

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

|   |                                       |
|---|---------------------------------------|
| Date Finalized: Enter/choose date.        | File(s): A327.21<br>Ward: 1           |
| To: Committee of Adjustment               |                                       |
| From: Committee of Adjustment Coordinator | Meeting date:2021-08-26<br>1:00:00 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, as requested, meets the requirements of Section 45(1) of the Planning Act. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing:

1. A side yard of 0.91m (approx. 2.98ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 3.00m (approx. 3.00ft) in this instance; and
2. A front yard of 4.27m (approx. 14.00ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 6.00m (approx. 19.68ft) in this instance.

### Amendments

"[Enter amendments to variances]"

### Recommended Conditions and Terms

"[Enter terms and conditions here]"

## Background

**Property Address:** 3 Tecumseth Avenue

**Mississauga Official Plan**

|                                     |              |             |   |
|-------------------------------------|--------------|-------------|---|
| City Department and Agency Comments | File:A327.21 | Enter date. | 2 |
|-------------------------------------|--------------|-------------|---|

---

Character Area: Port Credit Neighbourhood (East)  
Designation: Residential Low Density II

### **Zoning By-law 0225-2007**

**Zoning:** RM7-5 - Residential

**Other Applications:** Building Permit (File No. Unknown)

### **Site and Area Context**

The subject property is located within the Port Credit Neighbourhood (East) Character Area, northeast of Hurontario Street and Lakeshore Road East. The immediate area consists of a mix of detached and semi-detached dwellings with mature vegetation in the front yards. The subject property contains an existing two storey dwelling with little vegetation limited to the front yard.

The applicant is proposing an addition and requires variances related to side yard and front yard.

"[Enter air photo]"

## **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:

Since 1961, the Village of Port Credit Zoning By-law No. 1227 has permitted a variety of housing types for the subject lands including detached, duplex, triplex, double duplex, double triplex, fiveplex, converted dwelling and boarding or lodging house. In 1997, City Plan (the Official Plan) was adopted permitting detached, semi-detached, duplex and other forms of dwellings with individual frontages on a public street. In 2007, the City undertook a zoning by-law conformity and consolidation exercise including public consultation, which adopted the current RM7 zone provisions.

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, duplex, triplex and other forms of low rise dwellings with individual frontages. The subject property is also located within the Central Residential Precinct the Port Credit Local Area Plan.

Variances #1 and #2 related to front yard and side yard setbacks. Through a review of the immediate neighbourhood, similar deficiencies are common for detached and semi-detached dwellings. The proposed setbacks and front yard are not out of character within the immediate neighbourhood. Additionally, the proposed setbacks maintain a sufficient buffer to the neighbouring properties and are large enough to ensure access to the rear yard is unencumbered. Furthermore, the front yard setback is only required because of the proposed vestibule. The rest of the dwelling will maintain a 6.1 m front yard setback, which is more than the minimum requirement in the zoning by-law. It is Staff's opinion that the proposed addition is sympathetic to the surrounding area and does not impact the neighbouring properties. 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, as requested, meets the requirements of Section 45(1) of the Planning Act. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Comments Prepared by: Connor DiPietro, 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 required future Building Permit Application process.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Daniel Grdasic, Planning Associate

### **Appendix 3 – Parks, Forestry & Environment**

"[Enter Community Services staff comments]"

Comments Prepared by: [Click here to insert name, title...](#)

### **Appendix 4 – Heritage**

"[Enter Community Services staff comments]"

Comments Prepared by: [Click here to insert name, title...](#)

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

"[Enter Region of Peel comments]"

Comments Prepared by: [Click here to insert name, title...](#)

### **Appendix 6- Conservation Authority Comments**

"[Entert CA comments]"

Comments Prepared by: [Click here to insert name, title...](#)

### **Appendix 7 – "[Enter other agency name]"**

"[Enter other agency comments]"

Comments Prepared by: [Click here to insert name, title...](#)