applications.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Development Engineering & Construction

As per our previous comments for the March 5, 2026 hearing date, we are noting for Committee's information that any Development Engineering and Construction Section concerns/requirements for the proposal will be dealt with through B-71/25.

We note that this property was the subject of a Site Plan application (SP-20/105) where the applicant had entered into a Development Agreement with Municipal Infrastructure Schedules with The City of Mississauga. It included the extension of Hazelhurst Road to the intersection of Winston Churchill Blvd. to facilitate the construction of the 3 industrial buildings on the north side of Hazelhurst Road as well as the construction of the Storm Water Management Pond on the south side.

Should Committee see merit in the subject application we are providing the following conditions/requirements that will have to be addressed to the satisfaction of this department prior to the issuance of final consent:

A. Items Required Prior to the Issuance of Final Consent

1. Servicing Plan/Site Plan

A detailed Servicing/Site Plan is to be submitted for our review/approval which would clearly identify the location of any existing underground services to the existing buildings located on this property, the location of all utilities on site as well as the proposed locations of the driveway entrances, building footprints and location of all easements required for the site. Upon review of the Servicing/Site Plan and only if it is indicated that there are any underground services to existing buildings traversing the proposed severance line, the location and width of any required easements can be addressed.

2. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and shows how the surface drainage on the severed parcel will be self-contained and collected and submit the grading and drainage proposal to this department for review/approval.

3. Solicitor's Letter

During the Municipal Agreement that the applicant entered into with The City of Mississauga for the extension of Hazelhurst Road, there were several easements that needed to be established in order for the Storm Water Management Pond to be located on a separate parcel of land on

the south side of Hazelhurst Road. The applicant's Solicitor is to provide a letter explaining how the functionality of the site will continue considering the proposed severances that are being asked for.

The letter shall explain the existing/new easements and/or maintenance/shared facilities arrangements that may be required amongst the new separate parcels.

4. Draft Reference Plan/Schedule

The proposed parcels will require a private easement(s) in favour of each other for ingress and egress of both pedestrian and vehicular traffic to access the parking stalls, all required servicing for the buildings, as well as the storm water management pond parcel on the south side of Hazelhurst Road.

The applicant/owner is to provide a Draft Reference Plan that shows the new easements as parts along with a letter prepared by their Solicitor which describes any new private easement(s) to be established. It should be acknowledged that any documentation received will be forwarded as an attachment to our clearance memo to the Committee of Adjustment so that any new proposed private easement can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

5. Traffic Planning Section

The applicant will be required to provide the appropriate legal documentation confirming that mutual right of way/servicing easements and maintenance agreements have been established between the retained parcel and parcel to be severed. The City will require that acceptable easements over these "mutual use" areas be maintained on title in perpetuity.

6. Shared Facilities Agreement Letter

A Shared Facilities Agreement will be required between the new parcels of land to address the shared infrastructure for long term maintenance responsibilities once new ownership has been established.

The applicant's Solicitor is to supply a "Letter of Intent" stating that once the parcels have been established, a Shared Facilities Agreement will be entered into amongst the new owners.

B. GENERAL INFORMATION

1. Servicing

We note for the owner's information that all costs incurred in providing the required services (i.e., sanitary, water, storm, hydro, gas, etc.) to the subject lands will be the responsibility of the owner.

2. Access

We advise the applicant that all costs incurred in providing any new driveway entrances to the subject lands or any modifications/reinstatement required (including the existing driveway), would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.

3. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for any new dwellings will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

4. Storm Sewer Outlet

The storm sewer outlet for the retained lands is the existing 375mm storm sewer on Hazelhurst Road. The applicant is encouraged to design the basement elevation 1 meter above the obvert of the storm sewer on the street to eliminate the need for a sump pump.

Please note that in cases of a high groundwater table where a sump pump could run continuously if a sump pump was implemented, the applicants should consider raising the basement elevation to be at least 1.0 meter above the groundwater level. It is the owner's responsibility to satisfy themselves with these conditions as the City has no obligation to address any concerns with the operating conditions of private sump pump systems.

G. Russell,
Supervisor, Development Engineering South
905-615-3200, ext. 5833

Comments Prepared by: Geoff Russell, Supervisor, Development Engineering - South

Appendix 2 – Zoning

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.

The Building Division is processing Preliminary Zoning Review application PREAPP 25-10141. Based on the review of the information available in this application, the requested variances are 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: Alana Zheng, Planner Zoning Examination

Appendix 3 – Parks, Forestry & Environment

Park Planning Comments

The Park Planning Section of the Community Services Department has reviewed the consent application and advises as follows:

1. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Ritika Nair, Planner - Park Planning, Community Services Department at 905-615-3200 ext. 2587 or via email ritika.nair@mississauga.ca.

Comments Prepared by: Ritika Nair, Planner

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted consent application. Should the application be approved, Forestry wishes to impose the following conditions:

1. The applicant shall provide a cash contribution of $12 623.38 for the planting of fourteen (14) street tree on Hazelhurst Rd. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

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.

4. Payment for street tree fees and other charges can be made at the Parks and Forestry customer service counter located at 3240 Mavis Rd, in the form of a certified cheque, bank draft, or money order made payable to "The Corporation of the City of Mississauga". A Submission of Fees and Securities form is required to process payment. Please contact Rita Di Michele to request a Submission of Fees and Securities form and any other inquires regarding the payment process.

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/.

Additionally, the eastern boundary of the subject property is directly adjacent to a *candidate Significant Natural Area* associated with marsh wetland community that would qualify as a *Significant Wetland* in accordance with the criteria outlined in the Glossary of the Mississauga Official Plan (i.e., wetlands greater than 0.5 ha in size). Section 4.3.2.5 of the Mississauga Official Plan (MOP) states that the Natural Heritage System will be protected, enhanced, restored, and expanded through the following measures:

- ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping…;

Based on the Consent and Minor Variance Application Cover letter (EMC, December 15, 2025) and the Overall Site Plan (November 27, 2025), Community Services – Forestry understands that the applicant is seeking Committee approval to sever the lands into two lots. The severed parcel would contain Building 3 at 705 Hazelhurst Road, while the retained parcel would contain Buildings 1 and 2 at 795 and 745 Hazelhurst Road, respectively.

Section 4.3.26 of the Mississauga Official Plan (MOP) states that new lots created through land division that fragment components of the City's Natural Heritage System (NHS) are not supported without the submission of an Environmental Impact Study (EIS) to the satisfaction of the City. However, Section 6.3.34 of the MOP allows the City to waive the EIS requirement under appropriate conditions.

Given that the lands proposed for severance are largely industrial in nature, and that the potential buffer area associated with the *Significant Wetland* feature to the east would be entirely contained within the severed parcel (Building 3), the EIS requirement can be waived. On this basis, Community Services – Forestry has no objections to the requested consent.

Should further information be required, please contact Rita Di Michele, ByLaw Officer, Forestry Section, Community Services Department at 905-615-3200 ext. 5872 or via email rita.dimichele@mississauga.ca.

Comments Prepared by: Rita Di Michele, ByLaw Officer, Forestry

Appendix 4 – Region of Peel

Iwona Frandsen (Development Engineering) (289) - 305 – 7947

Condition:

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

Comment:

• 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.

Comments Prepared by: Ayooluwa Ayoola, 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. ("A" 515/25 & "A" 516/25)

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 April 30, 2026.

5. A letter shall be received from the City of Mississauga, Forestry, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 30, 2026.

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 April 30, 2026.