

City of Mississauga Department Comments

Date Finalized: 2022-02-02	File(s): A81.22 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-02-17 3:00:00 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 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 the construction of an addition proposing a dwelling depth of 31.06m (approx. 101.90ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance.

Background

Property Address: 1612 Birchwood Drive

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R2-5 - Residential

Other Applications:

Pre-Application Meeting – PAM 20-314
Site Plan – SPM 21-177

Site and Area Context

The subject property is located in the Clarkson – Lorne Park Neighbourhood Character Area, east of the Truscott Drive and Clarkson Road North 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, rear, and side yards. The subject property contains an existing one-storey detached dwelling with vegetation throughout the property.

The applicant is proposing the construction of an addition to the existing dwelling requiring a variance for dwelling depth.

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 intent of the zoning provisions for dwelling depth are to minimize massing impacts of long walls on neighbouring lots. Given the location of the addition, the proposed dwelling's depth can only be viewed from the north side of the property when standing on or driving along Birchwood Drive. Staff have no concerns with this variance due to the screening provided by the significant mature vegetation and privacy fence that exists on the property. The dwelling's northerly wall (requiring the variance) is also staggered, minimizing any massing concerns. Through review of the application, staff are of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planners

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 will be addressed through the Site Plan Application process, File SPM-21/177.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan Approval application under file SPM 21-177. Based on review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Our comments are based on the plans received by Zoning staff on 11/02/2021 for the above captioned site plan 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