

# City of Mississauga Department Comments

Date Finalized: 2023-08-30	File(s): A260.23
To: Committee of Adjustment	Ward: 8
From: Committee of Adjustment Coordinator	Meeting date:2023-09-07 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 an addition proposing:

1. An interior side yard setback of 3.43m (approx. 11.25ft) 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 window well encroachment of 1.00m (approx. 3.28ft) whereas By-law 0225-2007, as amended, permits a maximum window well encroachment of 0.60m (approx. 1.97ft) in this instance;
3. A main entrance for a second unit in the front yard whereas By-law 0225-2007, as amended, only permits a main entrance for a second unit in the side or back yard in this instance; and,
4. A lot coverage of 31.64% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance.

## Background

**Property Address:** 2401 Hammond Road

### Mississauga Official Plan

Character Area: Sheridan Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning: R1- Residential**

**Other Applications: Building Permit under file SEC UNIT 23-6947**

### **Site and Area Context**

The subject property is located in the Sheridan Neighbourhood Character Area, southeast of the Dundas Street West and Erin Mills Parkway intersection. The immediate neighbourhood primarily consists of a mix of older and newer one and two-storey detached dwellings with mature vegetation in the front yards. The subject property contains a detached dwelling (exact number of storeys is unknown) with significant mature vegetation in the front yard.

The variance request is for a new secondary unit requiring variances for lot coverage, setbacks, and entrance to the secondary unit.



## 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:

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

Staff are unable to evaluate the applicant's request for increased lot coverage without a breakdown of the proposed lot coverage. Furthermore, staff require a front elevation drawing to evaluate the impact of the second unit entrance. Lastly, the site plan drawing provided is unclear, as staff are unable to identify the existing versus the proposed development.

Staff recommend that the application be deferred to allow the applicant an opportunity to confirm the accuracy of the requested variances with Zoning staff and to provide Planning staff with the requested information.

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 permit for the Secondary Unit BP9 NEW-23/5981.









Comments Prepared by: John Salvino, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file SEC UNIT 23-6947. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

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: Brandon Eidner, Zoning Examiner

### Appendix 3- Region of Peel

**Minor Variance: A-23-260M / 2401 Hammond Road**

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