

City of Mississauga Department Comments

Date Finalized: 2022-11-16	File(s): A567.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-11-24 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 the construction of a new dwelling proposing:

1. An exterior side yard setback of 4.20m (approx. 13.78ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 7.50m (approx. 24.61ft) in this instance;
2. A lot coverage of 30.11% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% in this instance;
3. A gross floor area of 402.10sq m (approx. 4,328.17sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 381.34sq m (approx. 4,104.71sq ft) in this instance;
4. An eave height of 6.80m (approx. 22.31ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance;
5. A garage area of 52.60sq m (approx. 566.18sq ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 45.00sq m (approx. 484.38sq ft) in this instance;
6. A flat roof height of 9.00m (approx. 29.53ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.61ft) in this instance;
7. A side yard setback to the eaves of 4.10m (approx. 13.45ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the eaves of 7.05m (approx. 23.13ft) in this instance; and,
8. A window well setback of 3.33m (approx. 10.92ft) whereas By-law 0225-2007, as amended, requires a minimum window well setback of 6.89m (approx. 22.60ft) in this instance.

Background

Property Address: 583 Vanessa Cres

Mississauga Official Plan

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

Zoning By-law 0225-2007

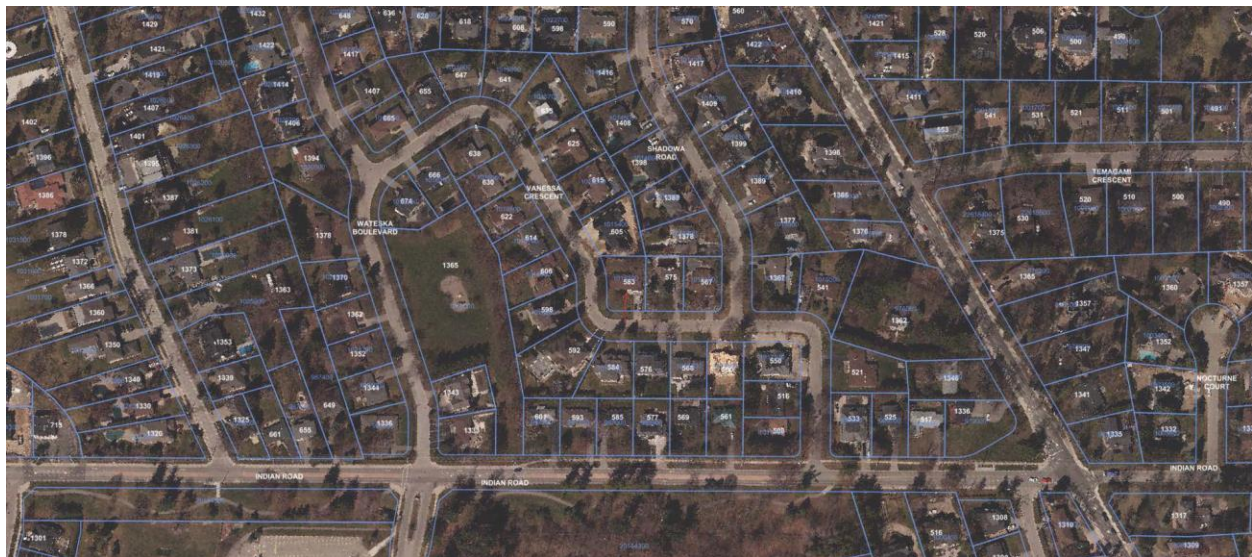
Zoning: R1-1 - Residential

Other Applications: Preliminary Zoning Review application under file PREAPP 21-9972

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, northwest of the Indian Road and Mississauga Road intersection. The subject property is a corner lot. The immediate neighbourhood is entirely residential, consisting 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 a new two-storey detached dwelling requiring variances for setbacks, height, lot coverage, gross floor area and garage 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:

The subject property is designated Residential Low Density I on Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings.

Upon review of the application, Planning staff are of the opinion that many of the requested variances appear inaccurate and that additional variances may be required. As such, Planning staff are unable to assess the applicant's proposal.

Planning staff recommend that the application be deferred to allow the applicant an opportunity to submit a building permit application and/or site plan application to allow Zoning staff the opportunity to review the proposal. Staff also recommend that the applicant discuss the proposal with Planning staff once variances are verified with Zoning staff, to ensure Planning staff has no concerns with the proposal.

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 will be addressed through the future Site Plan approval process.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department has processed a Preliminary Zoning Review application under file PREAPP 21-9972. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

We advise that an updated GFA calculation is required based on By-Law 0208-2022.

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: Sherri Takaloo, Zoning Examiner

Appendix 3- Region of Peel

Servicing: 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.
- 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

Comments Prepared by: Patrycia Menko, Junior Planner