

# City of Mississauga Department Comments

Date Finalized: 2023-08-30	File(s): A299.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-09-07 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 a dwelling proposing a combined side yard setback of 4.98m (approx. 16.34ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard setback of 6.17m (approx. 20.24ft) in this instance.

## Background

**Property Address:** 56 Hollyrood Heights Dr

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

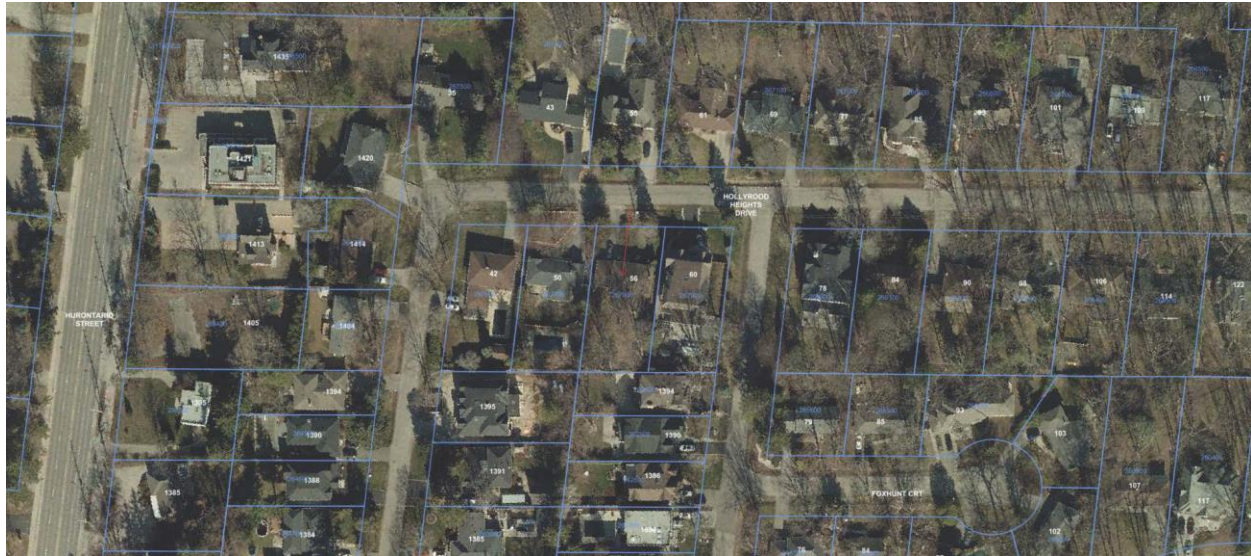
**Zoning:** R3-2- Residential

**Other Applications:** Building permit process for BP9 ALT-23/7419.

## Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, northeast of the Hurontario Street and Mineola Road East intersection. The immediate neighbourhood is primarily residential, consisting of one and two-storey detached dwellings. The subject property contains an existing one-storey detached dwelling with vegetation in the front yard.

The applicant is proposing an addition requiring a variance for combined side yard width.



## 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). This designation permits detached, semi-detached and duplex dwellings.

Staff have no concerns with the variance as proposed. Although the applicant is proposing a new second storey addition over a portion of the existing one-storey detached dwelling, the requested variance is required to accommodate the existing dwelling. Staff note that no individual setback variances are required, and that the existing and proposed setbacks provide an adequate buffer between the massing of the dwelling and adjacent properties and the streetscape. Furthermore, the setbacks proposed are consistent with existing residential setbacks in the immediate neighbourhood.

The proposed addition is sympathetic to the surrounding area and does not impact the neighbouring properties. Through a detailed review of the application, staff is of the opinion that

the application is appropriate to be handled through the minor variance process, and that the application raises no concerns of a planning nature.

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 for BP9 ALT-23/7419.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing an application under file BP 9ALT 23-7419. 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 – Metrolinx**

#### 56 Hollyrood Heights Dr - A299.23

At this stage Metrolinx doesn't have any major comments but any work within Metrolinx ROW or within 60 m of the Hurontario LRT will require approval and coordination with Metrolinx through circulation by the City of Mississauga.

Comments Prepared by: Farah Faroque, Project Analyst

### **Appendix 4- Region of Peel**

#### **Minor Variance: A-23-299M / 56 Hollyrood Heights 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](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