

City of Mississauga Department Comments

Date Finalized: 2023-04-12	File(s): A61.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-04-20 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 a covered porch on an existing dwelling proposing a dwelling unit depth of 26.52m (approx. 87.01ft) 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: 1510 Asgard Dr

Mississauga Official Plan

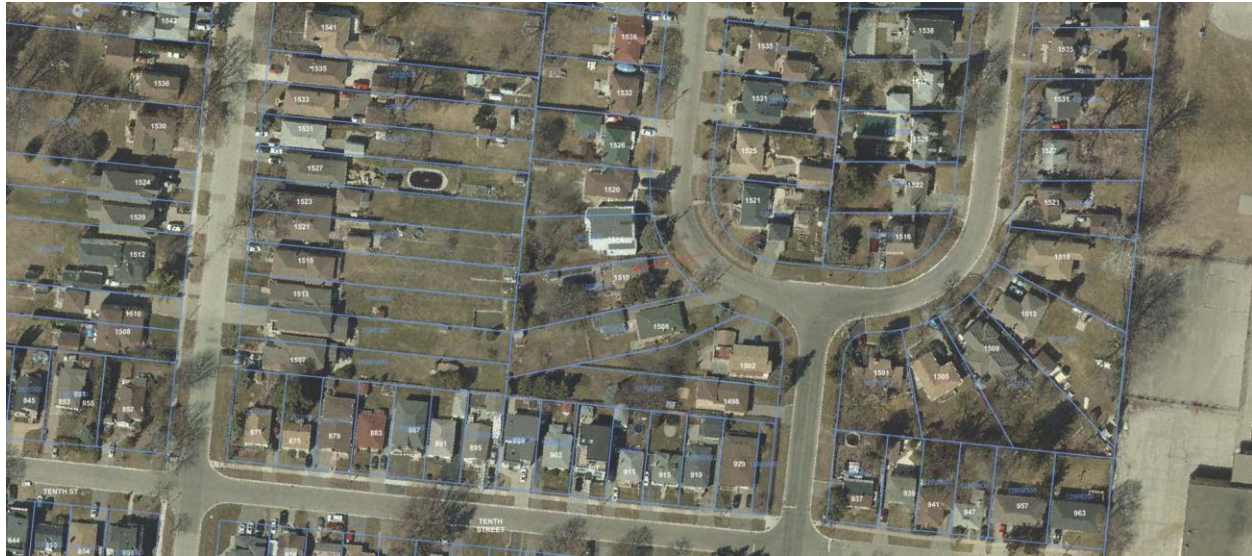
Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II
Zoning: R3-75- Residential

Other Applications: none

Site and Area Context

The subject property is located in the Lakeview Neighbourhood Character Area, southeast of the Ogden Avenue and South Service Road intersection. The immediate neighbourhood is residential and containing older and newer 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 is seeking 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:

Following discussions with Zoning staff, Planning staff are of the opinion that the requested variance is incorrect. Planning staff are not in a position to provide an interpretation of the zoning by-law. Furthermore, the applicant's drawing exclude information for staff to be able to accurately identify dwelling depth. As such, staff recommend that the application be deferred to allow the applicant an opportunity to submit a building permit to confirm the accuracy of the requested variance with Zoning staff and to determine if additional variances are 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 covered rear porch will be addressed by our Development Construction Section through the Building Permit Process for BP9 NEW-22/3114.



Comments Prepared by: John Salvino, 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: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner