

# City of Mississauga Department Comments

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| Date Finalized: 2023-07-19                | File(s): A229.23                      |
| To: Committee of Adjustment               | Ward: 1                               |
| From: Committee of Adjustment Coordinator | Meeting date:2023-07-27<br>1:00:00 PM |

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an addition proposing:

1. A minimum side yard setback of 1.65m (approx. 5.41ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.81m (approx. 5.94ft) in this instance;
2. An eaves side yard setback of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum eaves side yard setback of 1.36m (approx. 4.46ft) in this instance;
3. A combined side yard width of 3.56m (approx. 11.68ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard width of 3.60m (approx. 11.81ft) in this instance; and,
4. A lot coverage of 36.83% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance.

## Background

**Property Address:** 244 Mineola Road East

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R3-1 - Residential

## Other Applications: BP 9ALT-22/3087

### Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, north-east of the Broadmoor Avenue and Mineola Road East intersection. The subject property contains a back-split detached dwelling with vegetation in the front yard. It has a lot area of +/- 560.43 m<sup>2</sup> (+/- 6032.42 ft<sup>2</sup>) with a lot frontage of +/- 15.30m (+/- 50.25ft). The neighbourhood consists of one and two storey detached dwellings with mature vegetation on lots of varying sizes.

The applicant is proposing an addition to the dwelling requiring variances for setbacks and lot coverage.



designation permits detached, semi-detached, duplex, triplex and other forms of 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 located in the rear yard and does not present significant massing concerns to the abutting property. Planning staff are satisfied that the built form is appropriate for the subject property given the surrounding context and will not negatively impact the streetscape. Staff are satisfied that the general intent and purpose of the official plan are maintained.

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

Variance #1, #2 and #3 pertain to reduced individual and combined side yard setbacks. The general intent of side yard regulations in the by-law is to ensure that: an adequate buffer exists between the massing of primary structures on adjoining properties, appropriate drainage can be provided, and that access to the rear yard ultimately remains unencumbered. Staff note that the reduced setbacks are for the existing dwelling, and the decreased setbacks are exceedingly minor in nature, negating any massing concerns. Through a review of the immediate neighbourhood, similar deficiencies are common for detached dwellings. The proposed side yards are not out of character within the immediate neighbourhood and maintain a sufficient buffer to the neighbouring properties, large enough to ensure access to the rear yard remains unencumbered.

Variance #4 requests an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot and to limit massing impacts on abutting properties. Staff note that the dwelling itself represents a lot coverage of 31.72%, which is well within the maximum permissible lot coverage. The minor increase in the proposed lot coverage can be attributed to the covered verandah, eave overhangs and the proposed second storey addition, which do not have the same massing impacts. Furthermore, staff also note that a variance is not requested for an increase in the permissible GFA. Planning Staff are therefore satisfied that the proposal does not represent an overdevelopment of the subject property.

Given the above staff are satisfied that the variances maintain 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?**

Upon review of the application, staff are satisfied that the proposal represents the appropriate development of the subject lands. The variances, both individually and cumulatively, are minor in nature and will not create any undue impacts to adjoining properties or the planned or existing character of the area.

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 are being addressed by our Development Construction Section through the Building Permit process, File BP 9ALT-22/3087.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit application under file 22-3087. 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: Brooke Herczeg, Zoning Examiner

### **Appendix 3 – Region of Peel**

#### **Minor Variance: A-23-229M - 244 Mineola Road East**

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).
- 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: Ayooluwa Ayoola, Junior Planner