

City of Mississauga Department Comments

Date Finalized: 2022-10-19	File(s): A460.22
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2022-10-27 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow an addition to an existing dwelling proposing a dwelling unit depth of 31.61m (approx. 103.71ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance.

Background

Property Address: 23 Onaway Rd

Mississauga Official Plan

Character Area: Port Credit Neighbourhood (East)
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R15-8 - Residential

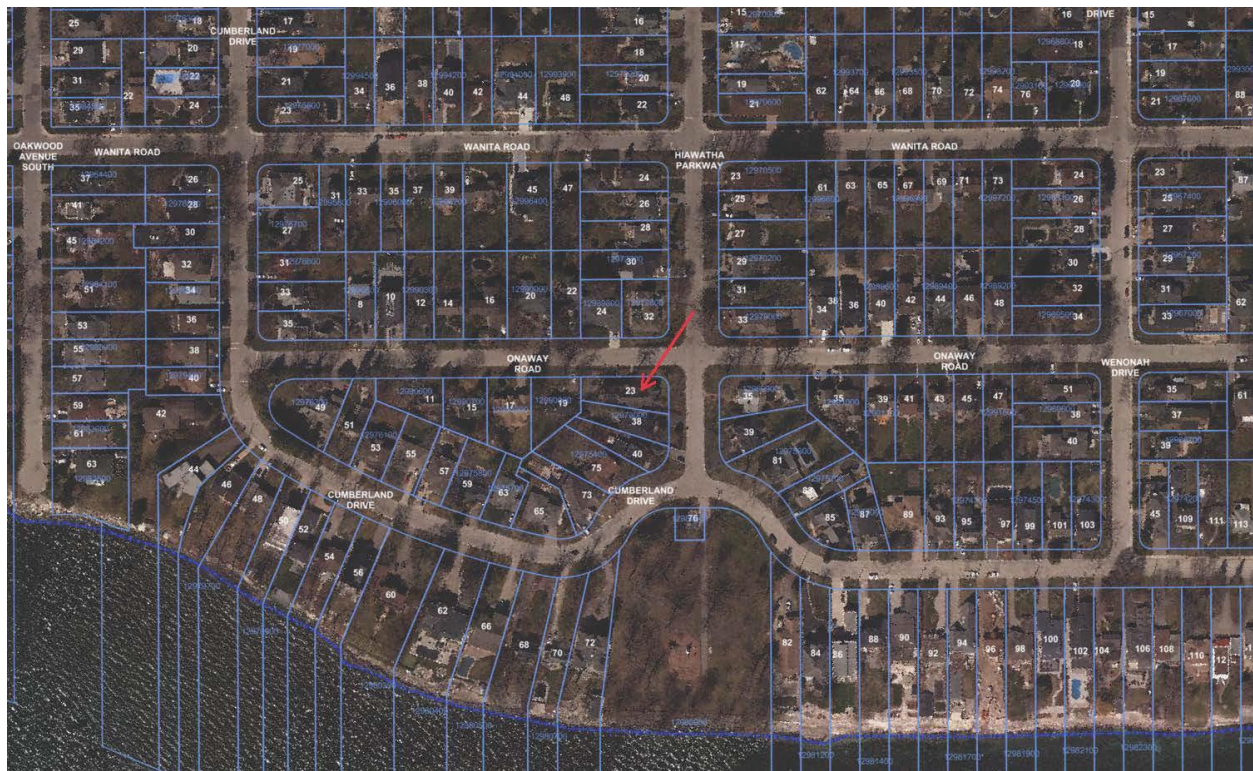
Other Applications: BP 9ALT 22-1298

Site and Area Context

The subject property is located south-east of the Lakeshore Road East and Cumberland Drive intersection in Port Credit. It is a corner property and currently contains a two-storey detached dwelling with an attached garage. The property has an approximately lot area of +/- 721.47m²

(7,765.84ft²), which represents an average lot size for the surrounding area. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context is exclusively residential, consisting of a mix of one and two-storey detached dwellings on lots of varying sizes.

The applicant is proposing an addition to the existing dwelling requiring a variance for 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 designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached and duplex dwellings.

While larger dwellings are not out of character within the surrounding area, staff are of the opinion that the dwelling depth proposed is excessive, does not maintain compatibility with the existing

dwelling in the neighbourhood, and does not preserve the neighbourhood's character. Staff is of the opinion that the variance request is not minor numerically or substantively, and would be precedent setting for the neighbourhood. Staff further note that the existing dwelling does not meet zoning provisions for dwelling depth currently.

Staff recommend that the proposal be deferred for redesign in order to address the concerns raised above, and to meet with Zoning staff to determine if additional variances may be required.

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 the Building Permit Process for BP9 ALT-22/1298.





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 22-1298. Based on review of the information currently available in this permit application, the variance, as requested is correct.

We also advise that more information is required in order to determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above permit application submitted on 07/29/2022 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: Jeanine Benitez, Zoning Examiner

Appendix 3- Region of Peel

Minor Variance Application: A-460/22

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