

# City of Mississauga Department Comments

Date Finalized: 2024-01-10	File(s): A14.24
To: Committee of Adjustment	Ward: 8
From: Committee of Adjustment Coordinator	Meeting date:2024-01-18 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 secondary unit entrance proposing to allow a porch, located at and accessible from the first storey or below the first storey of the dwelling inclusive of stairs in an interior side yard with a setback of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended requires a minimum setback of 1.20m (approx. 3.94ft) in this instance.

## Background

**Property Address:** 4763 Colombo Crescent

### Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** RM1-14- Residential

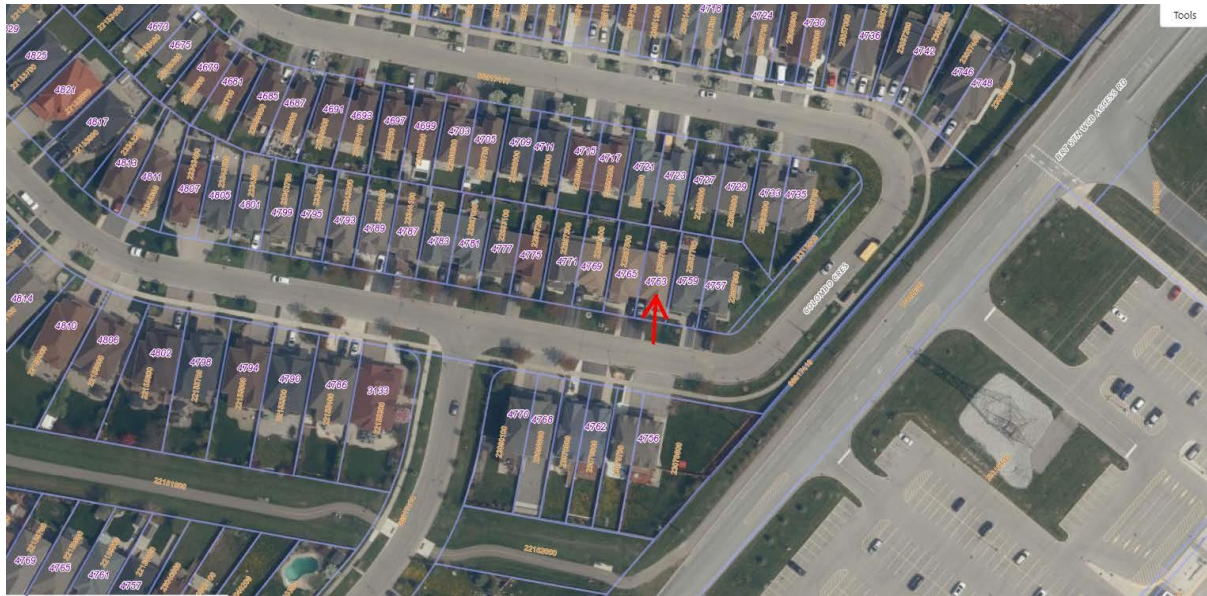
**Other Applications:** Building Permit application SEC UNIT 23-8925

### Site and Area Context

The subject property is located in the Churchill Meadows Neighbourhood Character Area, south of the Eglinton Avenue West and Winston Churchill Boulevard intersection. The immediate neighbourhood

contains a mix of two-storey semi-detached and detached dwellings with limited vegetation in the front yards. The subject property contains an existing two-storey semi-detached dwelling with an attached garage.

The applicant is proposing a secondary unit requiring a variance for interior side yard measured to the porch inclusive of stairs.



## 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 located in the Churchill Meadows Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area.

The variance requested pertains to the side yard setback measured to the porch, inclusive of stairs, for a below grade entrance. Staff note that the drawings do not clearly identify the location of the porch in the side yard. Staff reached out to the applicant via email twice to obtain clarification and did not receive a response.

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The general intent of the side yard regulations in the by-law is to ensure that: an adequate buffer exists between the massing of primary structures on adjoining properties, appropriate drainage can be provided, and access to the rear yard remains unencumbered. Staff are unable to assess the impact of the porch due to insufficient information. Staff therefore recommend the application be deferred to allow the applicant an opportunity to provide missing information.

Comments Prepared by: Shivani Chopra, Planner in Training

## 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 secondary entrance are being addressed by our Development Construction Section through the Building Permit process for, File SEC UNIT-23/8925.







Comments Prepared by: John Salvino, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application SEC UNIT 23-8925. Based on review of the information available in this application, we advise that the variance, as requested, is correct.

Please note that comments reflect those provided through the above application submitted on 08/23/2023. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Jeanine Benitez, Zoning Examiner

### Appendix 3 – Enbridge

Thank you for sending Enbridge notice of this project. B&A is the land use planning consultant for Enbridge's Liquid Pipeline Network across Canada. On behalf of Enbridge, we work with municipalities and stakeholders regarding planning and development in proximity to their liquid pipeline infrastructure to ensure that it occurs in a safe and successful manner.

Based on a review of the project materials provided, we have identified that there are likely to be no impacts on Enbridge's nearby liquid pipeline infrastructure therefore, **Enbridge has expressed no objections to this project as proposed.**

Although there are no objections to this project as proposed, we would like to remind you to always obtain a locate request to identify the precise location of underground infrastructure. In addition, if any future planning or development work is proposed within the prescribed area or pipeline assessment area as identified in the attached map we request that this information be sent to [notifications@enbridge.com](mailto:notifications@enbridge.com) for our review and comment.



**Appendix 4 – Region of Peel****Minor Variance: A-24-014M / 4763 Colombo Cres**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 may be 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)

Comments Prepared by: Ayooluwa Ayoola, Junior Planner