

# City of Mississauga Department Comments

Date Finalized: 2022-10-26	File(s): A461.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-11-03 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 minor variances to allow the construction of a new roof overhang proposing:

1. A front yard setback of 8.05m (approx. 26.41ft) to the garage roof overhang whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 9.0m (approx. 29.52ft) to the garage roof overhang in this instance; and,
2. A maximum projection of 2.45m (approx. 8.03ft) beyond the front wall or exterior side wall of the first storey whereas By-law 0225-2007, as amended, permits a maximum projection of 0m beyond the front wall or exterior side wall of the first storey in this instance.

## Amendments

The Building Department is currently processing a Building Permit under file BP 9ALT 22-124. Based on review of the information currently available in this permit application, we advise that the variance #2 should be amended as follows:

2. An existing garage projection of 2.45m (approx. 8.03ft) beyond the front wall of the first storey whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.0m beyond the front wall of the first storey, in this instance.

## Background

**Property Address:** 1150 Wildfield Crescent

## Mississauga Official Plan

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

## Zoning By-law 0225-2007

Zoning: R2-4-Residential

Other Applications: BP-9ALT 22/124.

## Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southeast of the Indian Road and Birchview Drive intersection. The immediate 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 contains a two-storey detached dwelling and double car garage with mature vegetation in the side yards.

The applicant is proposing a new two-storey dwelling requiring variances for front yard setback and garage projection.



## 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, duplex and triplex dwellings.

Variance #1 is for a front yard setback. The proposed front yard setback is present in the neighbourhood and is not out of character with the area. Furthermore, the reduced front yard setback is only required to the proposed roof overhang which does not add any significant massing to the dwelling. No variances are required for front yard setbacks to the dwelling itself.

Variance #2 pertains to a garage projection. The intent of the zoning by-law is to maintain a consistent streetscape, while ensuring the garage is not the dominant feature of the dwelling. Staff note that the proposed flat roof overhang and stone feature wall, which project outward from front façade of the dwelling, visually form a covered front porch that mitigates any potential impact from the garage projection.

It is staff's opinion that the proposed dwelling is sympathetic to the surrounding area and does not impact the neighbouring 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 property will be addressed through BP-9ALT 22/124.



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 22-124. Based on review of the information currently available in this permit application, we advise that the variance #2 should be amended as follows:

2. An existing garage projection of 2.45m (approx. 8.03ft) beyond the front wall of the first storey whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.0m beyond the front wall of the first storey, in this instance.

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: Alana Zheng, Zoning Examiner

### **Appendix 3- CVC**

With regards to the Minor Variance applications as per the Committee of Adjustment November 3 agenda, specifically the application noted in the subject line, please note that CVC clearance was previously issued (CVC File: SP 21/Gaborit). While the property is regulated, CVC staff have determined there is no need to review this minor variance.

Comments Prepared by: Beata Pakulski, Junior Planner

### **Appendix 4- Region of Peel**

Development Planning: Patrycia Menko (905) 791-7800 x3114

**Comment:** Please be advised that the subject property is located within the limits of the regulated area of the Credit Valley Conservation (CVC).

Regional Planning Staff, therefore, request that the Committee and City staff consider comments from the CVC and incorporate their conditions of approval appropriately.

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner