

City of Mississauga Department Comments

Date Finalized: 2021-09-08	File(s): A373.21 Ward 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-09-16 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

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

1. A lot coverage of 30% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% in this instance;
2. A front yard landscape area of 29% whereas By-law 0225-2007, as amended, requires a minimum front yard landscape area of 40% in this instance; and
3. A driveway walkway attachment of 3.05m (approx. 10.01ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment width of 1.50m (approx. 4.92ft) in this instance.

Background

Property Address: 6826 Second Line West

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood

Designation: Residential Low Density I

Zoning By-law 0225-2007

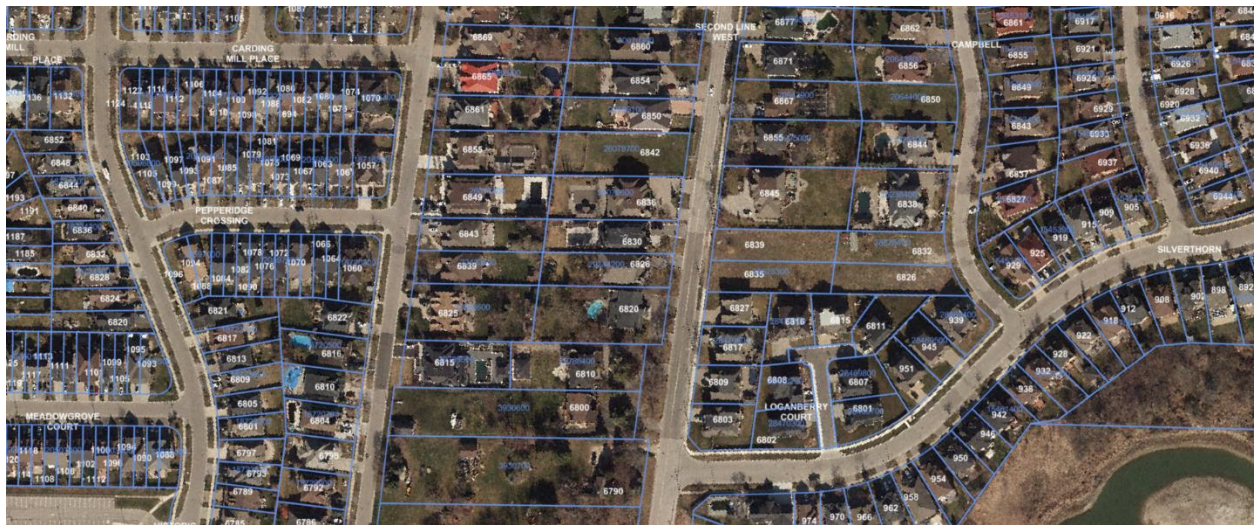
Zoning: R2-10 - Residential

Other Applications: PREAPP 21-6730, POOL 21-160

Site and Area Context

The subject property is located north-west of the Second Line West and Silverthorn Mill Avenue intersection in the Meadowvale Village Neighbourhood. It contains a detached dwelling and has a lot frontage of +/-18.03m (59.15ft) and a lot area of +/-1253.40m² (13,491.49ft²). This section of Second Line West contains lots that are both larger and smaller in size with varying frontages. There is limited vegetation on the property, which is characteristic of this area of Second Line West.

The applicant is proposing landscaping and accessory structures requiring variances for lot coverage, walkway attachment, and front yard soft landscaping.



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:

The subject property is located in the Meadowvale Village Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached dwellings with lot frontages of at least 18 metres (59.06ft). 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.

While Planning Staff do not have any concerns regarding the massing created by variance 1, Transportation and Works staff have raised concerns regarding the drainage pattern on the property. Planning staff echo these concerns. Furthermore Planning staff have concerns regarding the amount of hardscaping proposed through variances 2 & 3, relating to both its impact on the existing streetscape and its failure to meet the intent of the Zoning By-law. Staff therefore recommend that the application be deferred in order to redesign the front yard hardscaping and address the drainage concerns raised by Transportation & Works.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's reference a number of photos depicting the subject property. With regards to Variance #2 & 3 pertaining to the driveway, the Planning and Building Department will be commenting on matters pertaining to the front landscape area and driveway walkway attachment as these items will be located within private property.

We note from our site inspection of the property, in particular the rear yard where the accessory structure (Variance #1 regarding coverage) is being proposed that the existing (previously approved) drainage pattern has been significantly impacted by the amount of hard surface area constructed/being proposed. A significant amount of interlocking pavers, a pool, structures and a sports court (basketball court/hockey rink) are in the process of being constructed. We note that there is no storm sewers available on Second Line West and question how all the additional drainage from the rear yard will be accommodated.

From our site inspection we also observed that the top height of the existing fence is relatively flat meaning that the property is relatively flat and in this regard difficult to determine where any drainage runoff will be directed.

In view of the above we would request that this application be deferred to allow for a review of our drainage related concerns. This review may necessitate a review of a Site Grading Plan prepared by a Certified Engineer being submitted for review/approval by the Transportation and Works Development Construction Section. We further note that the Site Grading Plan dated April 3, 2021 (Sheet SGI) is not an Engineer Certified Plan.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Preliminary Zoning Review application under file PREAPP 21-6730. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

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: Brandon Eidner, Zoning Examiner