

City of Mississauga Department Comments

Date Finalized: 2023-11-01	File(s): A411.23
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-11-09 1:00:00 PM

Consolidated Recommendation

The City has no objection to the variances, as requested.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A highest ridge height of 9.10m (approx. 29.86ft) whereas By-law 0225-2007, as amended, permits a maximum ridge height of 9.00m (approx. 29.53ft) in this instance;
2. An underside of eave height of 6.63m (approx. 21.75ft) whereas By-law 0225-2007, as amended, permits a maximum underside of eave height of 6.40m (approx. 21.00ft) in this instance;
3. A driveway width of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.04m (approx. 16.54ft) in this instance;
4. Accessory structure (garage storage loft) highest ridge height of 9.10m (approx. 29.86ft) whereas By-law 0225-2007, as amended, permits a maximum highest ridge height of 3.50m (approx. 11.48ft) in this instance; and,
5. Accessory structure (garage storage loft) floor area of 21.81sq m (approx. 234.76sq ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of 20.00sq m (approx. 215.28sq ft) in this instance.

Background

Property Address: 1384 Lakeshore Road West

Mississauga Official Plan

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

Zoning By-law 0225-2007**Zoning: R2-1- Residential****Other Applications: none****Site and Area Context**

The subject property is located west of the Lakeshore Road West and Bexhill Road intersection in the Clarkson-Lorne Park neighbourhood. The subject property currently contains a two-storey detached dwelling with limited landscaping and vegetative elements being present in the front yard. The residential uses found in the immediate area predominantly consist of one and two-storey detached and townhouse dwellings with vegetation throughout the lots.

The applicant is proposing to construct a new two-storey detached dwelling requiring variances for height, driveway width and an accessory structure.

**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 of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan. The designation permits detached, semi-detached and duplex dwellings. New housing is encouraged to fit the scale and character of the surrounding area to ensure that new development has minimal impact on adjacent neighbours regarding overshadowing and overlook. The proposed detached dwelling respects the designated land use and has regard for the distribution of massing on the property as a whole. The new development will not negatively impact the character streetscape.

Staff is of the opinion that the general intent and purpose of the official plan is maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variance #1 and 2 are for dwelling and eave height. Staff are of the opinion that the requested variances represent minor and negligible increases from the maximum requirements. Therefore, the proposal will not negatively impact adjacent properties or the streetscape.

Variance #3 is for driveway width. The intent of this portion of the by-law is to permit a driveway large enough to suitably accommodate the required number parking spaces for a dwelling, with the remainder of lands being soft landscaping (front yard). The subject property is required to provide two parking spaces to accommodate the detached dwelling use. Planning staff are of the opinion that the proposed width will not allow the parking of three side-by-side parking spaces. Furthermore, the remaining portion of the front yard is soft landscaping and does not require any variances.

Variance #4 and 5 are for an accessory structure. Staff are of the opinion that these variances are technical in nature. The proposed accessory structure is a loft located in the proposed attached garage. Since the structure is concealed within the garage, it does not present massing impacts or concerns to adjacent properties or the street.

Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Planning staff are of the opinion that the impacts created by the proposed variances are minor in nature. The proposal respects the property's designated land use and is compatible with the surrounding area context. Staff are satisfied that the proposal represents appropriate development of the subject property.

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, accessory structure and driveway 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: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel

Minor Variance: A-23-411M / 1384 Lakeshore Road West

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