

City of Mississauga Department Comments

Date Finalized: 2021-10-19	File(s): A432.21
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2021-10-28 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 to the main dwelling with an exterior side yard setback of 4.69m (approx. 15.39ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance.

Amendments

The Planning Building Department are currently processing a Site Plan application under file SPI 21-7. Based on review of the information currently available in this site plan application, we advise that the variances should be amended as follows:

The applicant requests the Committee to approve a minor variance to allow the construction of an addition to the main dwelling with an exterior side yard setback of 4.39m (approx. 14.40ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance.

Background

Property Address: 1338 Daimler Road

Mississauga Official Plan

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

Zoning By-law 0225-2007

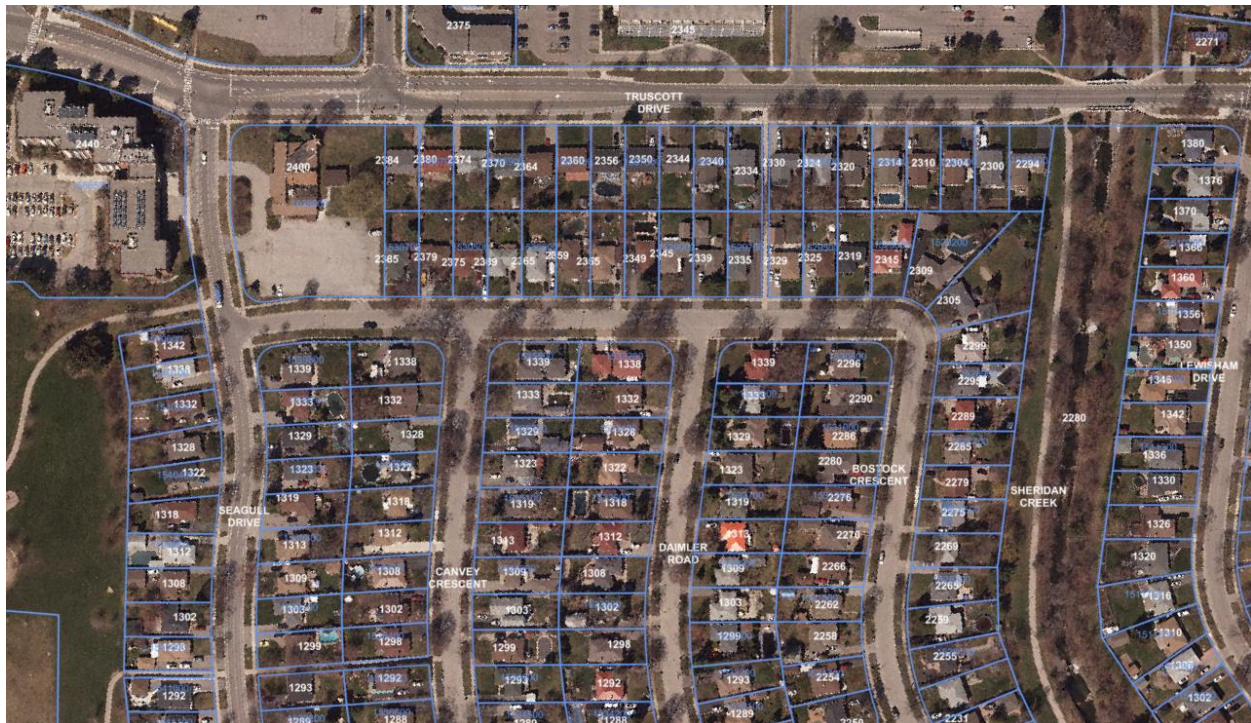
Zoning: R3 - Residential

Other Applications: Building Permit 20-2120

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 older one and one and a half storey dwellings with mature vegetation in the front yards. The subject property contains an existing one and a half storey dwelling with little vegetation in the front yard.

The applicant is proposing construction of an addition requiring a variance for a reduced exterior side yard.



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 are as follows:

The subject property is located in the Clarkson-Lorne Park Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan. The designation permits detached, semi-detached and duplex dwellings.

Planning Staff note that only a site plan drawing was submitted in support of this application. The site plan drawing provided raises questions and does not provide enough information about the proposal. Without elevation drawings, Planning staff are unable to determine the extent in which the application meets the criteria established by Section 45 of the *Planning Act*.

In the absence of additional supportive documentation illustrating the scope of work, Planning staff are of the opinion that any variance in this regard is premature until such time that the requested information is provided. As such, Planning staff recommend that the application be deferred.

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 dwelling are being addressed through the Site Plan Application process, File SPI-21/007.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan application under file SPI 21-7. Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

The applicant requests the Committee to approve a minor variance to allow the construction of an addition to the main dwelling with an exterior side yard setback of 4.39m (approx. 14.40ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance.

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