

# City of Mississauga Department Comments

Date Finalized: 2021-09-15	File(s): A385.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-09-23 1:00:00 PM

## Consolidated Recommendation

The City recommends the application be deferred to submit the requested information

## Application Details

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

1. A side yard (easterly) of 1.55m (approx. 5.09ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 2.41m (approx. 7.91ft) in this instance;

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

2. A side yard (westerly) of 1.55m (approx. 5.09ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 2.41m (approx. 7.91ft) in this instance; and

3. A combined width of side yards of 2.83m (approx. 9.28ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 4.94m (approx. 16.21ft) in this instance.

## Background

**Property Address:** 1274 Minnewaska Trail

### Mississauga Official Plan

Character Area: Mineola Neighbourhood

Designation: Residential Low Density II

### Zoning By-law 0225-2007

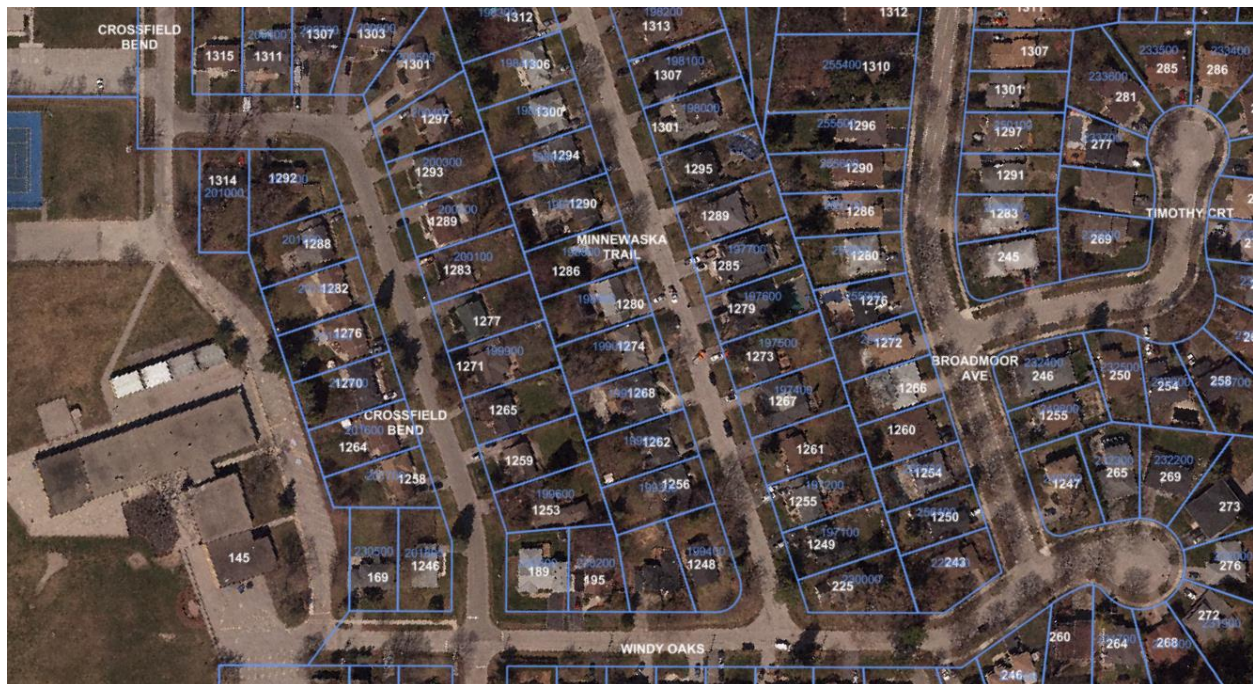
**Zoning:** R3-1 - Residential

**Other Applications:** Site Plan Infill: SPI 21/077

## Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southeast of Hurontario Street and Mineola Road West. The neighbourhood is entirely residential, consisting of one and two storey detached dwellings with mature vegetation and landscape elements in the front yards. The subject property contains an existing one storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a addition to the existing dwelling requiring variances related to side yards.



## 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 II in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached dwellings.

The applicant has requested the Committee to approve minor variances to allow the construction of an addition to the existing dwelling on the subject property. Upon review of the application, staff have noticed multiple discrepancies between the submitted drawings and the requested variances. Planning and Zoning Staff have also determined that the variances requested are inaccurate. Due to the inaccuracies and discrepancies, 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 verify the variances requested with zoning staff and submit a revised list of variances and/or drawings.

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-21/077.



Comments Prepared by: John Salvino, Development Engineering Technologist

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**Appendix 2 – Zoning Comments**

The Building Department is currently processing a Site Plan Infill application under file SPI 21-77. 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