

# City of Mississauga Department Comments

Date Finalized: 2023-10-18	File(s): A377.23
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-10-26 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 the construction of a new dwelling proposing:

1. A gross floor area of 540.90sq.m (approx. 5,822.20sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 497.59sq.m (approx. 5,356.01sq.ft) in this instance;
2. A height to a flat roof of 7.64m (approx. 25.07ft) whereas By-law 0225-2007, as amended, permits a maximum height to a flat roof of 7.50m (approx. 24.61ft) in this instance;
3. A height of a pitched roof of 10.0m (approx. 32.8ft) whereas By-law 0225-2007, as amended, permits a maximum height of a pitched roof of 9.5m (approx. 31.17ft) in this instance;
4. A height to the eaves of 7.64m (approx. 25.07ft) whereas By-law 0225-2007, as amended, permits a maximum height to the eaves of 6.40m (approx. 21.00ft) in this instance;
5. A walkway attachment of 2.88m (approx. 9.45ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance; and
6. A distance of a fireplace from a dwelling of 4.72m (approx. 15.49ft) whereas By-law 0225-2007, as amended, permits a maximum distance of a fireplace from a dwelling of 3.00m (approx. 9.84ft) in this instance.

## Background

**Property Address:** 1346 Mississauga Rd

### Mississauga Official Plan

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

## Zoning By-law 0225-2007

**Zoning:** R2-5 - Residential

**Other Applications:** none

### Site and Area Context

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area, northwest of the Mississauga Road and Indian Road intersection. The immediate neighbourhood is primarily residential, consisting of one and two-storey detached dwellings on large lots 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 is proposing a new two-storey detached dwelling requiring variances for gross floor area, height, walkway attachment width and distance of fireplace.



## 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:

Planning staff note that the subject property is listed on the City's Heritage Register. Listed heritage properties are identified because they have cultural heritage value or interest. The subject property is listed because it is located on Mississauga Road. Mississauga Road is recognized as a cultural landscape as it is one of the City's oldest and most picturesque thoroughfares. As such, the applicant is required to submit a Heritage Impact Assessment, which requires approval from the Heritage Advisory Committee (HAC). Through discussions with Heritage Planning, a Heritage Impact Assessment has been submitted by the applicant, however, there are significant concerns with the proposed dwelling. As such, staff recommends that the application be deferred to allow the applicant the opportunity to submit the required information, address any concerns HAC has and obtain approval from HAC prior to the application being heard at the Committee of Adjustment.

Planning staff also recommend that the applicant review the proposal with zoning staff prior to scheduling a new Committee of Adjustment hearing date, to ensure the accuracy of the requested variances and to determine if additional variances are required.

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 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 – Region of Peel**

#### **Minor Variance: A-23-377M / 1346 Mississauga Rd**

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

### **Appendix 4 – Heritage**

A heritage application was submitted to heritage planning for this project however it has not been approved. There are a number of outstanding corrects that need to be addressed in the Heritage Impact Assessment prior to it being taken to the Heritage Advisory Committee for approval.

Comments Prepared by: Andrew Douglas, Heritage Analyst