

City of Mississauga Department Comments

Date Finalized: 2022-05-11	File(s): A248.22 Ward 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-05-19 1:00:00 PM

Consolidated Recommendation

The City has no objection to the variances.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing:

1. A combined width of side yards of 4.77m (approx. 15.65ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.91m (approx. 22.67ft) in this instance; and,
2. To permit two garages on the subject property whereas By-law 0225-2007, as amended, only permits one garage in this instance.

Background

Property Address: 882 Calder Rd

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R2-4 - Residential

Other Applications: PREAPP – PAM 19-305, SPM 20-118

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southeast of the Lakeshore Road West and Meadow Wood Road intersection. The neighbourhood is primarily residential consisting of one and two-storey detached dwellings on large lots with mature vegetation in the front yards. The subject property contains a two-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a new one-storey addition to the existing dwelling requiring variances for side yard with, and number of garages permitted on the lands.



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 of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

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. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. The proposed addition does not impact the property's

permitted use as a detached dwelling and generally maintains the existing form of the building by only building out into the property's rear and northerly side yard. Staff are satisfied that the general intent and purpose of the official plan are maintained.

Variance #1 pertains to setbacks. Through a review of the immediate neighbourhood, similar deficiencies are common for detached dwellings. Therefore, the proposed setbacks are not out of character within the immediate neighbourhood. Additionally, the proposed setbacks maintain a sufficient buffer to the neighbouring properties and are large enough to ensure access to the rear yard is unencumbered. This variance raises no concerns of a planning nature.

Variance #2 pertains to number of garages. Staff has no concerns with the number of garages proposed. Staff note that many dwellings in the immediate area have garages with two garage doors, giving the appearance of two garages. Furthermore, the proposed garage is setback further than the existing garage, ensuring it will not be a dominant feature of the dwelling.

Given the above, staff are satisfied that the application maintains the general intent and purpose of the zoning by-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

The proposed addition creates a dwelling that is consistent with detached dwellings within the immediate area and does not pose a negative impact to the streetscape character. Staff are of the opinion that the development is desirable and that the proposed variances are minor in nature.

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 addition will be addressed through the Site Plan Application process, File SPI-20/118.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan Minor Approval application under file SPM 20-118. Based on review of the information currently available for this application, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on 03/29/2022 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

Appendix 3 – Region of Peel Comments

Comments: Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at siteplanservicing@peelregion.ca

Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Region of Peel Site Servicing connection approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at siteplanservicing@peelregion.ca

Comments Prepared By: Camila Marczuk, Development Engineering