

City of Mississauga Department Comments

Date Finalized: 2021-12-22	File(s): A541.21 Ward 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-01-13 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 an existing addition with a combined width of side yards of 3.02m (approx. 9.91ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 3.80m (approx. 12.47ft) in this instance.

Background

Property Address: 1447 Blenheim Road

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-1 - Residential
Other Planning Applications:

Preliminary Application Meeting – PAM 21 266;

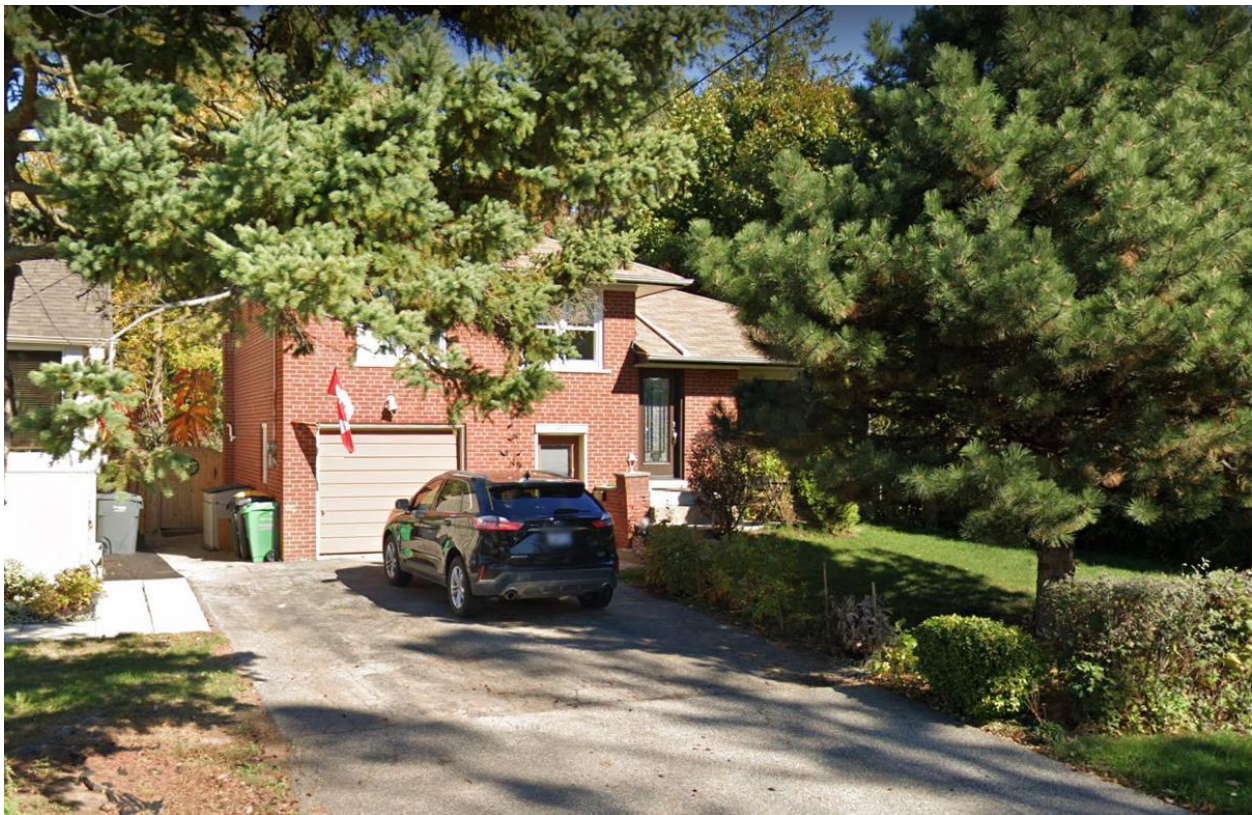
between the massing of primary structures on adjoining properties, and that access to the rear yard ultimately remains unencumbered. Staff note that the applicant meets the individual site yard setback requirements contained in the zoning by-law. Furthermore, the proposed addition will have the same side yard setbacks as the existing dwelling and will therefore have no impact on the neighbouring properties. A thorough review of the immediate neighbourhood has revealed similar deficiencies for detached dwellings. Therefore, the proposed side yard setbacks are not out of character within the immediate neighbourhood. Additionally, the proposed setbacks maintain a sufficient buffer to the neighbouring properties and are large enough to ensure access to the rear yard remains unencumbered.

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 will be addressed through the future Site Plan/Building Permit Application process.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan application under file SPM 21-115 W1. 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 submitted on 2021/07/26 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