

# City of Mississauga Department Comments

Date Finalized: 2022-02-23	File(s): A70.22
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2022-03-03 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 a new dwelling proposing:

1. A lot coverage of 36% (approx. 250.20sq.m or 2,693.13sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% (approx. 243.78sq.m or 2,624.03sq.ft) in this instance;
2. A gross floor area of 359.24sq.m (approx. 3,866.83sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 329.30sq.m (approx. 3,544.56sq.ft) in this instance;
3. A height of eaves of 6.63m (approx. 21.75ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.40m (approx. 21.00ft) in this instance; and,
4. A combined width of side yards of 2.66m (approx. 8.73ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 3.80m (approx. 12.47ft) in this instance.

## Background

**Property Address:** 39 Inglewood Drive

### Mississauga Official Plan

Character Area: Mineola Neighbourhood

Designation: Residential Low Density II

### Zoning By-law 0225-2007

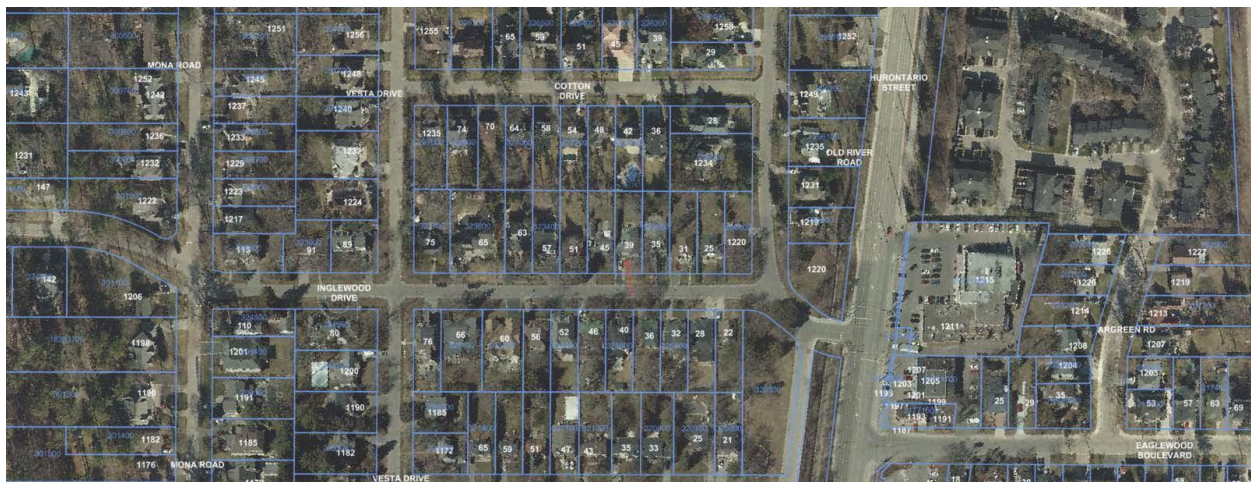
**Zoning:** R3-1 - Residential

**Other Applications:** Site Plan Approval application under file SPI 21-175 W1.

### Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southwest of Hurontario Street and Mineola Road West. The neighbourhood is entirely residential consisting of one and two-storey detached dwellings, on lots with mature vegetation in the front and side yards. The subject property contains a one-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a new dwelling requiring variances for lot coverage, gross floor area, eave height and combined width of side yards.



## 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 II in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached, duplex, triplex and other forms of low rise dwellings with individual frontages.

Planning Staff has identified concerns with the applicant's proposed roof type and height. Zoning Staff echoes these concerns and is requesting additional information from the applicant in order to determine the accuracy of the variances requested, and to determine if additional variances are required. Planning staff are unable to complete a full review of the application at this time, and recommend the application be deferred to give the applicant an opportunity to verify the variances requested with Zoning Staff and submit a revised list of variances and/or drawings.

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 dwelling have been addressed through the Site Plan Application process, File SPI-21/175.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan Approval application under file SPI 21-175 W1. Based on review of the information currently available in this permit application, the

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variances, as requested are correct. However, 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 Site Plan Approval application submitted on 2021/11/01 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