

City of Mississauga Department Comments

Date Finalized: 2022-03-02	File(s): A108.22
To: Committee of Adjustment	Ward: 8
From: Committee of Adjustment Coordinator	Meeting date:2022-03-10 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 meets the requirements of Section 45(1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow pool equipment to be located 0.305m (approx. 1.00ft) from the side lot line whereas By-law 0225-2007, as amended, requires pool equipment to be located a minimum of 0.61m (approx. 2.00ft) from any lot line.

Background

Property Address: 3038 Prentiss Rd

Mississauga Official Plan

Character Area: Erin Mills Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

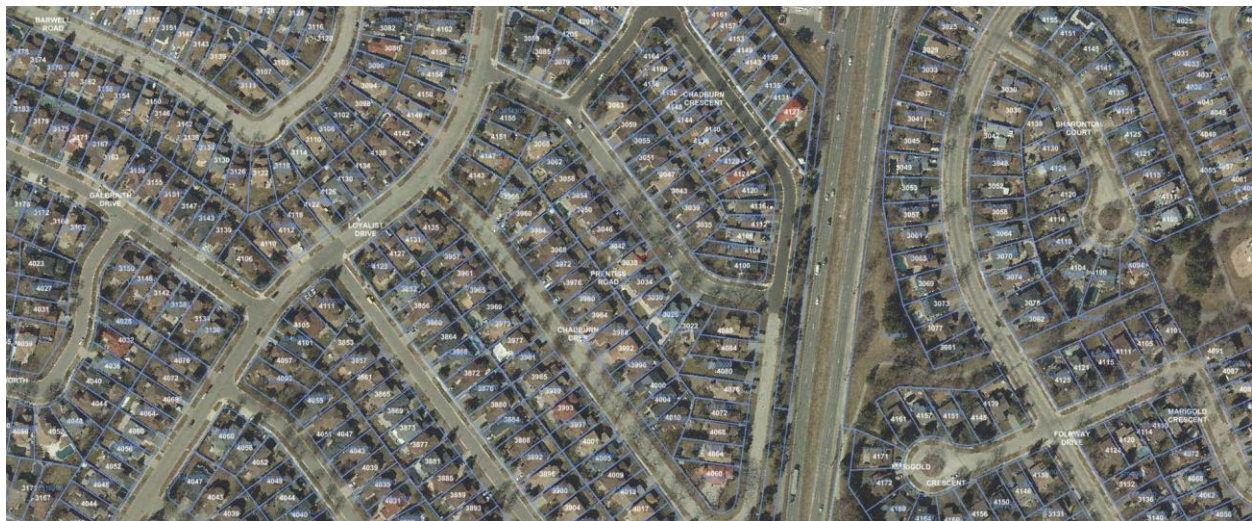
Zoning: R4 - Residential

Other Applications: Pool Enclosure Permit under file POOL 21-320.

Site and Area Context

The subject property is located within the Erin Mills Neighbourhood Character Area, northwest of Burnhamthorpe Rd West and Winston Churchill Blvd. The neighbourhood is entirely residential consisting of two-storey detached dwellings on lots with mature vegetation in the front and side yards. The subject property contains a one-storey detached dwelling with vegetation in the front yard.

The applicant is proposing residential pool that requires variances related to yard setbacks.



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 located within the Lakeview Character Neighbourhood and is designated Residential Low Density II by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings.

The general intent of this portion of the by-law is to ensure that an adequate buffer exists between the abutting properties and to accommodate an adequate swale for drainage purposes. Transportation and Works staff advise that the existing drainage pattern along the side lot line is not to be impacted. Through a detailed review of the application, staff is 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.

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Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees information are photos depicting the area where the pool equipment is proposed. We advise that the existing drainage pattern along the side lot line is not to be impacted.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Pool Enclosure Permit under file POOL 21-320. 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: Daniel Grdasic, Planning Associate