

City of Mississauga Department Comments

Date Finalized: 2021-10-19	File(s): A428.21 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-10-28 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 an addition to the main dwelling proposing:

1. A front yard setback of 4.03m (approx. 13.22ft) to the post whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 5.90m (approx. 19.36ft) in this instance;
2. A front yard setback of 5.73m (approx. 18.80ft) to the dwelling whereas By-law 0225-2007, as amended, requires a minimum 7.50m (approx. 24.61ft) front yard setback to the dwelling in this instance;
3. A front yard setback of 3.58m (approx. 11.75ft) to the porch roof overhang whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 5.45m (approx. 17.88ft) in this instance;
4. An interior side yard setback of 1.30m (approx. 4.27ft) to the rear corner of garage whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 2.41m (approx. 7.91ft) in this instance;
5. An interior side yard setback of 0.75m (approx. 2.46ft) to the eave overhang whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.96m (approx. 6.43ft) in this instance; and
6. A combined width of side yards of 3.21m (approx. 10.53ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 7.81m (approx. 25.62ft) in this instance.

Amendments

Zoning staff advise that the following variance be added:

7. A front yard setback of 5.73 m (approx. 18.80ft) to the garage face whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the garage face of 7.50m (approx. 24.61ft) in this instance.

Background

Property Address: 1910 Delaney Drive

Mississauga Official Plan

Character Area: Clarkson-Lorne Park
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-1 - Residential

Planning Applications: Building Permit BP 9ALT 98-7002

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, northeast of Truscott Drive and Southdown Road. The immediate area consists of older one and two-storey detached dwellings with mature vegetation in the front yards. The subject property contains an existing two-storey dwelling with mature vegetation in the front yard.

The applicant is proposing construction of an addition requiring variances for setbacks.

front yard setback, exceeding the by-law requirement. 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.

Comments Prepared by: Connor DiPietro

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 Building Permit process, File BP 9ALT-21/7453.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9ALT 21-7453. Based on review of the information currently available in this permit application, the following variances, as requested are correct:

1. A front yard setback of 4.03m (approx. 13.22ft) to the post whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 5.90m (approx. 19.36ft) in this instance;
2. A front yard setback of 5.73m (approx. 18.80ft) to the dwelling whereas By-law 0225-2007, as amended, requires a minimum 7.50m (approx. 24.61ft) front yard setback to the dwelling in this instance;
3. A front yard setback of 3.58m (approx. 11.75ft) to the porch roof overhang whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 5.45m (approx. 17.88ft) in this instance;
4. An interior side yard setback of 1.30m (approx. 4.27ft) to the rear corner of garage whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 2.41m (approx. 7.91ft) in this instance;
5. An interior side yard setback of 0.75m (approx. 2.46ft) to the eave overhang whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.96m (approx. 6.43ft) in this instance;

We also advise that more information is required in order to verify the accuracy of the remaining requested variance(s) or determine whether additional variance(s) will be required.

In addition, we advise that the following variance be added:

7. A front yard setback of 5.73 m (approx. 18.80ft) to the garage face whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the garage face of 7.50 m (approx. 24.61ft) in this instance.

Please note that comments reflect those provided through the above permit application submitted on 09/02/2021 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: Jeanine Benitez, Zoning Examiner