

# City of Mississauga Department Comments

Date Finalized: 2022-11-23	File(s): A541.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-12-01 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

The applicant requests the Committee to approve minor variances to allow an existing shed and landscaping proposing:

1. A driveway width of 13.43m (approx. 44.06ft) including the walkway whereas by-law 0225-2007, as amended, permits a maximum driveway width of 6.0m (approx. 19.68ft) including the walkway in this instance;
2. A rear setback of 0m to the paved deck whereas by-law 0225-2007, as amended, requires a minimum rear setback of 0.61m (approx. 2ft) to the paved deck in this instance;
3. A side setback of 0m to the paved deck whereas by-law 0225-2007, as amended, requires a minimum side setback of 0.61m (approx. 2ft) to the paved deck in this instance;
4. A rear setback of 0.91m (approx. 2.98ft) to the shed whereas by-law 0225-2007, as amended, requires a rear setback of 1.20m(approx. 3.93ft) to the shed in this instance;
5. A side setback of 0.92m (approx. 3.01ft) to the shed whereas by-law 0225-2007, as amended, requires a side setback of 1.20m(approx. 3.93ft) to the shed in this instance; and,
6. A hard landscaped area setback of 0m to all the lot lines whereas by-law 0225-2007, as amended, requires a minimum 0.61m (approx. 2ft) hard landscaped area setback to all the lot lines in this instance.

## Amendments

The Building Department has processed a Preliminary Zoning Review application under file PREAPP 22-418. 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.

Furthermore, we advise that the following variances should be added:

7. A minimum side setback of 0.75m (approx. 2.46ft) to the eaves of the shed is required in this instance; and,

8. A minimum rear setback of 0.75m (approx. 2.46ft) to the eaves of the shed is required in this instance;

## Background

**Property Address:** 1373 Saginaw Crescent

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

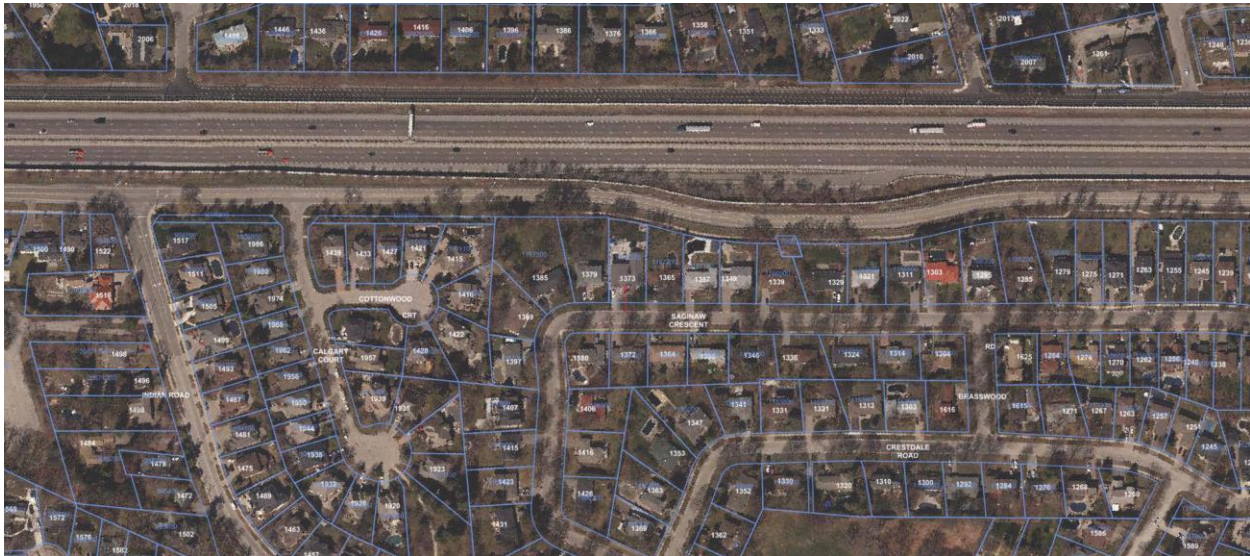
**Zoning:** R2-4-Residential

**Other Applications:** Preliminary Zoning Review application under file PREAPP 22-418

### Site and Area Context

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area, southeast of the Indian Road and South Sheridan Way intersection. The immediate neighbourhood primarily consists of a mix of one and two-storey detached dwellings with mature vegetation in the front yards. The subject property contains a one-storey detached dwelling with mature vegetation in the front yard.

The applicant proposes a new detached dwelling requiring variances related to driveway width and setbacks.



## 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 on Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings.

Variance #1 pertains to driveway width. The intent of this portion of the By-law is to permit a driveway large enough to suitably accommodate the required number parking spaces for a dwelling, with the remainder of lands being soft landscaping (front yard). The applicant is proposing a driveway width of 13.43m (44.06ft) where a maximum driveway width of 6.0m (19.68ft) is permitted. Staff note that the proposed driveway is required to accommodate an existing “walkway” that exceeds the maximum dimensions permitted for a hammerhead. The applicant has informed staff that the “walkway” is being utilized for additional parking. Staff is of the opinion that the amount of hardscaping proposed is excessive and that the proposed driveway accommodate more than the required 2 spaces (side by side) for a detached dwelling. Lastly, staff is concerned that additional variances may be required for soft landscape area, which may not be supported. Staff has no immediate concerns with the remaining variances.

As such, staff recommends that the application be deferred to allow the applicant an opportunity to address staff’s concerns and meet with Zoning staff to confirm the accuracy of the requested variances and determine if additional variances are required.

City Department and Agency Comments	File:A541.22	2022/11/23	4
-------------------------------------	--------------	------------	---

---

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner



## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed are photos of the existing structures and driveway on the property. We understand that our Development Construction Section has been on site and has no concerns with the existing conditions. Therefore, we have no objections.

Also, the survey plan submitted clearly shows an existing Bell Canada/Hydro easement along the westerly side limit and the rear limit of the property. We advise the applicant to obtain written confirmation from Bell Canada and from Alectra stating that they have no objection to the construction of the 2 sheds and the patio hard surface within the limits of their easement.



















Comments Prepared by: John Salvino, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department has processed a Preliminary Zoning Review application under file PREAPP 22-418. 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.

Furthermore, we advise that the following variances should be added:

7. A minimum side setback of 0.75m (approx. 2.46ft) to the eaves of the shed is required in this instance; and,
8. A minimum rear setback of 0.75m (approx. 2.46ft) to the eaves of the shed is required 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: Sherri Takaloo, Zoning Examiner

### **Appendix 3 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner