

City of Mississauga Department Comments

Date Finalized: 2023-09-13	File(s): A255.23 Ward: 2
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 minor variances to allow the construction of a new dwelling proposing:

1. A front yard setback of 7.21m (approx. 23.65ft) to the dwelling whereas By-law 0225-2007, as amended, requires a front yard setback of 7.50m (approx. 24.60ft) in this instance;
2. A front yard setback of 5.00m (approx. 16.40ft) to the front porch whereas By-law 0225-2007, as amended, requires a front yard setback of 5.90m (approx. 19.35ft) in this instance;
3. An interior side yard setback of 1.17m(approx. 3.83ft) to the west whereas By-law 0225-2007, as amended, requires an interior side yard setback of 1.81m (approx. 5.93ft) to the west in this instance;
4. An interior side yard setback of 0.76m(approx. 2.49ft) to the west eaves whereas By-law 0225-2007, as amended, requires an interior side yard setback of 1.36m (approx. 4.46ft) to the west eaves in this instance;
5. A combined side yard setback of 3.53m (approx. 11.58ft) whereas By-law 0225-2007, as amended, requires a combined side yard setback of 3.60m (approx. 11.81ft) in this instance;
6. A height of 7.10m (approx. 23.29ft) to the underside of the eaves whereas By-law 0225-2007, as amended, permits a height of 6.40m (approx. 20.99ft) to the underside of the eaves in this instance;
7. A gross floor area of 374.52sq m (approx. 4031.29sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 325.56sq m (approx. 3504.29sq ft) in this instance;
8. A garage projection of 0.99m (approx. 3.24ft) whereas By-law 0225-2007, as amended, permits a garage projection of 0m in this instance;
9. A front yard setback of 5.56m (approx. 18.24ft) to the pilaster whereas By-law 0225-2007, as amended, requires a front yard setback of 7.50m (approx. 24.60ft) to the pilaster in this instance;
10. A front yard setback of 5.15m (approx. 16.89ft) to the eaves whereas By-law 0225-2007,

as amended, requires a front yard setback of 7.05m (approx. 23.12ft) to the eaves in this instance.

Background

Property Address: 1918 Barsuda Drive

Mississauga Official Plan

Character Area: Clarkson Lorne-Park Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-1-Residential

Other Applications: none

Site and Area Context

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area, southeast of the Truscott Drive and Southdown Road intersection. The immediate neighbourhood primarily consists of a mix of older one and two-storey detached dwellings with mature vegetation in the front yards. The subject property contains a one-storey detached dwelling with mature vegetation in the front yard.

The applicant proposes a new detached dwelling requiring variances related to setbacks, side yard width, height, gross floor area and garage projection.

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 will be addressed by our Development Construction Section through the future Building Permit process



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Candice Williams, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

The lands to the rear of the property are owned by Hydro One and leased by the City of Mississauga, identified as Nine Creeks Trail (P-534) and zoned U – Utility.

Should the application be approved, Community Services provides the following notes:

1. Construction access from the adjacent park/greenlands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

Should further information be required, please contact Nicholas Rocchetti, Park Planning Assistant, Community Services Department at 905-615-3200 ext. 4659 or via email Nicholas.Rocchetti@mississauga.ca.

Comments Prepared by: Nicholas Rocchetti, Park Planning Assistant

Appendix 4 – Region of Peel

Minor Variance: A-23-255M / 918 Barsuda Drive

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.
- 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.
- 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.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner