

# City of Mississauga Department Comments

Date Finalized: 2024-01-17	File(s): A35.24
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2024-01-25 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 an accessory structure proposing:

1. An interior side yard setback for a detached garage of 0.91m (approx. 2.99ft) whereas the By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance;
2. A rear yard setback for a detached garage of 0.91m (approx. 2.99ft) whereas the By-law 0225-2007, as amended, requires a minimum rear yard setback of 1.20m (approx. 3.94ft) in this instance;
3. An eaves setback of 0.45m (approx. 1.48ft) whereas the By-law 0225-2007, as amended, requires a minimum setback of 0.75m (approx. 2.46ft) in this instance;
4. A lot coverage of a detached garage of 11.04% (83.62sq m) whereas the By-law 0225-2007, as amended, permits a maximum lot coverage of 10.00% in this instance;
5. A driveway width of 7.46m (approx. 24.28ft) whereas the By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance;
6. 2 driveways whereas the By-law 0225-2007, as amended, permits a maximum of 1 driveway in this instance;
7. A detached garage height of 5.25m (approx. 17.22ft) whereas the By-law 0225-2007, as amended, permits a maximum detached garage height of 4.60m (approx. 15.09ft) in this instance; and,
8. A stairwell to facilitate an entrance below grade in a front/exterior side yard whereas the By-law 0225-2007, as amended, does not permit this in this instance.

## Amendments

Staff note that the applicant has revised the application and no longer requires variances #1, 2 and 3. Should the Committee see merit in the applicant's proposal, Planning staff recommend that variances #1, 2 and 3 be removed.

## Background

**Property Address:** 593 Ridgemount Cres

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R3-1- Residential

**Other Applications:** Building Permit application 23-7687

### Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southeast of the Cawthra Road and Atwater Avenue intersection. The surrounding neighbourhood consists primarily of one-storey detached dwellings on lots with mature vegetation in both the front and rear yards. The subject property contains an existing one-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a detached garage requiring variances for setbacks, lot coverage, height, driveway width number of driveways and a stairwell to facilitate a below grade entryway.



## 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 in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached dwellings.

In response to concerns raised by neighbouring property owners, the applicant submitted a revised proposal on January 14, 2023. The revised proposal shifts the proposed detached garage closer to the street, eliminating variances #1, 2 and 3. Planning staff have no concerns regarding the applicant's request for variances #4, 5, 7 or 8, however, recommend deferral of the application to address concerns raised by Traffic Planning staff, contained in Appendix 1, regarding variance #6.

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 accessory structure are being addressed by our Development Construction Section through the Building Permit process BP9 NEW-23/7687.

With regard to variance number 6, our Traffic Planning Section does not support a secondary access for the subject site. As per the TAC Geometric Design Guide for Canadian Roads, "Single family residential properties [are] normally restricted to one driveway, irrespective of frontage." Consistent with Traffic Engineering best practices, the number of accesses to the municipal road network are to be minimized to optimize roadway safety and efficiency, minimize vehicular and pedestrian conflict points, ensure sufficient space is available between driveways for signage/utilities/trees/other street appurtenances, maintain on-street parking spaces, clearly identify which property each driveway serves, etc. In addition, in this particular instance we cannot see the rationale for having a circular driveway on this property.









Comments Prepared by: John Salvino, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is processing Building Permit application 23-7687. Based on review of the information available in this application, we advise that the variances, as requested, are correct.

Please note that comments reflect those provided through the above application. 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: Andrea Patsalides, Zoning Examiner

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### Appendix 3 – Region of Peel

#### **Minor Variance: A-24-035M / 593 Ridgemount Crescent**

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