

City of Mississauga Department Comments

Date Finalized: 2023-06-14	File(s): A190.23 Ward: 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-06-22 3:30:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow an addition proposing a rear yard setback of 5.70m (approx. 18.70ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.50m (approx. 24.61ft) in this instance.

Background

Property Address: 3154 Gladish Grove

Mississauga Official Plan

Character Area: Churchill Meadows NHD
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R6-3 - Residential

Other Applications: None

Site and Area Context

The subject property is located south-west of the Oscar Peterson Boulevard and Gladish Grove intersection in the Churchill Meadows neighbourhood. The property has a lot area of +/- 460.05 m² (+/- 4951.93 ft²), with a lot frontage of +/-14 m (+/- 45.93 ft). The lot currently contains a two-

storey detached dwelling with an attached two car garage. The surrounding context is exclusively detached residential dwellings on similarly sized lots. The property is in the vicinity of municipal parks on the north, south and west side. Limited landscaping and vegetative elements are present on the subject property.

The applicant is proposing a rear addition requiring a variance for the rear 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 of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is located in the Churchill Meadows Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex and triplex dwellings, as well as other low-rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. The proposed addition is appropriately sized for the site and does not alter the property's use as a permitted detached dwelling. Furthermore, the proposed addition is in the rear of the property

and limited to one storey in height, which limits the impact to the streetscape. Staff are satisfied that the general intent and purpose of the official plan is maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The sole requested variance is a reduction in the rear yard setback requirement. The intent of a rear yard setback is to ensure an adequate buffer between the massing of primary structures on adjoining properties, as well as to create an appropriate amenity area within the rear yard. Staff are satisfied that an appropriate amenity area is maintained between the rear and exterior side yards. Furthermore an ample buffer between structures on abutting properties is maintained. Staff are therefore of the opinion that the proposal maintains the general intent and purpose of the zoning by-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff are satisfied that the proposal represents appropriate development of the subject property. The proposed addition is a single storey and appropriately located on the property, thereby limiting impacts on abutting properties to a degree that is minor in nature. The variance regarding the deck represents an existing condition that has no impacts to abutting properties and maintains an appropriate setback to the property line.

Comments Prepared by: Shivani Chopra, Planner in Training

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the construction of an addition will be addressed through the Building Permit process.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner