

City of Mississauga Department Comments

Date Finalized: 2023-01-25	File(s): A721.22 Ward: 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-02-02 3:00:00 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 an existing structure proposing a pergola between the front wall of the dwelling and the front lot line in an R4 Zone whereas By-law 0225-2007, does not permit a pergola between the front wall of the dwelling and the front lot line in an R4 Zone in this instance.

Background

Property Address: 6008 Grossbeak Dr

Mississauga Official Plan

Character Area: Lisgar Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R4 - Residential

Other Applications: None

Site and Area Context

The subject property is located on the west side of Grossbeak Drive, north of the Britannia Road West intersection. It currently contains a two-storey detached dwelling with an attached garage. Some landscaping and limited vegetative elements are present in both the front and rear yards.

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Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the existing property, specifically the pergola and wood fence.

We note that the pergola creates no drainage related concerns; however, this department has concerns with the existing wood fence and concrete posts which are located within the front yard and municipal boulevard. We question whether these elements meet the requirements of the Fence By-law. Fencing in the front yard must meet the requirements of the fence by-law to alleviate possible sight visibility concerns for vehicles backing out of the driveway. Any encroachment of the fence and concrete posts into the municipal boulevard must be removed. Encroachments within the municipal boulevard are not supported in this instance. As previously noted, we have sight visibility concerns for any vehicle backing out of the driveway and ensuring that there is clear and unobstructed view of any pedestrians utilizing the sidewalk or for any vehicles on the roadway. In view of the above, we request that any wood fencing and concrete posts encroaching in to the municipal boulevard be removed and that any existing fence in the front yard meet the City's Fence By-law requirements.









Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: TAGE Crooks, Zoning Examiner

Appendix 3 – Conservation Halton

Please see below comments from Conservation Halton (CH) regarding the Pre-Con for **6008 Grossbeak Drive**.

- The subject property is not regulated by Conservation Halton (CH).

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- Given the size of the site (approx. 0.02 ha.), CH defers the review of SWM to City of Mississauga Engineering staff.
 - **Given the above, CH staff will not be in attendance for this pre-consultation meeting, and do not need to be circulated on the associated application.**

Comments Prepared by: Braden Fleming – Environmental Planner

Appendix 4 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko – Junior Planner, Planning and Development Services