

# City of Mississauga Department Comments

Date Finalized: 2023-09-13	File(s): A314.23 Ward: 8
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-09-21 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 dwelling proposing:

1. An interior side yard setback of 2.00m (approx. 6.56ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 4.20m (approx. 13.78ft) in this instance;
2. A combined circular driveway width of 9.50m (approx. 31.17ft) whereas By-law 0225-2007, as amended, permits a maximum width of 8.50m (approx. 27.89ft) in this instance;
3. A lot coverage of 32.59% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance; and,
4. An eaves overhang encroachment of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, permits a maximum eaves overhang encroachment of 0.45m (approx. 1.48ft) in this instance.

## Background

**Property Address:** 2065 Stonehouse Cres

### Mississauga Official Plan

Character Area: Sheridan Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R1- Residential

**Other Applications: BP9 NEW-23/7066.****Site and Area Context**

The subject property is located in the Sheridan Neighbourhood, west of North Sheridan Way. The immediate area consists mostly of older one storey and newer two storey detached dwellings on lots with mature vegetation in both the front and side yards. The subject property contains an existing one storey dwelling with mature vegetation within the front yard. Oakridge Public School lies to the south of the property.

The application proposes to construct a new two storey dwelling requiring variances related to interior side yard, circular driveway, lot coverage and eaves overhang encroachment.

**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 I on Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached and duplex dwellings.

Planning staff echo Transportation and Works staff's comments with respect to variance #2 and are of the opinion that an additional variance, which may not be supported, may be required to permit a circular driveway on the subject property.

Planning staff have also identified concerns regarding the proposed lot coverage. The proposed dwelling's footprint alone represents 30% of the total lot coverage. Planning staff are of the opinion that this represents an overdevelopment of the property.

As such, Planning staff recommend that the application be deferred to allow the applicant an opportunity to redesign the proposed garage and dwelling. Furthermore, Planning staff recommend that the applicant confirm the accuracy of the requested variances with Zoning staff.

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 dwelling are being addressed by our Development Construction Section through the Building Permit process BP9 NEW-23/7066.

Our Traffic Section has the following comment for the proposed circular driveway:

"Traffic Planning does not support a circular driveway / secondary access for the subject site. As per the TAC Geometric Design Guide for Canadian Roads, "Single family residential properties [are] normally restricted to one driveway, irrespective of frontage." Consistent with Traffic Engineering best practices, the number of accesses to the municipal road network are to be minimized to optimize roadway safety and efficiency, minimize vehicular and pedestrian conflict points, ensure sufficient space is available between driveways for signage/utilities/trees/other street appurtenances, maintain on-street parking spaces, clearly identify which property each driveway serves, etc. In addition, in this particular instance we cannot see the rationale for having a circular driveway on this property."



Comments Prepared by: John Salvino, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file BP 9NEW 23-7066. Based on review of the information currently available in this application, the applicant has made substantial changes to the drawings that have been submitted. Staff are not in a position to confirm that the variances are correct, as the new drawings were not submitted for review prior to coming before the committee.

Comments Prepared by: Tage Crooks, Zoning Examiner

## Appendix 3 – Region of Peel

**Minor Variance: A-23-314M / 2065 Stonehouse Crescent**  
Development Engineering: Brian Melnyk (905)-791-7800 x3602

**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: Ayooluwa Ayoola, Junior Planner