

# City of Mississauga Department Comments

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| Date Finalized: 2023-06-14                | File(s): A197.23                      |
| To: Committee of Adjustment               | Ward: 1                               |
| From: Committee of Adjustment Coordinator | Meeting date:2023-06-22<br>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 an addition and accessory structure proposing:

1. An accessory structure height of 4.68m (approx. 15.35ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00m (approx. 9.84ft) in this instance;
2. An accessory structure area of 21.78sq m (approx. 234.44sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq m (approx. 215.28sq ft) in this instance;
3. An interior side yard setback to a dwelling canopy of 0.81m (approx. 2.66ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback to an interior side yard setback to a dwelling canopy of 1.20m (approx. 3.94ft) in this instance;
4. A front yard setback to an addition of 6.82m (approx. 22.38ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to an addition of 7.50m (approx. 24.61ft) in this instance;
5. A front yard setback to an addition eaves overhang of 6.52m (approx. 21.39ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to an addition eaves overhang of 7.05m (approx. 23.13ft) in this instance; and,
6. A front yard setback to a dwelling canopy of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to a dwelling canopy of 7.50m (approx. 24.61ft) in this instance.

## Background

**Property Address:** 604 Ridgemount Crescent

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R3-1 - Residential

**Other Applications:** Building Permit under file BP 9ALT 23-5739

### Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southeast of the Cawthra Road and Atwater Avenue intersection. The surrounding neighbourhood consists primarily of one-storey detached dwellings on lots with mature vegetation in both the front and rear yards. The subject property contains an existing one-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing an accessory structure and addition requiring variances for accessory structure height and area, as well as setbacks.



## 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 II in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached, duplex, triplex, street townhouses and other forms of low-rise dwellings with individual frontages.

Variances #1 and 2 pertain to an accessory structure. Staff are of the opinion that these variances are technical in nature, as the accessory structure is a garage porch. The porch appears as an extension of the detached garage as it maintains the same height, width, and setbacks as the detached garage. If the porch were an extension of the garage, no variances would be required for the increased garage area or lot coverage. The porch is primarily open, therefore it does not pose massing concerns.

Variances #3, 4, 5 and 6 pertain to setbacks. With respect to variance #3, the canopy is primarily open and does not contain significant massing. No additional side yard variances are required. Variances #4, 5 and 6 are to accommodate a new addition. Staff note that the addition located in the front yard, is small and does not span the entire width of the dwelling's façade. The addition will enclose an existing front porch with the majority of the dwelling's façade continuing to exceed the front yard setback requirement. Furthermore, the proposed setbacks are consistent with front yard setbacks found in the immediate area.

Through a detailed review of the application, staff are of the opinion that the proposed use is desirable and is appropriate to be handled through the minor variance process and that 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 and accessory structure are being addressed by our Development Construction Section through the Building Permit process, File BP 9ALT-23/5739.









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 23-5739. 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: Brandon Eidner, Zoning Examiner



### Appendix 3 – Metrolinx

#### 604 Ridgemount Crescent

Metrolinx is in receipt of the minor variance application for 604 Ridgemount Crescent, to facilitate the construction of a new addition and accessory structure (detached garage) to an existing dwelling. Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300m of Metrolinx's Oakville Subdivision which carries Metrolinx's Lakeshore West GO Train service.
- The Proponent is advised the following:
  - **Warning:** The Applicant is advised that the subject land is located within Metrolinx's 300 metres railway corridor zone of influence and as such is advised that Metrolinx and its assigns and successors in interest has or have a right-of-way within 300 metres from the subject land. The Applicant is further advised that there may be alterations to or expansions of the rail or other transit facilities on such right-of-way in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or successors as aforesaid may expand or alter their operations, which expansion or alteration may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual lots, blocks or units.

Comments Prepared by: Farah Faroque, Project Analyst

### Appendix 4 – Region of Peel

#### **Minor Variance Application: A-23-197M – 604 Ridgemount Crescent**

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