

# City of Mississauga Department Comments

Date Finalized: 2021-09-14	File(s): A365.21
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2021-09-23 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 addition proposing:

1. A gross floor area of 523.58sq.m (approx. 5635.77sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 473.09sq.m (approx. 5092.30sq.ft) in this instance;
2. A combined width of side yards of 5.97m (approx. 19.59ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 8.23m (approx. 27.00ft) in this instance;
3. A side yard measured to the second floor of 1.61m (approx. 5.28ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second floor of 2.41m (approx. 7.91ft) in this instance;
4. A side yard measured to an exterior staircase (existing) of 0.97m (approx. 3.18ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to an exterior staircase of 1.20m (approx. 3.93ft) in this instance;
5. A lot coverage (existing) of 25.80% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
6. A building height measured to the eaves of 7.50m (approx. 24.60ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
7. A driveway width (existing) of 10.38m (approx. 34.06ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.88ft) in this instance; and
8. A walkway width (existing) of 3.80m (approx. 12.47ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance.

## Background

**Property Address:** 1440 Watersedge Road

**Mississauga Official Plan**

Character Area: Clarkson-Lorne Park Neighbourhood

Designation: Residential Low Density I

**Zoning By-law 0225-2007**

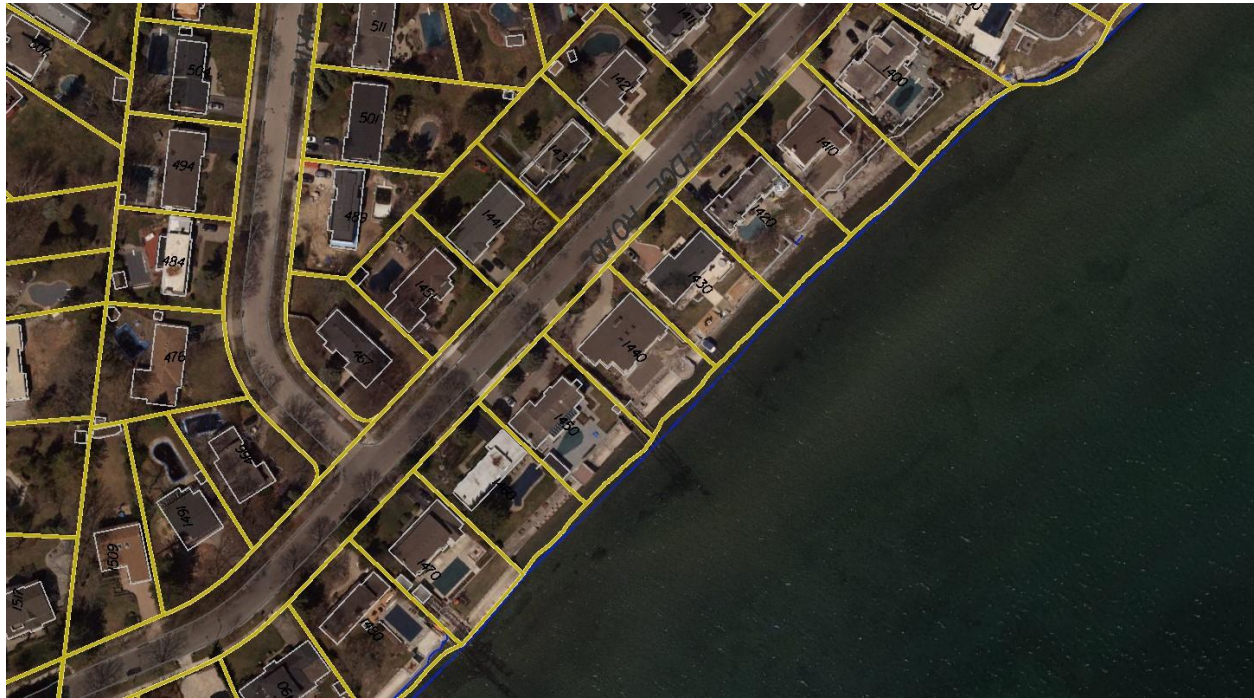
**Zoning:** R1-2- Residential

**Other Applications:** Site Plan Infill: SPI 21-61

### Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southeast of Lakeshore Road West and Southdown Road. The immediate area consists of a mix of old and newer one and two storey dwellings with mature vegetation in the front yards. The subject property contains an existing one storey dwelling with mature vegetation in the front yard.

The applicant is proposing construction of an addition to the residential dwelling requiring variances related to gross floor area, side yards, lot coverage, building height, and driveway and walkway width.



## 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 designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, duplex dwellings.

The applicant has requested the Committee to approve minor variances #1-8 to allow the construction of a new addition on the subject property. Upon review of the application, staff have noticed multiple discrepancies between the submitted drawings and the requested variances. Furthermore, Staff is of the opinion that some of the variances appear to be inaccurate. Due to the discrepancies and inaccuracies, Planning staff are unable to complete a full review of the application at this time and recommend the application be deferred to give the applicant an opportunity to submit a revised list of variances and/or drawings. Planning Staff also request that the applicant take an opportunity to review the proposal with zoning staff to determine the accuracy of the requested variances, and identify new variances if required.

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 are being addressed through the Site Plan Application process, File SPI-21/061.







Comments Prepared by: John Salvino, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a building permit under file SPI 21-61. 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: Alana Zheng, Zoning Examiner