

City of Mississauga Department Comments

Date Finalized: 2022-06-15	File(s): A280.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-06-23 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 flat roof height of 9.90m (approx. 32.48ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.61ft) in this instance;
2. A dwelling unit depth of 30.27m (approx. 99.31ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.61ft) in this instance;
3. A combined width of side yards of 6.23m (approx. 21.75ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 8.34m (approx. 27.36ft) in this instance; and,
4. A setback of 0.0m from the driveway to the side lot line whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) from a driveway to a side lot line in this instance.

Background

Property Address: 1376 Mississauga Rd

Mississauga Official Plan

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

Zoning By-law 0225-2007

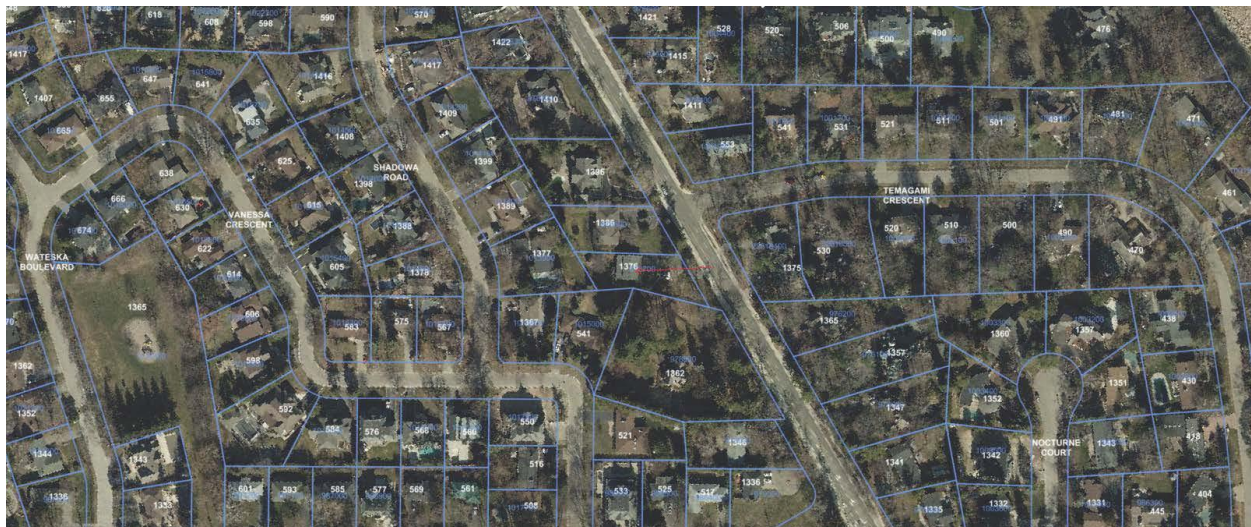
Zoning: R1-2 - Residential

Other Applications: Preliminary Zoning Review application under file PREAPP 22-738

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, northwest of the Indian Road and Mississauga Road intersection. The immediate 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 two-storey dwelling requiring variances for flat roof height, dwelling depth, combined width of side yards and setback to a driveway.



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 the Mississauga Official Plan (MOP), which permits detached dwellings.

Upon review of the applicant's drawings, staff has determined that variance #2 is incorrect. Staff also request that the applicant provide the finished grade of the proposed dwelling in order to accurately evaluate Variance #1. Transportation and Works staff do not support variance #4

and request that the hard surfacing and light posts contained in the municipal boulevard area be removed. Planning staff echo Transportation and Works staff's concerns.

Staff recommend deferral of the application to allow the applicant an opportunity to address staff's concerns and meet with Zoning staff to verify the accuracy of the requested variances and determine if additional variances are required.

Comments prepared by: Connor Di Pietro, 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 through the future Site Plan Application process. However, this Department does not support variance #4 for the 0m setback for the driveway. As you can see from the pictures attached, the existing driveway turnaround has been constructed partially within the Municipal right of way Mississauga Road. There is also additional hard surface for parking/turn around purposes on the left side of the driveway within the applicant's own lands.

We ask that the municipal boulevard area be reinstated with topsoil and sod and the 2 light posts that are also within the municipal boulevard area be removed.





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 22-738. 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: Alana Zheng, Zoning Examiner

Appendix 4 – Region of Peel Comments

Development Engineering: Camila Marczuk (905) 791-7800 x8230

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: Joseph Filice, Junior Planner