

City of Mississauga Department Comments

Date Finalized: 2022-10-19	File(s): A435.22 Ward: 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-10-27 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a below grade entrance proposing an interior side setback of 0.15m (approx. 0.49ft) whereas By-law 0225-2007, as amended, requires an interior side setback of 1.2m (approx. 3.93ft) in this instance.

Background

Property Address: 3910 Quiet Creek Drive

Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood
Designation: Residential Medium Density

Zoning By-law 0225-2007

Zoning: RM2-18-Residential

Other Applications: SEC UNIT 22-3074

Site and Area Context

The subject property is located south-east of the Erin Centre Boulevard and Ninth Line intersection in the Churchill Meadows neighbourhood. It is an interior lot and currently contains a semi-detached dwelling with an attached garage. The property has a lot frontage of +/- 7.35m

(24.11ft), consistent with semi-detached properties in the surrounding area. The area context includes a mix of detached, semi-detached and townhouse dwellings on varying sized lots, as well as commercial uses across Ninth Line. Limited vegetation and landscaping elements are present in both the front and rear yards.

The applicant is proposing a below grade entrance requiring a variance for side yard setback.



Does the proposal maintain the general intent and purpose of the Zoning By-law?

The intent of the side yard regulations in the by-law is to ensure that an appropriate buffer between structures on abutting properties is maintained as well as ensuring access to the rear yard and drainage patterns are preserved. The proposed steps and entrance create no massing impacts or separation issues, and are located in the rear yard and adjacent to the attached side of the dwelling where there is no access to the rear yard. Furthermore, Transportation & Works staff have raised no significant drainage concerns regarding the proposal. Staff are therefore satisfied that the request 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?

Staff are of the opinion that the side yard proposal represents appropriate development of the subject property and that the application is minor in nature. There are no impacts to the streetscape and circulation around the exterior of the dwelling is maintained.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We note that the Transportation and Works Department has no objections to the proposed side door entrance as it will not impact or alter the existing grading and drainage pattern for this property.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file SEC UNIT 22-3074. Based on review of the information currently available in this permit application, the variance, as requested is correct.

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: Gary Gagnier, Zoning Examiner

Appendix 3- Region of Peel

Minor Variance Application: A-435/22

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

Comment: 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: Patrycia Menko, Junior Planner