

City of Mississauga Department Comments

Date Finalized: 2022-01-19	File(s): A40.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-01-27 3:00:00 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 a new dwelling proposing:

1. A gross floor area of 487.13sq.m (approx. 5,243.42) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 462.11sq.m (approx. 4,974.11) in this instance;
2. A dwelling depth of 20.70m (approx. 67.91ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance; and,
3. A flat roof height of 7.96m (approx. 26.12ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.61ft) in this instance.

Background

Property Address: 1216 Mississauga Road

Mississauga Official Plan

Character Area: Clarkson – Lorne Park Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R1 -1 - Residential

Other Applications:

Minor Variance – A 467.17

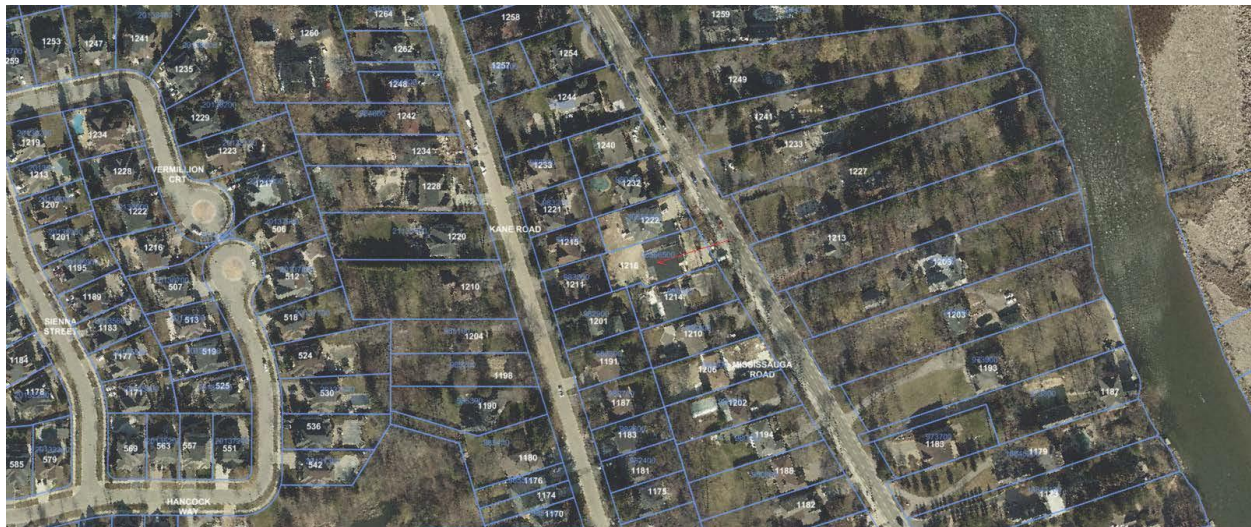
Building Permit – BP 9NEW 18-3935

Preliminary Application Zoning Review – PREAPP 18-1043 and PREAPP 21-7013

Site and Area Context

The subject property is located within the Clarkson – Lorne Park Neighbourhood Character Area, south east of the Indian Road and Mississauga Road intersection. The immediate area consists of a mix of one and two storey-detached dwellings on large lots with significant mature vegetation contained in the front yards. The subject property contains an existing two-storey dwelling with vegetation in the front yard.

The applicant is seeking to legalize the existing detached dwelling and requires variances for gross floor area, dwelling depth and flat roof height.



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 designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached and duplex dwellings.

The applicant has only submitted a site plan in support of this application, therefore Planning staff cannot accurately evaluate the variances proposed. Without floor plan and 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.

Furthermore, 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 have been addressed through the Site Plan Application process, File SPI-17/098.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Preliminary Zoning Review application under file PREAPP 21-7013. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on 06/09/2021 for the above captioned building permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Adam McCormack, Zoning Examiner