

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2026-04-30	File(s): A100.26
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 to confirm the size of the transformer.

Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing the size of a structure for electric power transmission (transformer box) to be greater than 5.00sq m (approx. 53.82sq ft) whereas By-law 0225-2007, as amended, permits a maximum size of a structure for electric power transmission of 5.00sq m (approx. 53.82sq ft) in this instance.

Background

Property Address: 1465-1485 Williamsport Dr & 3480 Havenwood Dr

Mississauga Official Plan

Character Area: Applewood Neighbourhood
Designation: High Density

Zoning By-law 0225-2007

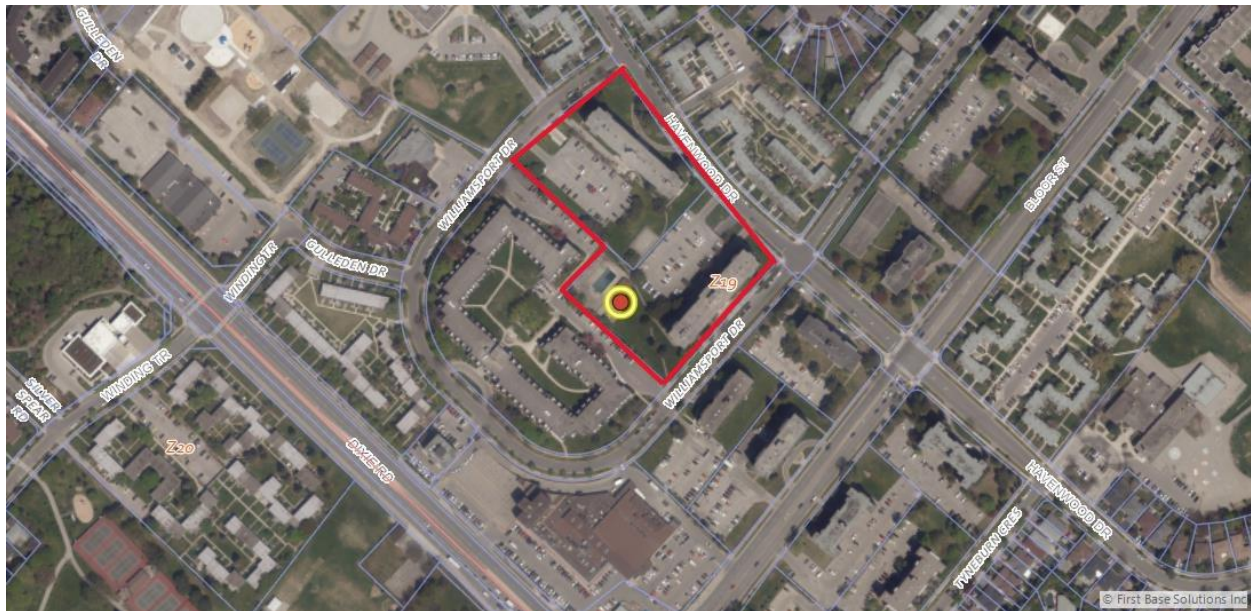
Zoning: RA3-40 - Residential

Other Applications: SP 25-7

Site and Area Context

The subject properties are corner lots located on both the north-west and south-west portions of the Havenwood Drive and Williamsport Drive intersection within the Applewood Neighbourhood Character Area. The subject site was approved for a land division on October 30th, 2025, to sever 1465-1485 Williamsport Dr from 3480 Havenwood Drive, however the property still has not cleared their conditions to finalize the consent. They both contain an existing nine-storey apartment building with associated surface parking lots. Limited landscaping and vegetative elements are present throughout the subject property. The surrounding area context is comprised of residential uses such as apartment dwellings and townhomes while commercial uses exist in close proximity along Bloor Street and Dixie Road.

The applicant is proposing a new 10-storey building requiring a variance for the size of a transformer on the subject property.



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:

Planning staff note the subject site was previously severed from 3480 Havenwood Drive through B50.25 on October 30th, 2025. Additionally, the site has gone through an official plan amendment and rezoning (OZ/OPA 18-14) and is currently going through a Site Plan application (SP 25-7).

The subject property is located in the Applewood Neighbourhood Character Area and is designated High Density in Schedule 7 of the Mississauga Official Plan (MOP).

Planning staff are of the opinion that the application is premature, as the proposed variance cannot be adequately assessed without confirming the transformer size. Deferring the application would allow the applicant time to coordinate with Alectra to confirm the transformer dimensions, identify what the actual variance is and return to Committee with a clearly defined proposal.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Development Engineering & Construction

We are noting for Committee's information that any of this Section's requirements for this property including the proposed transformer box will be addressed through the Site Application Process, File SP 25-07.

Comments Prepared by: Tony Iacobucci, Development Engineering



Appendix 2 – Zoning

The Building Department is currently processing a site plan approval application under file SP 25-7. Based on review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

< To allow a physical service and utility structure (transformer box) greater than 5.0 m² (approx. 53.82sq ft) to be exempt from zoning regulations; whereas By-law 0225-2007, as amended, allows a maximum size of a physical service and utility structure of 5.00sq m (approx. 53.82sq ft) to be exempt from zoning regulations in this instance.>

Please note it is advised that the committee set a maximum size.

Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Ramsen Hedoo, Planner

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 Rita Di Michele, Forestry 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, Forestry ByLaw Officer