City of Mississauga Department Comments

Date Finalized: 2022-08-10	File(s): A236.22
To: Committee of Adjustment	Ward: 8
From: Committee of Adjustment Coordinator	
	Meeting date:2022-08-18 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 an addition proposing:
1.   A lot coverage of 46.2% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance;
2.   A rear yard setback of 4.08m (approx. 13.39ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance; and,
3.   A side yard setback of 0.56m (approx. 1.84ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.81m (approx. 5.94ft) in this instance.

Background

Property Address: 2179 Robin Dr

Mississauga Official Plan

Character Area:	Sheridan Neighbourhood
Designation:	Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3 - Residential

Other Applications: Building Permit under file BP 9ALT 21-9976

Site and Area Context

The subject property is located in the Sheridan Neighbourhood Character Area, northeast of the Queen Elizabeth Way and Erin Mills Parkway intersection. The subject property backs on to Springbank Meadows Park. The immediate neighbourhood primarily consists of two-storey detached dwellings with mature vegetation in the front yards. The subject property contains a two-storey detached dwelling with vegetation in the front yard.

The applicant proposes an addition and is seeking variances related to lot coverage and 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:

Upon review of the materials submitted, staff identified concerns with the accuracy of the applicant's drawings and related variances. On July 25th, 2022, Staff requested additional information from the applicant's agent regarding the proposal. Staff are unable to evaluate the applicant's proposal in absence of this information.

As such, Planning staff are unable to determine the extent in which the application meets the criteria established by Section 45 of the Planning Act and recommend that the application be deferred to address staff's concerns and to verify the requested variances with zoning staff.

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 by our Development Construction Section through Building Permit BP 9ALT-21/9976.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9ALT 21-9976. Based on review of the information currently available in this permit application, we advise that a zoning review has NOT been completed and 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: Sherri Takalloo, Zoning Examiner