

# City of Mississauga Department Comments

Date Finalized: 2021-11-02	File(s): A456.21
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2021-11-11 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 a new dwelling proposing:

1. A gross floor area of 753.98sq.m (approx. 8,115.77sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 737.45sq.m (approx. 7,937.85sq.ft) in this instance;
2. A dwelling depth of 27.6m (approx. 90.55ft) whereas By-law 0225-2007, as amended, requires a maximum dwelling depth of 20.0m (approx. 65.62ft) in this instance;
3. A combined width of side yards of 6.370m (approx. 20.899ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 7.803m (approx. 25.4600ft) in this instance;
4. A walkway width of 5.6m (approx. 18.37ft) whereas By-law 0225-2007, as amended, requires a maximum walkway width of 1.5m (approx. 4.21ft) in this instance; and
5. A driveway width of 21.0m (approx. 68.90ft) whereas By-law 0225-2007, as amended, requires a maximum driveway length of 8.5m (approx. 27.89ft) in this instance.

## Background

**Property Address:** 771 Meadow Wood Road

### Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood  
Designation: Greenlands and Residential Low Density I

### Zoning By-law 0225-2007

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 and Greenlands in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached, semi-detached and duplex dwellings. The Greenlands designation permits development on properties if they are existing lots of record and are not within the regulatory storm floodplain or hazard lands associated with a valley and watercourse corridor. The proposed detached dwelling respects the designated land uses.

Planning staff note, the Applicant has submitted a site plan application that is being reviewed by staff. Zoning staff has completed a comprehensive review of the application, and requires further information about the proposal in order to comment upon the validity of the requested variances.

At this time, Planning staff has been made aware that some of the variances requested appear incorrect and more variances are likely required. In the absence of a finalized review by the Zoning staff, Planning staff recommends that the application be deferred to allow the applicant a chance to continue discussions with Zoning staff to validate and identify variances required for the proposal.

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-21/060.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan Infill application under file SPI 21-60. 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