

# City of Mississauga Department Comments

Date Finalized: 2023-11-15	File(s): A404.23 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-11-23 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 house proposing:

1. An interior side yard setback to the second storey (right side) of 1.73m (approx. 5.68ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback to the second storey of 1.81m (approx. 5.94ft) in this instance;
2. A lot coverage of 43.09%/240.22sq m whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35%/195.09sq m in this instance; and,
3. An interior side yard setback to the second storey (left side) of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance.

## Background

**Property Address:** 2286 Woking Crescent

### Mississauga Official Plan

Character Area: Sheridan Neighbourhood

Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R3- Residential

**Other Applications:** none

## Site and Area Context

The subject site is situated within the Sheridan Neighbourhood Character Area, northeast of the Sheridan Park Drive and Speakman Drive intersection. The immediate vicinity encompasses a diverse mix of residential uses, including two five-storey apartment buildings and one and two-storey detached dwellings. Notably, the subject site property features mature vegetation within the municipal boulevard.

The proposed application seeks to develop a new two-storey detached dwelling requiring variances for setbacks and lot coverage.



## 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 II on Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density II designation permits a variety of residential uses, including detached dwellings.

Planning staff have reviewed the application and found no immediate concerns regarding the requested variances. However, discussions with Zoning staff have led to the opinion that additional variances, specifically related to roof height, may be necessary and may not receive support.

As a result of these considerations, staff is recommending that the application be deferred. This deferral is intended to provide the applicant with the opportunity to engage in discussions with Planning staff regarding the proposal. Additionally, the recommendation suggests that the applicant should submit a building permit application. This step would allow Zoning staff to thoroughly review the proposal for accuracy and to determine if indeed 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: Minan Song, Planner in Training

### Appendix 3 – Region of Peel

#### **Minor Variance: A-23-404M / 2286 Woking Crescent**

Development Engineering: Wendy Jawdek (905)-791-7800 x6019

#### **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 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 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 by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer infrastructure please contact Records by e-mail at [PWServiceRequests@peelregion.ca](mailto:PWServiceRequests@peelregion.ca)

Comments Prepared by: Ayooluwa Ayoola, Junior Planner