

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2026-04-30	File(s): A60.26
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:5/7/2026 1:00:00 PM

Consolidated Recommendation

The City has no objection to the application, as amended.

Application Details

The applicant requests the Committee to approve a minor variance to allow a garage proposing an interior side yard setback of 1.39m (approx. 4.56ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.80m (approx. 5.91ft) in this instance.

Amendments

The Building Division is processing Building Permit application BP 9NEW 25-9229. Based on the review of the information available in this application, the requested variance is correct. Zoning staff advise that the following additional variances are required:

1. An eaves encroachment of 0.85m (setback of 0.95m) whereas By-law 0225-2007, as amended, permits a maximum encroachment of 0.45m (setback of 1.35m) in this instance.
2. A minimum area of attachment of a dwelling and attached garage above grade of 5.0m in length and 2.0m in height is required, whereas, 4.24m in length x 5.11m in height is proposed.

Background

Property Address: 360 Daralea Hts

Mississauga Official Plan

Character Area: Mississauga Valleys Neighborhood
Designation: Residential Low-Rise I

Zoning By-law 0225-2007

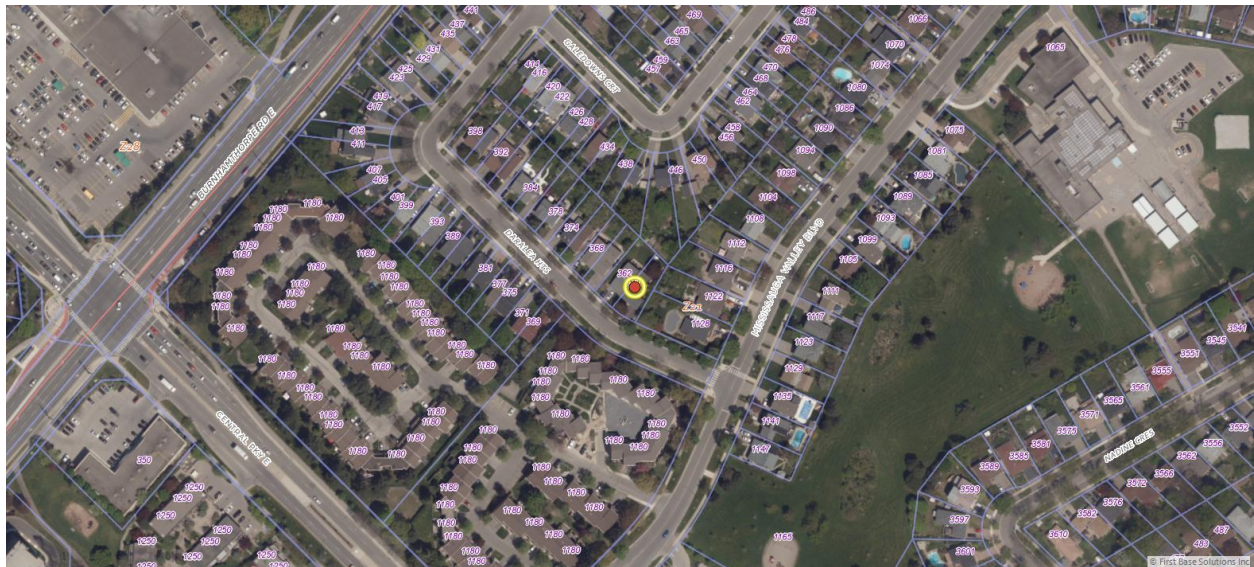
Zoning: RL - Residential

Other Applications: Building Permit application BP 9NEW 25-9229

Site and Area Context

The subject property is located within the Mississauga Valleys Neighbourhood Character Area, southeast of Central Parkway East and Burnhamthorpe Road East intersection. The neighbourhood consists of newer and older one and two-storey detached dwellings. The subject property contains an existing one-storey semi-detached dwelling with mature vegetation in the front yard. There are townhouse dwellings across from the subject property.

The applicant is proposing an addition requiring variances for a side yard setback, eave encroachment and garage attachment width.



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:

Mississauga Official Plan 2051 was adopted by Council on April 16, 2025. It has subsequently been approved by the Ministry of Municipal Affairs and Housing (MMAH) on March 24, 2026, and is now in full force and effect.

While the older Mississauga Official Plan version was in effect at the time of submission of this application, the old version has now been replaced. As such, staff comments in this report pertain to the policies contained in the new Official Plan.

The subject property is located in the Mississauga Valleys Neighbourhood Character Area and is designated Residential Low-Rise I in the Mississauga Official Plan 2051 (MOP). This designation permits all low-rise street-facing dwellings, up to three storeys. The proposed garage addition is compatible with existing use, site conditions and the surrounding context.

Variance #1 pertains to a reduction in the side yard setback and variance #2 requests eave encroachment. The proposed side yard setback reduction is measured to the proposed one-storey attached garage. Staff note that the side yard setback variance is measured to a pinch point, with the setback increasing to 2.44m (8ft) towards the front of the property, as the dwelling is not parallel to the lot line. The property is permitted an eave encroachment of 0.45m, while the addition proposes 0.38m. However, in order to accommodate the reduction in the side yard setback resulting from the narrowing lot line, an eave encroachment variance is required. Staff are of the opinion that the reduction in the side yard does not encumber access to the rear yard and maintains an adequate buffer to the neighboring dwellings and properties. Development Engineering & Construction staff have raised no drainage concerns.

Variance #3 pertains to minimum garage attachment length. The applicant is proposing a garage attachment length of 4.24m (13.9ft) where 5m (16.4ft) is required. The attachment meets the minimum height requirements. The intent in regulating the minimum garage attachment length is to ensure a sufficient amount of shared wall area above grade is maintained so that the garage is clearly subordinate and properly integrated with the main house. This is to ensure that the detached dwelling remains residential in nature, rather than appearing as a separate or visually dominant structure. Staff are of the opinion that a reduction of 0.76m or 2.5ft in the length of the attachment does not alter the functionality of the garage or the residential nature of the dwelling. The garage remains clearly subordinate and the design ensures clear integration with the main house.

Given the above, staff are of the opinion that the application meets the general intent and purpose of both the official plan and zoning by-law.

The proposed dwelling maintains the existing and planned context of the surrounding area and does not pose a negative impact to the neighbourhood by maintaining the planned character of the neighbourhood. Staff are of the opinion that the application represents orderly development of the lands and is minor in nature.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Development Engineering & Construction

We are noting that this Section has no drainage concerns with the existing garage as constructed.

Comments Prepared by: Tony Iacobucci, Development Engineering



Appendix 2 – Zoning

The Building Division is processing Building Permit application BP 9NEW 25-9229. Based on the review of the information available in this application, the requested variance is correct. We advise that the following variances are required:

3. An eaves encroachment of 0.85m (setback of 0.95m) whereas By-law 0225-2007, as amended, permits a maximum encroachment of 0.45m (setback of 1.35m) in this instance.
4. A minimum area of attachment of a dwelling and attached garage above grade of 5.0m in length and 2.0m in height is required, whereas, 4.24m in length x 5.11m in height is proposed.

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: Crystal Abainza, Zoning Examiner

Appendix 3 – Region of Peel

Wendy Jawdek (Development Engineering) (905)-791-7800 x 6019:

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 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: Ayooluwa Ayoola, Planner