

# City of Mississauga Department Comments

Date Finalized: 2022-07-20	File(s): A320.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-07-28 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.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing a dwelling depth of 20.68m (approx. 67.85ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance.

## Background

**Property Address:** 1541 Woodeden Dr

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

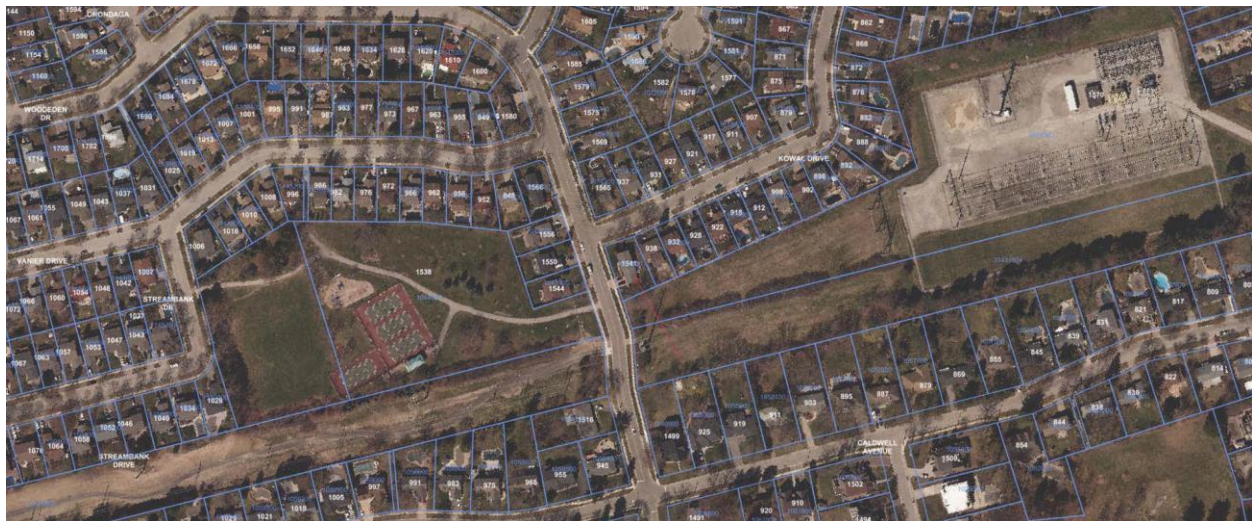
**Zoning:** R2-1 - Residential

**Other Applications:** PAM 20-153, SPI 20-109, PAM 22-95

### Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, south of the South Sheridan Way and Gallant Drive intersection. The immediate neighbourhood is primarily residential, consisting of one and two storey-detached dwellings with vegetation in the front yards. The subject property contains an existing two-storey detached dwelling with minimal vegetation in the front yard.

The applicant is proposing a new dwelling requiring a variance related to dwelling depth.



## 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 in the Clarkson-Lorne Park Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation 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 requested variance pertains to dwelling depth. The intent of the zoning provisions for dwelling depth are to minimize impacts of long walls on neighbouring lots as a direct result of

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the building massing. Staff note that the proposed dwelling is existing. Through discussions with the Site Plan Technologist assigned to the Site Plan Infill application, staff was informed that the applicant has removed internal walls located in the dwelling. The Building Department classifies this form of renovation to be creating a new dwelling and therefore a variance for the existing dwelling depth is required. The dwelling depth and massing is existing and will not be altered as a result of this application. Therefore there will be a negligible impact to abutting 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.

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 through the current Site Plan application SPI-20/109.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

Zoning staff is not in receipt of an active development application for the proposed scope of work. A zoning review has not been completed by staff to verify the accuracy of the request or determine if additional variances are required.

The applicant is advised that the accuracy of the minor variance application is the responsibility of the applicant.

Comments Prepared by: Brian Bonner, Supervisor

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**Appendix 3 – Region of Peel**

Development Engineering: Alexandra Maria (905) 791-7800 x7991

**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](mailto:siteplanservicing@peelregion.ca)

All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications. For more information, please contact Servicing Connections at [siteplanservicing@peelregion.ca](mailto: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](mailto:siteplanservicing@peelregion.ca)

Comments Prepared by: Joseph Filice, Junior Planner