

City of Mississauga Department Comments

Date Finalized: 2024-03-28	File(s): A149.24 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-04-04 3:30:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

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

1. A dwelling depth of 20.46 m (approx. 67.13 ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00 m (approx. 65.62 ft) in this instance;
2. A lot coverage of 37.26% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance; and,
3. A building height of 7.99 m (approx. 26.22 ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 7.50 m (approx. 24.61 ft) in this instance.

Background

Property Address: 1627 Tarn Road

Mississauga Official Plan

Character Area: **Lakeview Neighbourhood**
Designation: **Residential Low Density I**

Zoning By-law 0225-2007

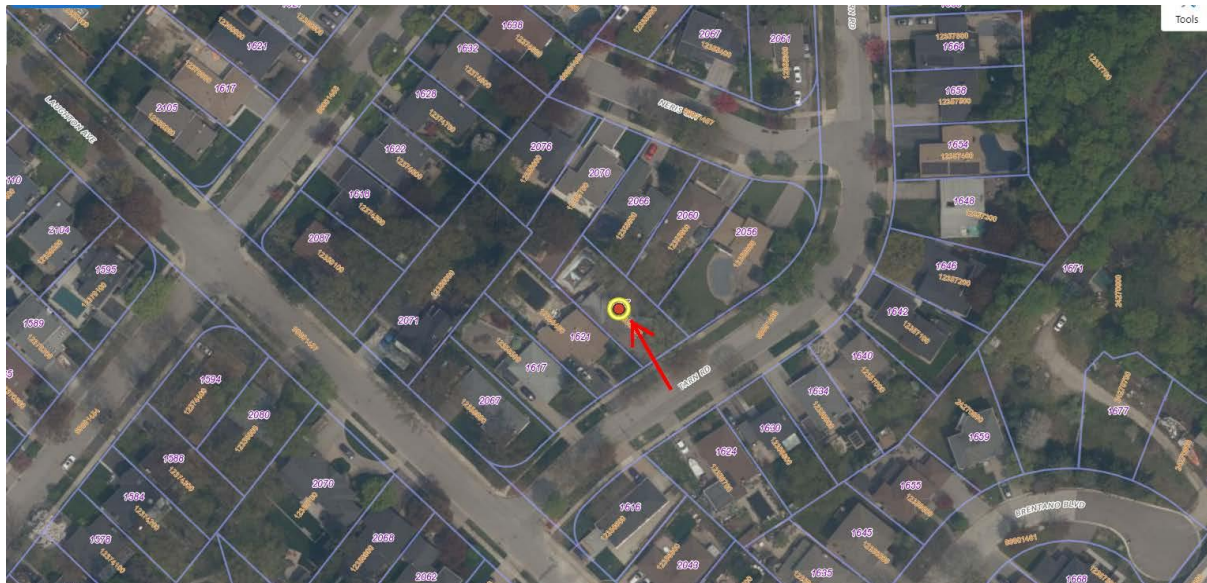
Zoning: **R3-75 - Residential**

Other Applications: none

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, northeast of the North Service Road and Dixie Road intersection. The immediate neighbourhood is entirely residential, consisting of a mix of older and newer one and two-storey detached dwellings with significant mature vegetation in the front, rear and side yards. The subject property contains a one-storey detached dwelling with vegetation in the front yard.

The application proposes a new two-storey detached dwelling requesting variances for dwelling depth, lot coverage and flat roof height.



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 Lakeview Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached, semi-detached and duplex dwellings.

Variance #1 is for a dwelling depth of 20.46m (67.13ft), where a maximum dwelling depth of 20 (65.62ft) is permitted. Planning staff are of the opinion that this variance is numerically minor and will have a negligible impact on the streetscape and adjacent properties.

Variance #2 is for a lot coverage of 37.26%, where a maximum lot coverage of 35% is permitted. Staff note that the dwelling's footprint covers approximately 33.7% of the subject property. The remaining coverage would be attributed to the second-floor overhang, eave projections, front covered porch and second floor roof projections, which do not pose any significant massing concerns. The proposed dwelling also contains staggered walls and clearly defined architectural features that would break up the first and second storeys. The combination of these factors minimizes any massing impact of the dwelling.

Variance #3 is for a flat roof height of 7.99m (26.22ft), where a maximum height of 7.50m (24.61 ft) is permitted. Planning staff are of the opinion that this increase is numerically minor. Furthermore, the proposal is for a two-storey flat roofed dwelling where the average grade is approximately 0.25m (0.82ft) below finished grade. Therefore, when standing in the front yard of the subject property, the dwelling would appear to be 7.74m (25.39ft) high which is representative of a minor increase over the maximum.

Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

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-24-149M / 1627 Tarn Rd.

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 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.
- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.
- 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, Planner