

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-03-17	File(s): A83.21 Ward 4
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-25 1:00 PM

Consolidated Recommendation

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

Application Details

The applicants request the Committee to approve a minor variance to allow the construction of an addition on the subject property proposing a side yard of 1.23m (approx. 4.04ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.80m (approx. 5.91ft) in this instance.

Amendments

The Building Department is currently processing a building permit application under file 20-2120. Based on review of the information currently available for this building permit, we advise that the following variance should be amended as follows:

- The applicants request the Committee to approve a minor variance to allow the construction of an addition on the subject property proposing a side yard of 1.23m (approx. 4.04ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance.

Background

Property Address: 827 Mississauga Valley Boulevard

Mississauga Official Plan

Character Area: Mississauga Valleys Neighbourhood

Designation: Residential Low Density I

Zoning By-law 0225-2007

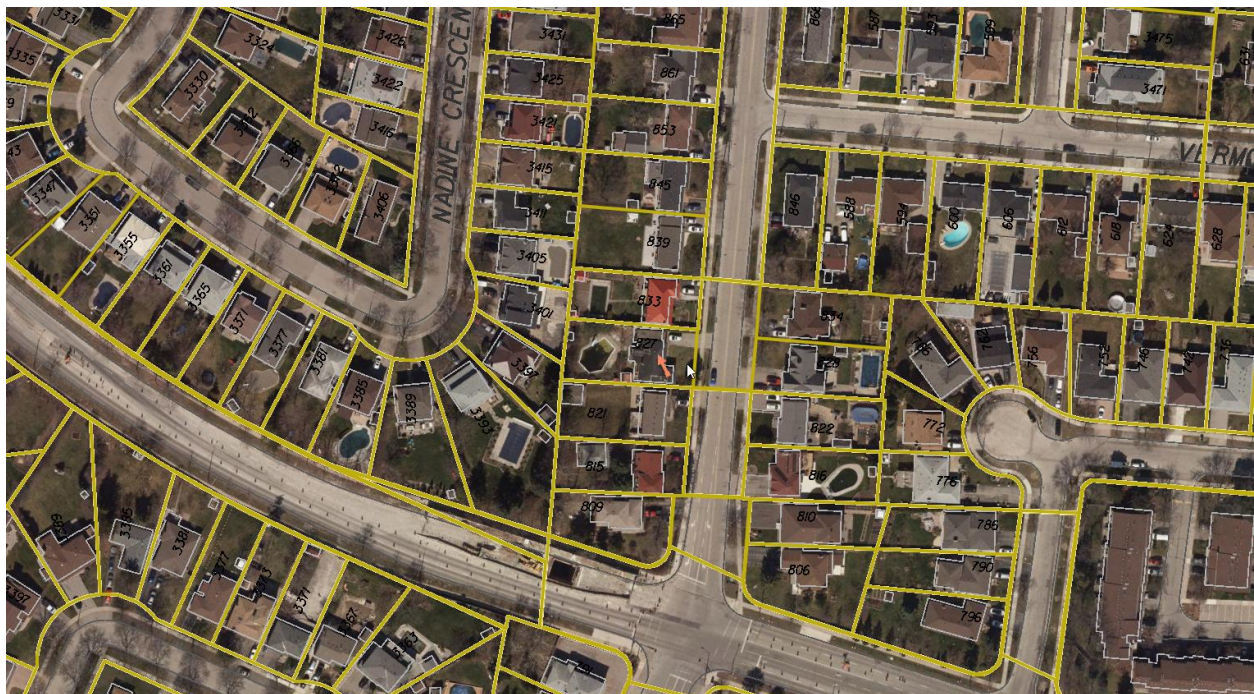
Zoning: R3 - Residential

Other Applications: BP 20-2120

Site and Area Context

The subject property is located north-west of the Bloor Street and Mississauga Valley Boulevard intersection. It is an interior parcel, with a lot area of +/- 919.49m² and a lot frontage of +/- 18.97m. The property currently houses a one-storey, detached dwelling with minimal vegetation and landscape elements within the front and rear yards. Contextually, the immediate area is comprised of two-storey detached dwellings, with minimal vegetation and landscape elements located at the periphery of the lots. These properties possess lot frontages of +/-18.0m.

The applicant is proposing an addition to the property that requires a variance for side yard setback.



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 are as follows:

The property is located within the Mississauga Valleys Neighbourhood Character Area, and designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings; semi-detached dwellings and duplex dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions; the surrounding context; and, the landscape of the character area.

The intent of this portion of the by-law is to ensure that an adequate buffer exists between the massing of primary structures and neighbouring properties, as well as ensuring access to the rear yard remains unencumbered. The proposed side yard variance of 1.23m whereas 1.81m is required, is marginal and provides an adequate buffer to the lot line, and creates a sufficient amount of space for drainage and a visual buffer between the adjacent properties. The proposed setback has a negligible impact on the neighbouring property. Staff is of the opinion that this application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Conclusion

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the *Planning Act*.

Comments Prepared by: Brooke Herczeg RPP, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the addition will be addressed through the Building Permit process.



Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit application under file 20-2120. Based on review of the information currently available for this building permit, we advise that the following variance(s) should be amended as follows:

The applicants request the Committee to approve a minor variance to allow the construction of an addition on the subject property proposing a side yard of 1.23m (approx. 4.04ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance.

Our comments are based on the plans received by Zoning staff on 2020-11-23 for the above captioned building permit application. 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: Sherri Takaloo, Zoning Examiner

Appendix 5 – Region of Peel Comments

We have no comments or objections to the following applications:

Deferred Application: DEF-A-91/20, DEF-A-413/20.

Minor Variance Applications: A-67/21, A-68/21, A-83/21, A-84/21, A-85/21, A-87/21, A-88/21, A-89/21, A-92/21, A-93/21, A-94/21.

Comments Prepared by: Diana Guida, Junior Planner