

# City of Mississauga Department Comments

Date Finalized: 2022-03-23	File(s): A148.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-03-31 1:00:00 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 the construction of a new dwelling proposing:

1. A garage projection of 3.81m (approx. 12.50ft) whereas By-law 0225-2007, as amended, permits a garage projection of 0.0m in this instance; and,
2. A height of eaves of 6.58m (approx. 21.59ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.40m (approx. 21.00ft) in this instance.

## Background

**Property Address:** 1710 Ruscombe Close

### Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood  
Designation: Residential Low Density I & Greenlands

### Zoning By-law 0225-2007

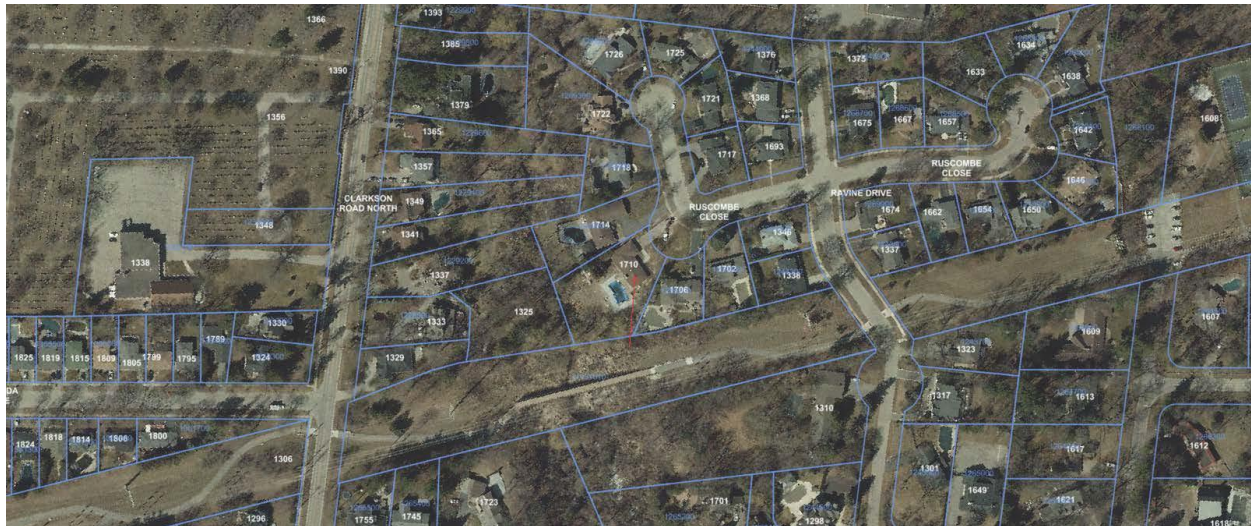
**Zoning:** R2-4 - Residential

**Other Applications:** Site Plan Infill Approval application under file SPI 21-133.

### Site and Area Context

The subject property is located within the Clarkson – Lorne Park Neighbourhood Character Area, southeast of the Lorne Park Road and Truscott Drive intersection. The immediate area consists of one and two-storey single detached dwellings with significant mature vegetation in both the front and rear yards. The subject property contains a one-storey detached dwelling with vegetation in the front yard.

The application proposes a new detached dwelling requiring variances related to garage projection and height of the eaves.



## 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 & Greenlands on Schedule 10 of the Mississauga Official Plan (MOP). The entirety of the proposal is located on lands designated Residential Low Density I, which permits detached dwellings.

On Thursday March 17<sup>th</sup>, 2022, staff contacted the applicant's agent to discuss concerns with respect to the proposed garage projection. Options were discussed to reduce the projection and/or soften the impact of projection. The applicant's agent informed staff that they would discuss staff's concerns with the applicant. Staff recommends deferral of the application to allow the applicant an opportunity to explore options to reduce or soften the impact of the garage projection.

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Comments Prepared by: Connor DiPietro, Committee of Adjustment

## 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 SPI-21/133.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan Infill Approval application under file SPI 21-133. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.



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: Brandon Eidner, Zoning Examiner

### **Appendix 3 – Parks, Forestry & Environment**

The Park Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

1. The lands to the rear of the property are owned lands by Hydro One and leased by the City of Mississauga, identified as Nine Creeks Trail (P-534) & Not Yet Named (P-496) and within Significant Natural Area, zoned G-1, that are also classified as a naturally significant area within the City's Natural Heritage System. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:
  - a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;
  - b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

Should the application be approved, Community Services provides the following notes:

1. Hoarding and park protection secured through the associated site plan control application (SP 21 133).
2. Construction access from the adjacent park/greenlands is not permitted.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email [jim.greenfield@mississauga.ca](mailto:jim.greenfield@mississauga.ca).

Comments Prepared by: Jim Greenfield, Park Planner