

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: Enter/choose date.	File(s): A332.21 Ward 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-08-26 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a pool proposing a pool in an exterior side yard whereas By-law 0225-2007, as amended, does not permit a pool in an exterior side yard in this instance.

Amendments

"[Enter amendments to variances]"

Recommended Conditions and Terms

"[Enter terms and conditions here]"

Background

Property Address: 1653 Fengate Drive

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R4-36 - Residential

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Other Applications: POOL 21-194

Site and Area Context

The subject property is located north-east of the Derry Road West and Meadowvale Boulevard intersection in the Meadowvale Village Neighbourhood. It is a corner property, containing a detached dwelling with a detached garage, and has a lot frontage of +/- 18.2m and a lot area of +/-520.61m². The surrounding area contains detached dwellings with either attached or detached garages, as well as a townhouse development. There is limited mature vegetation in the subject area divided between the front and rear yards.

The applicant is proposing a new pool on the property, requiring a variance for its location in the exterior side 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 of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is located in the Meadowvale Village Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex and triplex dwellings, as well as other forms of low rise dwellings with individual frontages. 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 proposed pool is compatible with the surrounding area and does not abut any property. Furthermore, a wood fence screens the proposed pool that is located in the side yard of the property. Staff is of the opinion that the general intent and purpose of the Official Plan is maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The general intent of the regulations regarding pools in the by-law is to ensure that they are appropriately located on the property, do not impact the streetscape, and provide adequate drainage around the pool. Staff note there is an existing fence that would screen the swimming pool from the streetscape providing necessary privacy and maintaining a typical exterior side yard streetscape. Furthermore, the pool itself meets the setback requirements and there is no massing concern. Staff are satisfied that the request meets the general intent and purpose of the Zoning By-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff note that the swimming pool meets all other required setbacks. The exterior side yard where the pool is proposed does not abut any properties. The variance does not pose any significant negative impact to the streetscape and is an appropriate use of the amenity space. Staff are satisfied that the proposal is minor in nature and represents appropriate development of the subject lands.

Conclusion

The Planning & Building Department has no objections to the application.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

As this is a corner lot, this department foresees no drainage related concerns with the location of the proposed pool.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a pool permit under file POOL 21-194. Based on review of the information currently available in this permit application, the variances, as requested are correct.

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 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...](#)