

# City of Mississauga Department Comments

Date Finalized: 2023-07-19	File(s): A244.23 Ward: 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-07-27 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 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 proposing:

1. A linked dwelling use within an RM1-14 Residential Zone whereas By-law 0225-2007, as amended, does not permit a linked dwelling use within an RM1-14 Residential Zone in this instance; and,
2. Development of a linked dwelling use within an RM1-14 Residential Zone whereas By-law 0225-2007, as amended, does not permit development of a linked dwelling use within an RM1-14 Residential Zone in this instance.

## Background

**Property Address:** 5952 Chalfont Crescent

### Mississauga Official Plan

Character Area: Churchill Meadows NHD  
Designation: Residential Medium Density

### Zoning By-law 0225-2007

**Zoning:** RM1-14- Residential

**Other Applications:** SEC UNIT 23-7018

## Site and Area Context

The subject property is located east of the Britannia Road West and Tenth Line West intersection in the Churchill Meadows neighbourhood. It currently contains a two-storey linked dwelling with limited landscaping and vegetative elements in both the front and rear yards. The property has a lot area of +/- 238.80m<sup>2</sup> (+/- 2570.42ft<sup>2</sup>), characteristic of other lots in the area. The surrounding area context is predominantly residential, consisting of a mix of linked dwellings and detached dwellings.

The applicant is proposing interior alterations and an exterior door requiring variances to permit the use and allow the alterations to the linked dwelling.



## 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:

The subject property is located in the Churchill Meadows Neighbourhood Character Area and is designated Residential Medium Density in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of the MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with existing site conditions, the surrounding context, and the landscape of the character area.

The requested variances seeks to permit alterations to an existing linked dwelling. The subject property is zoned RM1-14 which does not permit linked dwellings, requiring the variance to permit any alterations to the existing structure. Staff note the linked dwelling was built in 2002 and was in compliance with the zoning by-law at that time. The adoption of By-law 0225-2007, removed linked dwellings as a permitted housing form in all zones. Recognizing the dwelling was constructed in conformity with the by-law in place at that time and the works being proposed do not alter any established setback, height regulations, lot coverage or gross floor area, the variances being sought will have no impact on the existing community and will not significantly impact or alter the existing dwelling.

Staff are off the opinion that the application is technical in nature and appropriate to be handled through the minor variance process. Furthermore, the request raises no concerns of a planning nature.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the subject property. From our site inspection we note that the owner has placed sand bags in front of the municipal curb which should be removed.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### **Appendix 2 – Zoning Comments**

The Building Department is currently processing an application under file SEC UNIT 23-7018. 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: Gary Gagnier; Zoning Examiner

### **Appendix 3 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner