

# City of Mississauga Department Comments

Date Finalized: 2023-03-01	File(s): A665.22 Ward: 8
To: Committee of Adjustment	
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. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an addition to the existing dwelling proposing a front yard setback of 21.44m (approx. 70.34ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 35.88m (approx. 117.72ft) in this instance.

### Amendments

The Building Department is currently processing a Building Permit Application under file BP 9ALT 21-9874. Based on review of the information currently available in this permit application, we advise that the variance should be amended as follows:

A front yard setback of 21.45m (approx. 70.37ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 35.88m (approx. 117.72ft).

## Background

**Property Address:** 2452 Doulton Dr

### Mississauga Official Plan

Character Area: Sheridan Neighbourhood  
Designation: Residential Low Density I

## Zoning By-law 0225-2007

**Zoning:** R1-5 - Residential

**Other Applications:** Building Permit Application under file BP 9ALT 21-9874.

### Site and Area Context

The subject property is located within the Sheridan Neighbourhood, southeast of Dundas Street West and Mississauga Road. The neighbourhood is entirely residential consisting of large one and two-storey detached dwellings on large lots with mature vegetation in the front yards. The subject property contains a two storey detached dwelling with mature vegetation in the front and side yards.

The applicant is proposing an addition requiring a variance for a front 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*.

Staff comments concerning the application are as follows:

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached, semi-detached and duplex dwellings.

The intent of a front yard setback is to ensure that a consistent character is maintained along the streetscape and that a sufficient front yard soft landscape space is incorporated into the design of neighbourhoods. Planning staff note that the existing garage maintains the same front yard setback as the proposed addition. The reduced front yard setback will bring the dwelling closer to the street, in line with the existing garage, softening the garage's visual impact on the streets. Further, the proposed front yard setback is generally reflective of front yard setbacks in the immediate area. Through a detailed review of the application, staff is of the opinion that the proposed use is desirable and is appropriate to be handled through the minor variance process. 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

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition are being addressed by our Development Construction Section through the Building Permit process, File BP 9ALT-21/9874.







Comments Prepared by: John Salvino, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a Building Permit Application under file BP 9ALT 21-9874. Based on review of the information currently available in this permit application, we advise that the variance should be amended as follows:

A front yard setback of 21.45m (approx. 70.37ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 35.88m (approx. 117.72ft).

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 permit application submitted on 10/18/2022 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

### **Appendix 3 – Credit Valley Conservation**

A22/665 – 2452 Doulton Dr

Although the property is partially regulated based on our mapping, I can confirm that the proposed development is located outside of the regulated area and we have no concerns. No CVC permit is required.

Comments Prepared by: Beata Pakulski – Junior Planner, Planning and Development Services

### **Appendix 4 – Region of Peel**

#### **Minor Variance Application: A-665/22, 2452 Doulton Drive**

Development Planning: Patrycia Menko (905) 791-7800 x3114

#### **Comment:**

- Please be advised that the subject property is located within the limits of the regulated area of the Credit Valley Conservation (CVC) Authority. Regional Planning staff, therefore, request that the Committee and City staff consider comments from the CVC Authority and incorporate their conditions of approval appropriately.

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