

City of Mississauga Department Comments

Date Finalized: 2023-03-01	File(s): A566.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-03-09 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 meets the requirements of Section 45(1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow pool equipment to be located 0.20m (approx. 0.66ft) from the side lot line whereas By-law 0225-2007, as amended, requires pool equipment to be located a minimum of 0.61m (approx. 2.00ft) from an lot line in this instance.

Background

Property Address: 925 Caldwell Ave

Mississauga Official Plan

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

Zoning By-law 0225-2007

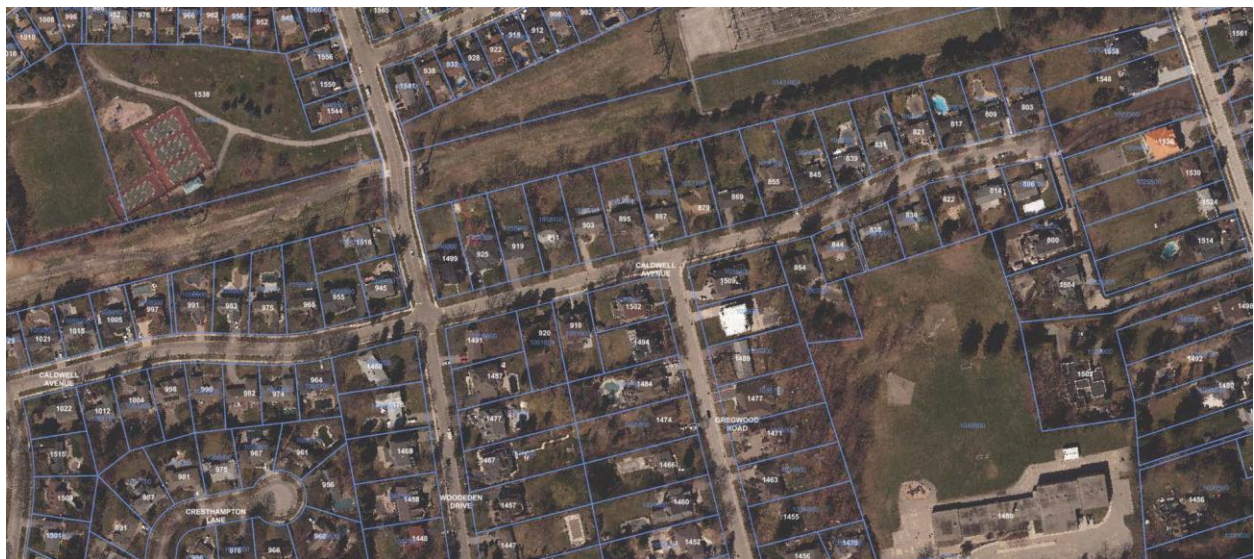
Zoning: R2-4 - Residential

Other Applications: Pool Permit under file POOL 21-264

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, north of the Woodeden Drive and Indian Road intersection. The neighbourhood contains open space, utility and residential uses. Residential uses consist 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 vegetation in the front yard.

The applicant is proposing pool equipment with a reduced side yard setback.



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*.

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Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is located within the Clarkson-Lorne Park Character Neighbourhood and is designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings.

The general intent of this portion of the by-law is to ensure that an adequate buffer exists between the abutting properties and to accommodate an adequate swale for drainage

purposes. Staff have no massing concerns with the proposed equipment. Furthermore, Transportation and Works staff have not raised any drainage related concerns at this time. Through a detailed review of the application, staff are 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

Enclosed for Committees easy reference are photos of the existing pool equipment. We have no drainage related concerns.







Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Pool Permit under file POOL 21-264. Based on review of the information currently available in this permit application, the variances, as requested are correct.

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

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Appendix 3 – Region of Peel

We have no comments or objections.

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