

# City of Mississauga Department Comments

Date Finalized: 2023-05-24	File(s): A164.23
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-06-01 3:30:00 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, as requested, 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 the construction of a new dwelling proposing:

1. A driveway width of 11.25m (approx. 36.91ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 10.50m (approx. 34.45ft) in this instance;
2. A walkway width of 2.44m (approx. 8.00ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance;
3. 3 walkways whereas By-law 0225-2007, as amended, permits a maximum of 2 walkways in this instance;
4. A combined side yard width of 21.8% (7.18m (approx. 23.56ft)) whereas By-law 0225-2007, as amended, requires a minimum combined side yard width of 27% (8.89m (approx. 29.17ft)) in this instance;
5. A dwelling unit depth of 24.57m (approx. 80.61ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
6. A garage area of 79.23sq m (approx. 852.82sq ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq m (approx. 807.29sq ft) in this instance;
7. An accessory structure height of 3.98m (approx. 13.06ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.50m (approx. 11.48ft) in this instance; and,
8. A gross floor area of 677.10sq m (approx. 7288.24sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 642.67sq m (approx. 6917.64sq ft) in this instance.

## Background

**Property Address:** 479 Meadow Wood Road

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

**Zoning:** R2-5 - Residential

**Other Applications:** BP 9NEW 23-5459.

### Site and Area Context

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area, southeast of the Clarkson Road South and Lakeshore Road West intersection. The subject property contains a one-storey detached dwelling with mature vegetation in the front yard. The surrounding area consists of one and two-storey detached dwellings with mature vegetation in the front yards.

The applicant is proposing to construct a new two-storey detached dwelling requiring variances for a driveway, walkways, dwelling depth, side yard width, garage area, accessory structure height and gross floor area.



## 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:

Variance #1 pertains to driveway width. Staff have no immediate concerns with this variance, as only a portion of the driveway, which facilitates access to the proposed garage, is 11.25m (36.91ft). Furthermore, a majority of the driveway maintains a width of 4m (13.12ft), which is well below the regulation.

Variances #2 and 3 relate to walkway attachments. Staff have no concerns with these variances as the proposed walkways are not wide enough to accommodate a parking space and no variances for reduced soft landscaping are requested.

Variance #4 relates to combined width of side yards. Through a review of the immediate neighbourhood, similar deficiencies are common for detached dwellings in the area. Therefore, the proposed side yards are also not out of character within the immediate neighbourhood.

Variance #5 pertains to dwelling depth. Numerically, the value of the requested variance appears excessive, however, staff note that the proposed dwelling's second storey is primarily concealed within the roofline. Therefore, the proposed dwelling appears as a one-storey dwelling. Furthermore, the dwellings sidewalls are staggered and no height variances are requested. As such, staff have no massing concerns resulting from the requested variance.

Variances #6 and 7 are for garage area and accessory structure height. Staff have no concerns with these variances as they represent minor deviations from the regulations.

Variance #8 relates to gross floor area. Staff are of the opinion that the proposed gross floor area would be consistent with newer and older dwellings found in the immediate area.

Staff's opinion that the applicant's proposal is sympathetic to the surrounding area and does not impact the neighbouring properties. Through a detailed review of the application, staff is 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

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling and accessory structure are being addressed by our Development Construction Section through the Building Permit process BP9 NEW-23/5459.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing an application under file BP 9NEW 23-5459. Based on review of the information currently available in this 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: Gary Gagnier; Zoning Examiner

### **Appendix 3 – Region of Peel**

#### **Minor Variance Application: A-23-164M – 479 Meadow Wood**

Development Engineering: Camila Marczuk (905) 791-7800 x8230

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

Comments Prepared by: Patrycia Menko, Junior Planner