

City of Mississauga Department Comments

Date Finalized: 2024-02-22	File(s): A81.24 Ward: 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-02-29 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow an addition proposing:

1. A setback for a balcony of 0.80m (approx. 2.62ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.20m (approx. 3.94ft) in this instance;
2. An interior side yard setback of 0.76m (approx. 2.49ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.20m (approx. 3.94ft) in this instance;
3. A setback to an eaves overhang of 0.46m (approx. 1.51ft) whereas By-law 0225-2007, as amended, requires a minimum setback to an eaves overhang of 0.75m (approx. 2.46ft) in this instance;
4. An interior side yard setback of 1.08m (approx. 3.54ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance; and,
5. A setback to a balcony of 0.74m (approx. 2.43ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a balcony of 1.20m (approx. 3.94ft) in this instance.

Background

Property Address: 7307 Corrine Crescent

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

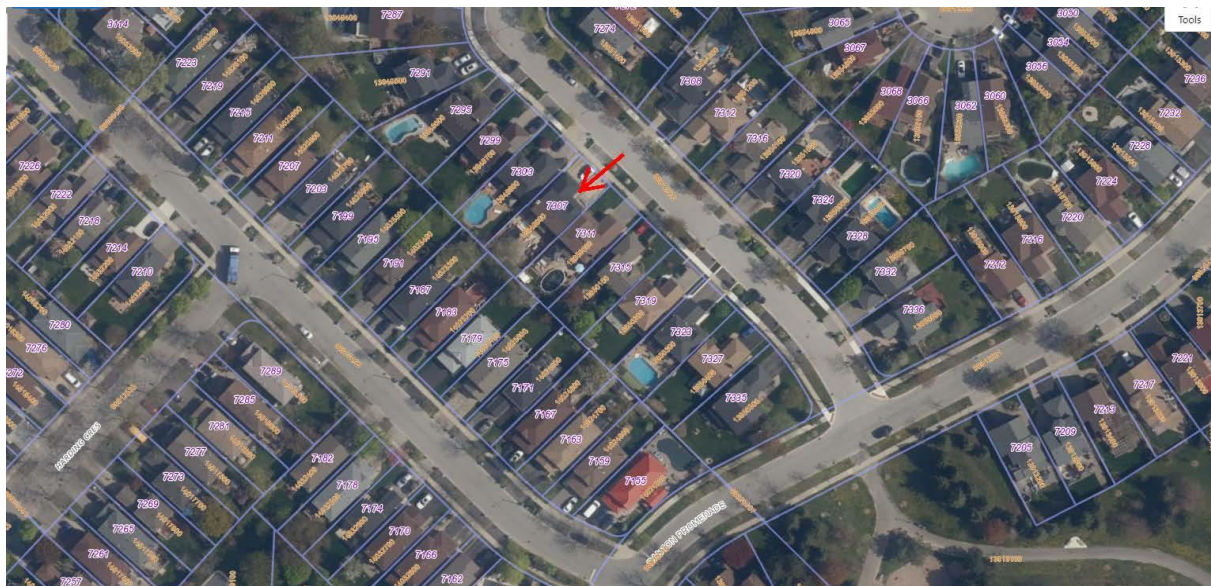
Zoning: R4-49- Residential

Other Applications: BP 23-8445

Site and Area Context

The subject property is located north-west of the Derry Road West and Winston Churchill Boulevard intersection in the Meadowvale Neighbourhood. It currently contains a two storey detached dwelling with an attached garage. The lot has a frontage of +/- 12.20m (40.02ft) and an approximate lot area of +/- 445.92m² (4,799.84ft²). Limited landscaping and vegetative elements are present on the subject property. The surrounding context is exclusively residential, with both detached and semi-detached dwellings present.

The applicant is proposing to construct an addition requiring variances for side yard setbacks to the dwelling, eaves and the front and rear yard balconies.



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 Meadowvale Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, and duplex dwellings. 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. Planning staff are of the opinion that the proposed construction is appropriate for the subject property and maintains the character of the surrounding context. Staff are therefore satisfied that the general intent and purpose of the official plan are maintained.

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

Variances 1 to 5 relate to the proposed setbacks measured to the addition, eaves and second storey balcony. The intent of the side yard regulations are to ensure that an adequate buffer exists between the massing of the structures on abutting properties, appropriate drainage can be maintained and to ensure access to the rear yard remains unencumbered. The applicant is proposing to add a second storey addition on top of the existing first storey garage. There will be new balconies constructed in both the front and rear yards of the dwelling. Staff note the location of the addition and new balconies will not encroach further into the side yard than the existing dwelling already does. Staff are satisfied that maintaining the existing side yards provide an adequate buffer, maintains existing drainage patterns and permits continued access to the rear yard. Building directly on top of the existing structure would not create any significant additional impacts when compared to as of right permissions. Furthermore no height or eave height variances are requested. Staff are satisfied that the proposal maintains the general intent and purpose of the zoning by-law.

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

Staff are satisfied that the proposal is minor and represent appropriate development of the subject property. Additionally, impacts to the streetscape and abutting properties will be minor in nature.

Comments Prepared by: Daniel Grdasic, 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 addition will be addressed through the Building Permit Process.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application 23-8445. Based on the review of the information available in this application, the requested variances are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Andrea Patsalides, Zoning Examiner

Appendix 3- Region of Peel

Minor Variance: A-24-081M / 7307 Corrine Cres

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

Comments:

- Installation of and alterations to property line water valves and chambers and sanitary/storm sewer maintenance holes require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design Criteria, standards, and specifications.
- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.
- 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
- 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
- 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
- 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

Comments Prepared by: Ayooluwa Ayoola, Junior Planner