

# City of Mississauga Department Comments

Date Finalized: 2023-08-09	File(s): A234.23
To: Committee of Adjustment	Ward: 7
From: Committee of Adjustment Coordinator	Meeting date:2023-08-17 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 a new dwelling proposing:

1. A lot coverage of 31.8% (773.18sq m (approx. 8322.44sq ft)) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (607.92sq m (approx. 6543.60sq ft)) in this instance;
2. A gross floor area (infill residential) of 990.59sq m (approx. 10662.62sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 676.33sq m (approx. 7279.96sq ft) in this instance;
3. An eaves height of 8.48m (approx. 27.82ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance;
4. A roof height of 11.00m (approx. 36.09ft) whereas By-law 0225-2007, as amended, permits a maximum roof height of 9.50m (approx. 31.17ft) in this instance;
5. A dwelling depth of 25.18m (approx. 82.61ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
6. 2 garages whereas By-law 0225-2007, as amended, permits a maximum of 1 garage in this instance; and,
7. A garage area (upper and lower) of 253.33sq m (approx. 2726.82sq ft) whereas By-law 0225-2007, as amended, permits a maximum area of 75.00sq m (approx. 807.30sq ft) in this instance.

## Background

**Property Address:** 157 Harborn Trail

**Mississauga Official Plan**

Character Area: Cooksville Neighbourhood  
Designation: Residential Low Density 1

### **Zoning By-law 0225-2007**

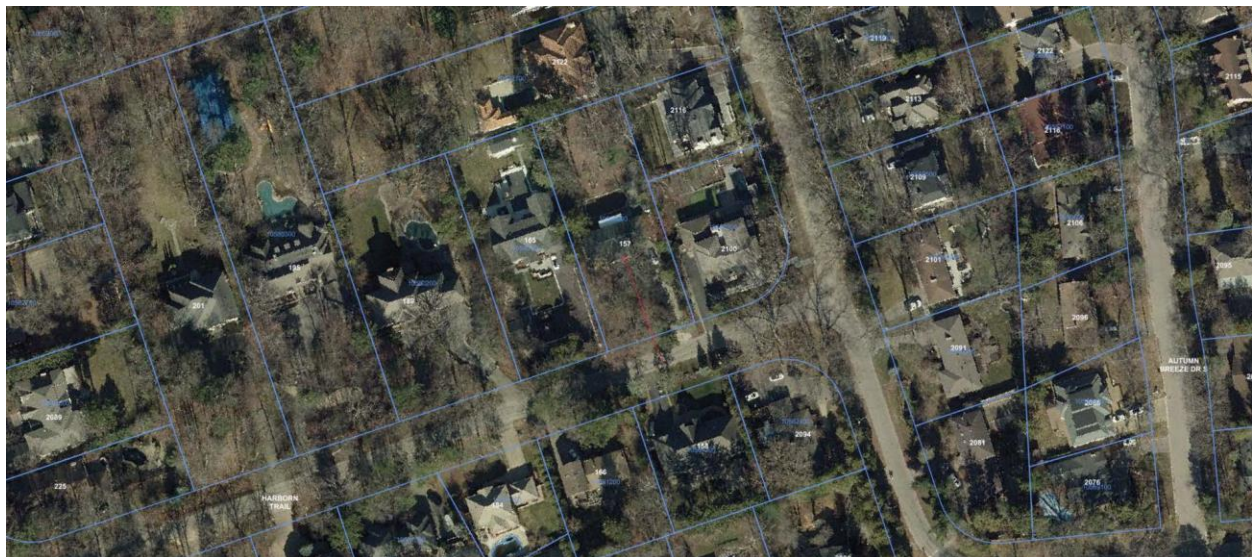
**Zoning: R1- 6 - Residential**

**Other Applications: None**

### **Site and Area Context**

The subject property is located north-west of the Hurontario Street and Queen Elizabeth Way interchange in the Cooksville neighbourhood. The immediate neighbourhood is primarily residential, consisting of one and two-storey detached dwelling with mature vegetation in the front and rear yards. The subject property contains a two-storey detached dwellings with mature vegetation throughout.

The applicant is proposing to construct a new two-storey detached dwelling requiring variances for lot coverage, gross floor area, eave height, dwelling height, dwelling depth, number of garages 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 of the four tests to this minor variance request are as follows:

The subject property is located in the Cooksville Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached, semi-detached, duplex and triplex dwellings.

Staff note the applicant has sought variances for the subject property with reference to the R1 infill exception regulations. As the subject property is zoned R1-6, the R1 infill exception regulations are not applicable to the property. Staff note the proposed variances concerning gross floor area, height and dwelling depth are incorrect and suggest the applicant confirms the accuracy of the variances with Zoning staff.

As such, Planning staff recommend that the application be deferred to allow the applicant an opportunity to redesign the proposal and ensure the proposed variances are accurately captured.

Comments Prepared by: Daniel Grdasic, 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 new dwelling will be addressed through the Building Permit Process.

Comments Prepared by: Joe Alava



### Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

Furthermore, we note that a Building Permit is required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance

Comments Prepared by: Tage Crooks Zoning Examiner

### Appendix 3- Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Ayoola Ayooluwa, Junior Planner