

# City of Mississauga Department Comments

Date Finalized: 2022-03-16	File(s): A560.21
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2022-03-24 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 the construction of a new dwelling proposing:

1. A lot coverage of 36.30% (approx. 255.55sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.0% (approx. 244.24sq.m) in this instance;
2. A gross floor area of 340.03sq.m (approx. 3660.05sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 329.57sq.m (approx. 3,526.15sq.ft) in this instance;
3. A walkway attached to the driveway with an attachment width of 2.50m (approx. 8.20ft) whereas By-law 0225-2007, as amended, permits a walkway attached to a driveway with a maximum attachment width of 1.50m (approx. 4.92ft) in this instance;
4. A height of eaves of 7.09m (approx. 23.26ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.40m (approx. 21.00ft) in this instance;
5. A front yard setback of 5.71m (approx. 18.74ft) to the porch inclusive of stairs whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 5.90m (approx. 19.36ft) to a porch inclusive of stairs in this instance;
6. An interior side yard setback (easterly) of 1.37m (approx. 4.49ft) to the 2nd storey whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance;
7. An interior side yard setback (westerly) of 1.37m (approx. 4.49ft) to the 2nd storey whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance; and
8. A combined width of side yards of 2.74m (approx. 8.99ft) 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:** 74 Veronica Dr

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R3-1 - Residential

**Other Applications:** Preliminary Zoning Review Application – PREAPP 21-6901  
Tree Permit – TRP 21-130

### Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southwest of Hurontario Street and Mineola Road West. The immediate area consists of older and newer one and two storey-detached dwellings with mature vegetation in the front yards. The subject property contains an existing two-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a new dwelling requiring variances related to a walkway attachment; lot coverage; gross floor area; eave height; front, interior and combined side 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 Committee of Adjustment previously deferred the above noted application on January 13, 2022, to allow the applicant an opportunity to redesign the proposal to increase the side yard setbacks. Staff supported the applicant's original proposal

The applicant has since reduced the proposed lot coverage from 37.8% to 36.3% and gross floor area from 363.11m<sup>2</sup> (3,908.48ft<sup>2</sup>) to 340.03m<sup>2</sup> (3660.05ft<sup>2</sup>). The applicant has also removed a variance for a reduced side yard setback of 1.22m (4ft) to the outdoor swimming pool, by complying with the required 1.5m (4.92ft) minimum side yard setback.

Furthermore, the applicant has increased the interior side yard setbacks to the second storey of the dwelling from 1.21m (3.97ft) to 1.37m (4.49ft), and increased the combined width of side yards from 2.42m (7.94ft) to 2.74m (8.99ft).

Staff is of the opinion that the applicant has appropriately revised their proposal to address concerns raised by residents and the Committee of Adjustment. It is staff's opinion that the proposed dwelling is sympathetic to the surrounding area and does not impact the neighbouring properties. 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

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed by through the future Site Plan approval process.

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 21-6901. Based on review of the information currently available in this permit application, variance # 5, as requested, is correct:

We also advise that more information is required in order to verify the accuracy of the remaining requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above Preliminary Zoning Review application submitted on 2021/07/21 and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through a building permit application file, 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