

City of Mississauga Department Comments

Date Finalized: 2022-08-10	File(s): A369.22
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2022-08-18 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. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new front and side addition proposing:

1. A front yard setback to the addition of 6.96 m (approx. 23ft), whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.5m (approx. 24.6ft) to the addition in this instance; and,
2. A front yard roof overhang setback of 6.71 m (approx. 22ft), whereas By-law 0225-2007, as amended, requires a minimum front yard roof overhang setback of 7.05m (approx. 23.1ft) to the addition in this instance.

Background

Property Address: 1539 Glenwatson Drive

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

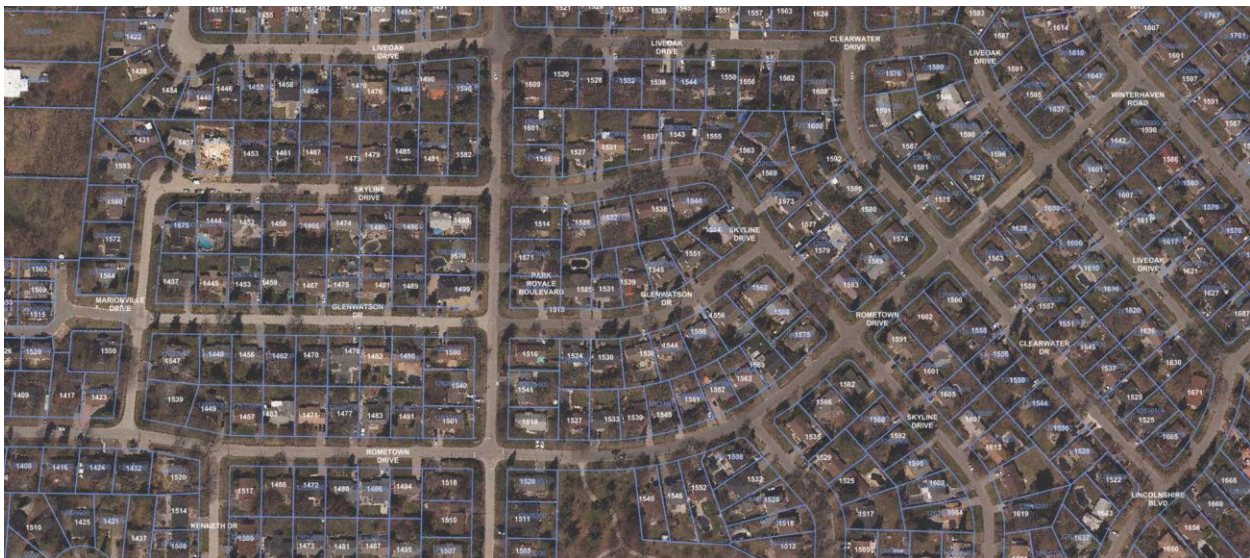
Zoning: R3-75 - Residential

Other Applications: PREAPP 22-1608

Site and Area Context

The subject property is located within the Lakeview Neighbourhood, southeast of Dixie Road and South Service Road. The neighbourhood is entirely residential consisting of one and two storey-detached dwellings, on large lots with mature vegetation in the front yards. The subject property is a one storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing an addition requiring variances for front setback and roof overhang setback.



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). This designation permits detached, semi-detached and duplex dwellings.

Variance #1 pertains to a front yard setback. The intent of a front yard setback is to ensure that a consistent character is maintained along the streetscape and that a sufficient front yard space is incorporated into the design of neighbourhoods. The existing lot contains an irregular curvature of the frontage. The front setback reduction is to a small portion of the dwelling, and is

required as a direct result of the lots curvature. The remaining portions of the dwelling will maintain a setback of 6.71m (22ft) to 7.78m (25.52ft). Lastly, the front yard setback proposed is generally consistent with dwellings in the immediate vicinity with curved frontages.

Variance #2 pertains to a roof overhang setback. The intent of this portion of the by-law is to ensure that eaves are sufficiently setback from all property lines. The proposed roof overhang is to the front property line. Staff has no concerns with this variance, as it is a minor deviation from the zoning by-law requirement and the proposed addition is consistent with existing dwellings in the immediate area.

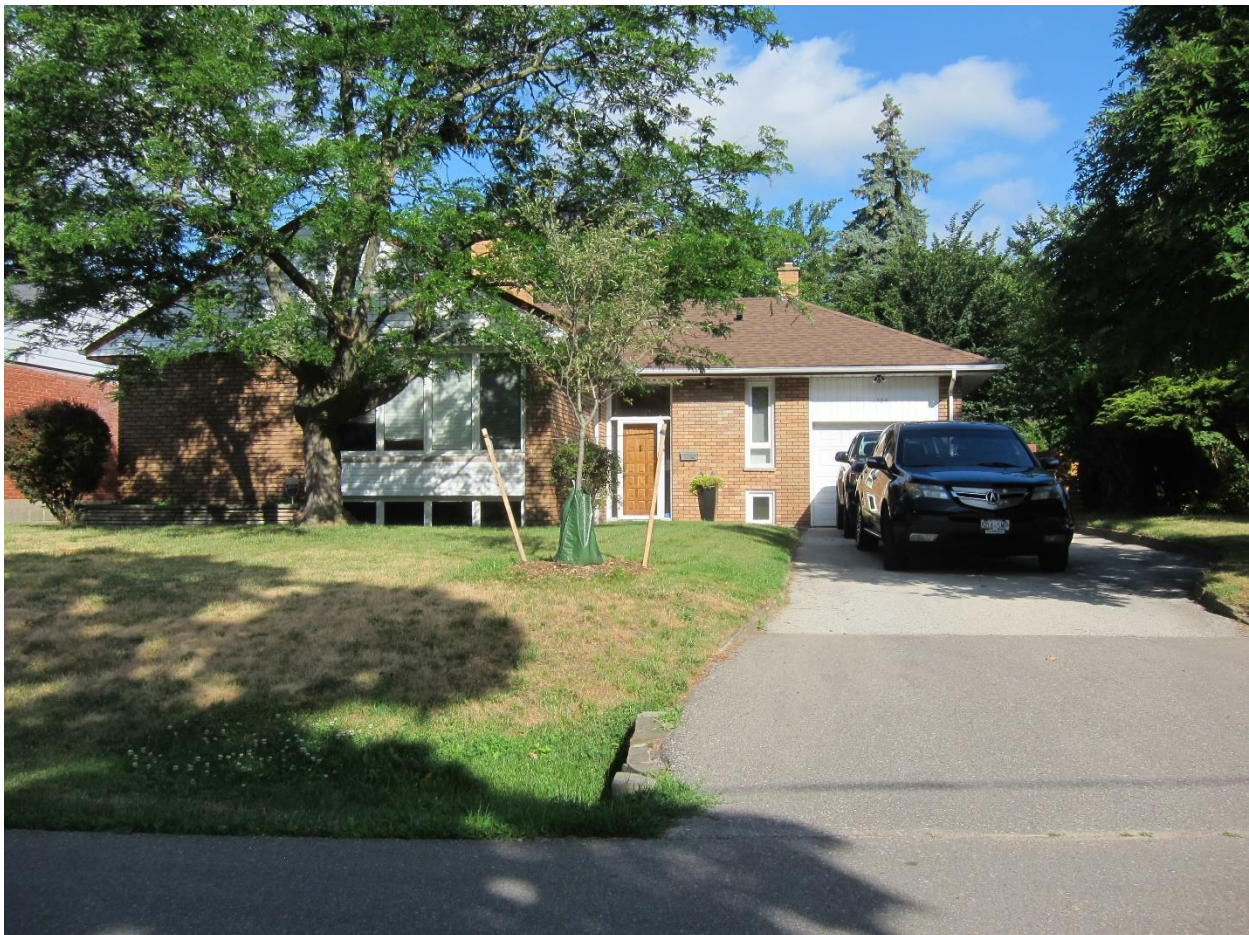
Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

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 additions will be addressed by our Development Construction Section through the future Building Permit process.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department has currently processed a Preliminary Zoning Review application under file PREAPP 22-1608. 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: Sherri Takaloo, Zoning Examiner