

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-05-27 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A199.21 Ward: 1
	Meeting date: 2021-06-03 1:00 PM

## Consolidated Recommendation

The City 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.

## Application Details

The applicants request the Committee to approve a minor variance to allow the construction of an addition, porch and accessory structure on the subject property proposing:

1. A front yard of 5.9m (approx. 19.4ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.5m (approx. 24.6ft) in this instance; and
2. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance.

## Amendments

Variance #1 should be amended as follows:

A front yard of 5.44m (approx. 17.8ft) measured to front porch whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.9m (approx. 19.4ft) measured to front porch in this instance;

## Recommended Conditions and Terms

Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

1. A front yard of 5.44m (approx. 17.8ft) measured to front porch whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.9m (approx. 19.4ft) measured to front porch in this instance; and
2. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance.

## Background

**Property Address:** 1458 Blenheim Road

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R3-1 - Residential

### Other Applications

Pre-Application: 21-4998

### Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southwest of Cawthra Road and South Service Road. The neighbourhood is entirely residential, consisting of one and two storey detached dwellings with mature vegetation. The subject property contains an existing one storey dwelling with no mature vegetation.

The applicant is proposing a one storey rear addition and new covered porch, requiring variances related to a front yard setback and increase of number of kitchens.



## 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:

Through a detailed review of the application, staff is of the opinion that the 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: Lucas Petricca, 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 proposed addition will be addressed through the future Site Plan/Building Permit process. Enclosed are photos of the existing accessory structures.







Comments Prepared by: John Salvino, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file PREAPP 21 - 4998. Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

3. A front yard of 5.44m (approx. 17.8ft) measured to front porch whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.9m (approx. 19.4ft) measured to front porch in this instance; and
4. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings

must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Alana Zheng, Zoning Examiner

#### **Appendix 5 – Region of Peel Comments**

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner