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): A408.25 Meeting date:5/7/2026 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred for redesign.

Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing:
1. An area occupied per accessory structure of 25.49sq m (approx. 274.37sq ft) whereas By-law 0225-2007, as amended, permits a maximum area occupied per accessory structure of 10.00sq m (approx. 107.64sq ft) in this instance;
2. An area occupied combined for all accessory structures of 34.38sq m (approx. 370.06sq ft) whereas By-law 0225-2007, as amended, permits a maximum area occupied combined for all accessory structures of 30.00sq m (approx. 322.92sq ft) in this instance;
3. A rear yard setback to the accessory structure of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 0.61m (approx. 2.00ft) in this instance; and
4. A side yard setback to the accessory structure of 0.51m (approx. 1.67ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance.

Background

Property Address: 446 Ceremonial Dr

Mississauga Official Plan

Character Area: Hurontario Neighbourhood

Designation: Residential Low-Rise I

Zoning By-law 0225-2007

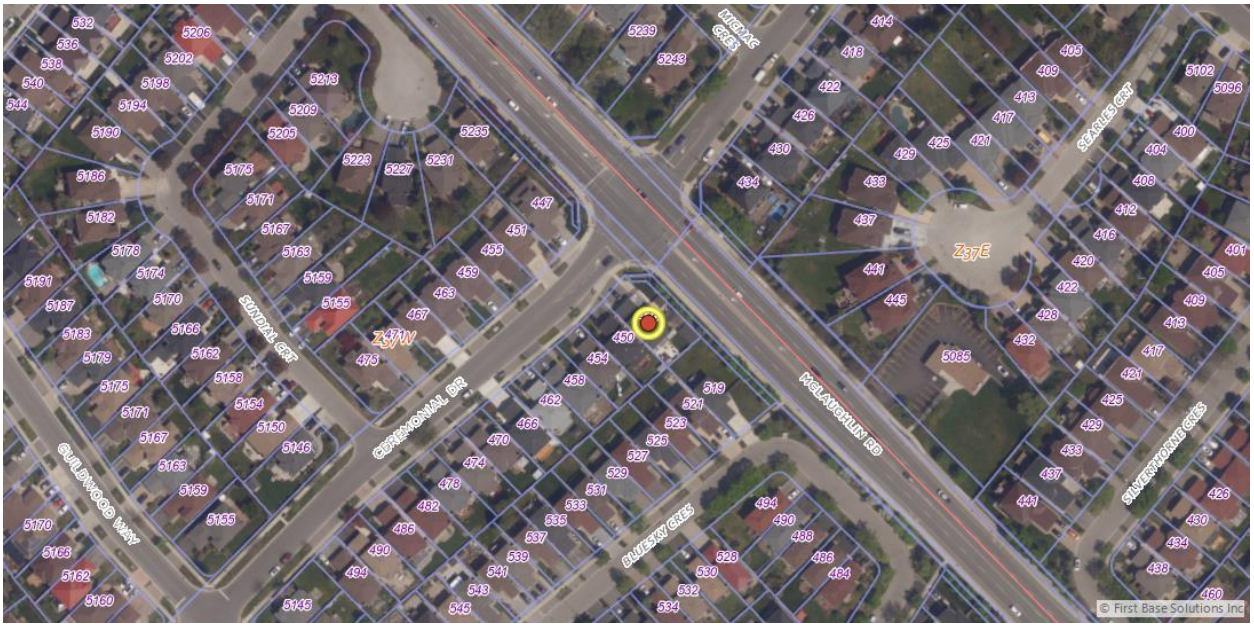
Zoning: RS-21 - Residential

Other Applications: Building Permit application 25-9357

Site and Area Context

The subject property is located on the south-west corner of the McLaughlin Road and Ceremonial Drive intersection in the Hurontario Neighbourhood Character Area. It is a corner lot containing a two-storey detached dwelling with an attached garage. Limited vegetation and landscaping elements are present on the subject property. The surrounding area context is predominantly residential, consisting of detached dwellings on similarly sized lots.

The applicant is proposing to legalize the existing accessory structures on the subject property requiring variances for individual accessory structure area, total combined accessory structure area and rear and side yard setbacks to the eaves and accessory structure.



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 application was refused by the Committee of Adjustment on May 29th, 2025. The applicant returned to the Committee on January 1st, 2026, with reduced accessory structure areas and removed the carport cover, however, planning staff continued to have concerns regarding the driveway width as the hardscaping excessive and is not compatible with the existing or planned character of the area.

The subject property is located in the Hurontario Neighbourhood Character Area and is designated Residential Low Rise I in Schedule 7 of the Mississauga Official Plan (MOP).

Planning staff remain constant in noting no concerns with the variances related to the structures in the rear yard. Staff have concerns that on site conditions may may not be what is depicted through the submitted site plan given spatial mapping of the subject property.

Staff note that while covered roof area facilitating the carport in the front yard of the subject property has been removed, the excess hardscaping facilitating the additional driveway width and support pillars for the carport are still present in the front yard of the subject property. In addition, no driveway width variance has been sought through this iteration of the minor variance application.

As noted in the previous application, while Planning staff are not in a position to interpret the zoning by-law, Planning staff note an additional variance for driveway width may be required. Planning staff further note the current site conditions in the front yard as it relates to the amount of hardscaping and driveway width cannot be supported. Planning staff are suggesting a deferral, so the applicant has an opportunity to identify the correct variances.

Comments Prepared by: Sara Ukaj, Planning

Appendices

Appendix 1 – Development Engineering & Construction

As the Committee is aware, this property was the subject of a previous application under File A‑476/24, in which we expressed several concerns regarding the constructed carport and the widened driveway in the vicinity of the carport. Based on a recent site inspection and the submitted photographs, we can confirm that the carport has been removed; however, the widened driveway remains. The recently submitted Site Plan depicts the widened driveway as a green landscaped area; however, at this time, it continues to be used as a driveway.

We acknowledge that the driveway width variance has been removed. However, as previously noted, the widened driveway at this property could result in traffic safety and operational concerns, including manoeuvrability issues, reduced sight distances, sight obstructions, corner clearance deficiencies, and potential pedestrian safety conflicts due to the property's proximity to a signalized intersection. In this regard, the applicant is required to ensure that the driveway is modified to reflect the Site Plan as submitted.

With respect to the requested variances pertaining to the accessory structure, given that the property is a corner lot, we do not anticipate any significant drainage impacts on adjacent properties. There are no downspouts or eavestroughs on the accessory structure, and it appears that roof drainage is directed toward McLaughlin Road. However, we are unable to confirm whether this drainage has any impact on the rear abutting property.

We also note that a Building Permit Application is currently under review for this property under File BP 9NEW‑25‑9357.

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Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning

The Building Department is processing Building Permit application 25-9357. Based on review of the information available in this application, we advise that following amendment is required:

Include the variance:
Insufficient setback to the eaves. A minimum of 0.16m is required, whereas 0.00m 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: Sibila Lass Weldt, Zoning Examiner