

# City of Mississauga Department Comments

Date Finalized: 2022-11-16	File(s): A565.22
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2022-11-24 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, 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 an existing front yard setback to a porch of 3.93m (approx. 12.89ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to a porch of 5.90m (approx. 19.36ft) in this instance.

## Background

**Property Address:** 593 Byngmount Ave

### Mississauga Official Plan

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R3-75 -Residential

**Other Applications:** BP 9ALT 22-3299

### Site and Area Context

The subject property is located within the Lakeview Neighbourhood Area, southwest of the Lakeshore Road East and Aviation Road intersection. The immediate neighbourhood is

primarily residential consisting of older and newer one to two-storey detached dwellings on lots with limited mature vegetation in both the front and rear yards. The subject property contains a one-storey detached dwelling with a detached garage and limited mature vegetation in the front and rear yards.

The applicant is proposing an uncovered front porch 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 located within the Lakeview Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached, semi-detached, duplexes, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

The requested variance is for a front yard setback. The intent of front yard setbacks are to ensure that a consistent character is maintained along the streetscape and that sufficient front yard space is incorporated into the design of neighbourhoods. The application is seeking to legalize an existing replacement front porch. The replacement front porch has a similar front yard setback as the previous front porch. Staff note that the front yard setback is consistent with lots in the

immediate area. Further, the replacement front porch does not pose any massing concerns as it is unenclosed and uncovered, covering approximately one third of the area covered by the previous front porch. Lastly, staff note that the municipal boulevard adjacent to the front yard is wide, reducing the impact of the reduced setback on the streetscape.

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

Enclosed for Committees information is a photo of the existing front porch. 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 Building Permit under file BP 9ALT 22-3299. Based on review of the information currently available in this permit application, the variance, as requested is 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: Tage Crooks, Zoning Examiner

### **Appendix 3- Region of Peel**

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner