

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2026-04-30	File(s): A94.26
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:5/7/2026 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 to allow:

1. A medical office as a home occupation whereas By-law 0225-2007, as amended, does not permit a medical office as a home occupation in this instance;
2. A maximum gross floor area for a medical office of 94.53sq m (approx. 1,017.51sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 50.00sq m (approx. 538.20sq ft) in this instance; and
3. A driveway width of 8.24m (approx. 27.03ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

Amendments

The Building Department is processing a Certificate of Occupancy application C 26-304. Based on the review of the information available in this application, the requested variances #2 and #3 are correct. Based on review of the information available in this application, we advise that following amendment is required:

1. A medical office (restricted) as a home occupation whereas By-law 0225-2007, as amended, does not permit a medical office (restricted) as a home occupation in this instance;

Background

Property Address: 810 Mississauga Valley Blvd

Mississauga Official Plan

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

Zoning By-law 0225-2007

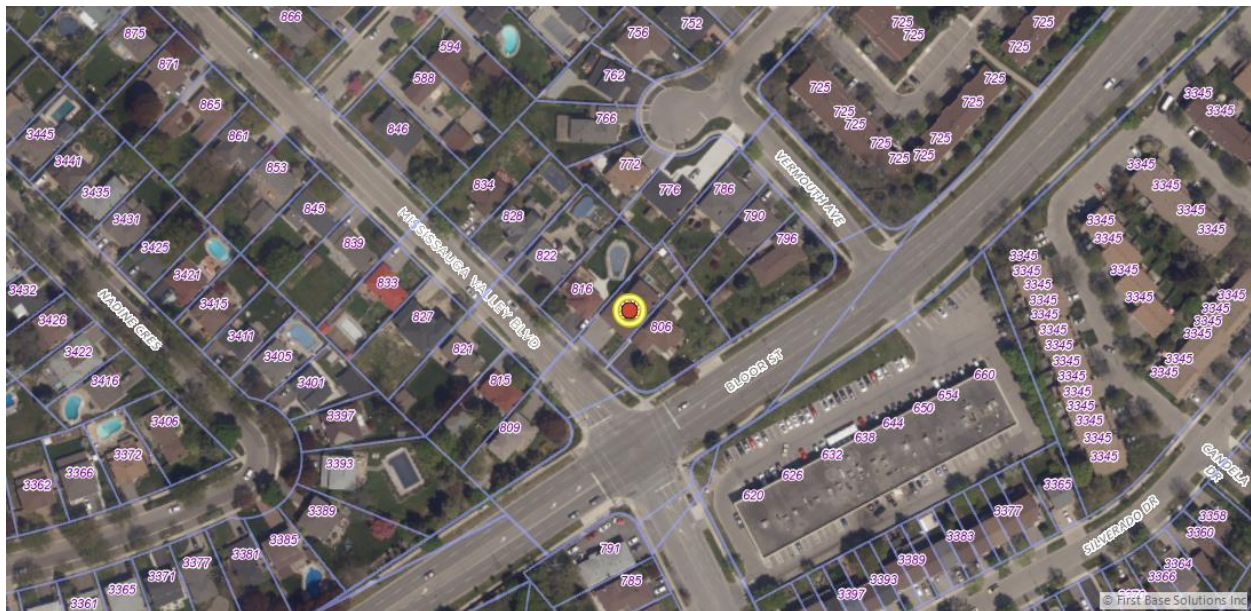
Zoning: RL - Residential

Other Applications: Certificate of Occupancy application C 26-304

Site and Area Context

The subject property is located on the south-west corner of the Bloor Street and Mississauga Valley Boulevard intersection in the Mississauga Valley Neighbourhood Character Area. It is an interior lot, containing a two-storey detached dwelling. Limited landscaping and vegetative elements are present on the subject property. The property has an approximate lot area of +/- 850.72m² (9,157.07ft²). The surrounding context is predominantly residential, consisting of detached and semi-detached dwellings with a multi-unit commercial plaza located directly across the street to the east.

The applicant is proposing to continue the existing chiropractor office requiring variances for a medical office use, dental office gross floor area and a driveway 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:

The subject property is located in the Mississauga Valley Neighbourhood Character Area and is designated Residential Low-Rise I in Schedule 7 of the MOP 2051.

While planning staff have no concerns with variances 1 and 2 related to the medical office and GFA, planning staff have concerns regarding the width of the driveway and recommend deferral for a redesign.

Variance 3 relates to a widened driveway on the subject property. The planned character of the residential area is residential dwellings serviced by appropriately sized driveways that can accommodate the parking of vehicles required by the zoning by-law for each property. The intent of the driveway width regulations in the by-law is to allow a driveway to accommodate two vehicles parked side by side, with the remainder of the front yard being soft landscaped area. The existing driveway would establish a significant amount of hard surface to accommodate the parking of many motor vehicles parked side by side. Further, the existing driveway creates a significant amount of hardscaping that dominates the perceived street frontage of the property. The subject property does not possess the frontage necessary to support the size of the driveway and meet the intent of the regulations.

Given the above, staff are of the opinion that the application be deferred to allow the applicant the opportunity to redesign the driveway. Additionally, zoning staff have noted that additional variance(s) may be required.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Development Engineering & Construction

With regards to Variance # 3 regarding the driveway width, this Section notes that with regard to the widened driveway within the municipal boulevard (the area between the municipal curb and property line) we would request that this area be reinstated with topsoil and sod should the application be modified to reflect a smaller driveway width within the subject property or if the application is not supported by the Committee.

Comments Prepared by: Tony Iacobucci, Development Engineering





Appendix 2 – Zoning

The Building Department is processing a Certificate of Occupancy application C 26-304. Based on the review of the information available in this application, the requested variances #2 and #3 are correct. Based on review of the information available in this application, we advise that following amendment is required:

2. A medical office (restricted) as a home occupation whereas By-law 0225-2007, as amended, does not permit a medical office (restricted) as a home occupation in this instance;

Based on review of the information available in this application, we advise that more information is required in order to determine whether additional variances will be required.

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: Maria Fernandez, Zoning Examiner

Appendix 3 – Region of Peel

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

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
- 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