

# City of Mississauga Department Comments

Date Finalized: 2022-01-12	File(s): A19.22 Ward 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-01-20 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an entrance to facilitate a second unit with an interior side yard setback (westerly) of 1.11m (approx. 3.64ft) whereas By-law 0225-2007, as amended, requires an interior side yard setback of 1.20m (approx. 3.94ft) in this instance.

## Background

**Property Address:** 3164 Harris Crescent

### Mississauga Official Plan

Character Area: Meadowvale Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** RM1-5 - Residential

**Other Applications:** SU 21-6227

### Site and Area Context

The subject property is located south-east of the Tenth Line West and Vanderbilt Road intersection in the Meadowvale neighbourhood. It has a lot frontage of +/- 9.15m (30.02ft), a lot area of +/- 348.51m<sup>2</sup> (3,751.33ft<sup>2</sup>), and currently contains a detached dwelling with an attached

garage. Limited landscaping and vegetation elements are present in both the front and rear yards. The surrounding area context is residential, consisting of detached dwellings on similarly sized lots. The property backs onto an elementary school.

The applicant is proposing a second unit entrance requiring a variance for side yard setback.



## 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 located in the Meadowvale Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, and duplex dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. The general intent of side yard regulations in the by-law is to ensure that: an adequate buffer exists between the massing of primary structures on adjoining properties, access to the rear yard ultimately remains unencumbered, and appropriate drainage can be provided. Staff note that the proposed entrance is at grade and does not require a staircase. It creates no massing, does not impact access to the rear yard or drainage, and

presents itself as a side door to the existing dwelling. Staff are therefore satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law, is minor in nature, and represents appropriate development of the subject property.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committee's easy reference are photos depicting the area where the entrance is being proposed. As the proposed entrance will not impact on the outside elevation we foresee no drainage related concerns.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a Building Permit under file SU 21-6227. Based on review of the information currently available in this permit application, the variances, as requested are correct.

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: Sherri Takaloo, Zoning Examiner