

City of Mississauga Department Comments

Date Finalized: 2024-04-10	File(s): A166.24 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-04-18 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 a below grade entrance with a side yard setback of 0.06m (approx. 0.20ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance.

Background

Property Address: 6741 Historic Trail

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R10-1- Residential

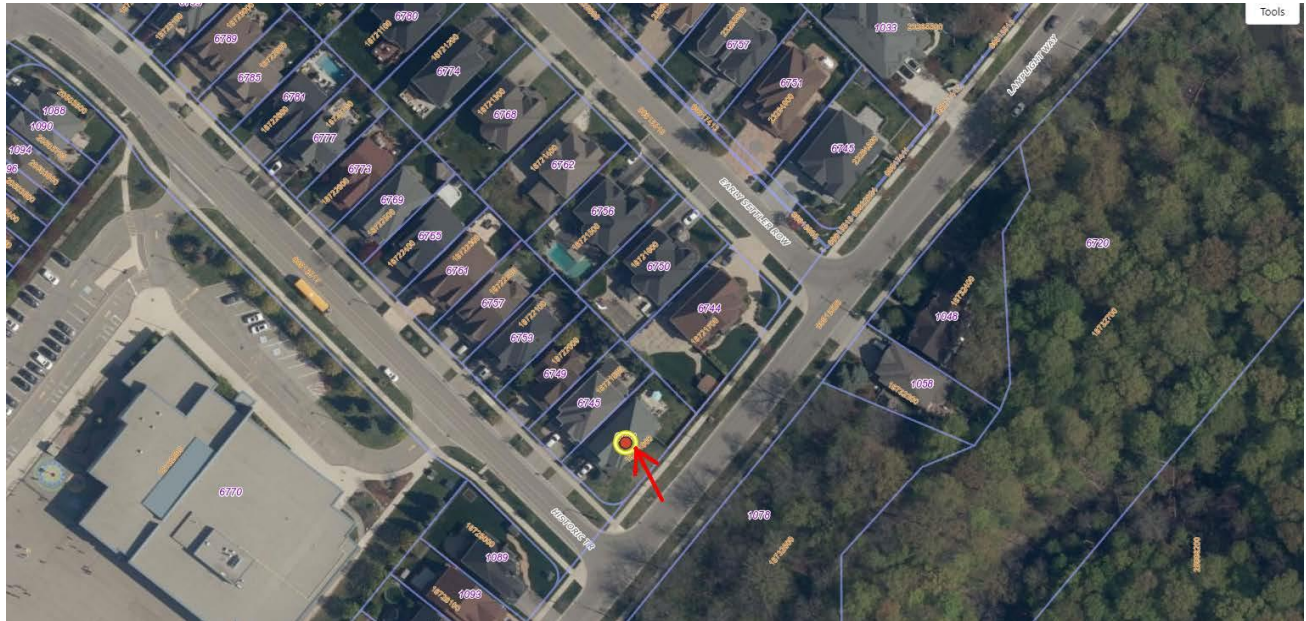
Other Applications: None

Site and Area Context

The subject property is located south-west of the Old Derry Road and Second Line West intersection in the Meadowvale Village Neighbourhood. It's a corner lot containing a two-storey detached dwelling with an attached garage. Some landscaping and vegetative elements are

present on the subject property. The surrounding context is predominantly residential, consisting of detached dwellings.

The applicant is proposing a below grade entrance requiring a variance for side yard setback.



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 Meadowvale Village 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, duplex, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

The sole variance requested pertains to side yard setback measured to a below grade entrance. The general intent of the side yard regulations in the by-law is to ensure that: an adequate buffer exists between the primary structures on adjoining properties, appropriate drainage can be provided, and that access to the rear yard remains unencumbered.

Transportation and Works staff have identified drainage related concerns which should be addressed to mitigate impacts to abutting properties. Planning staff echo these comments and

therefore recommend that the application be deferred in order to allow the applicant an opportunity to address concerns raised by the Transportation and Works Department.

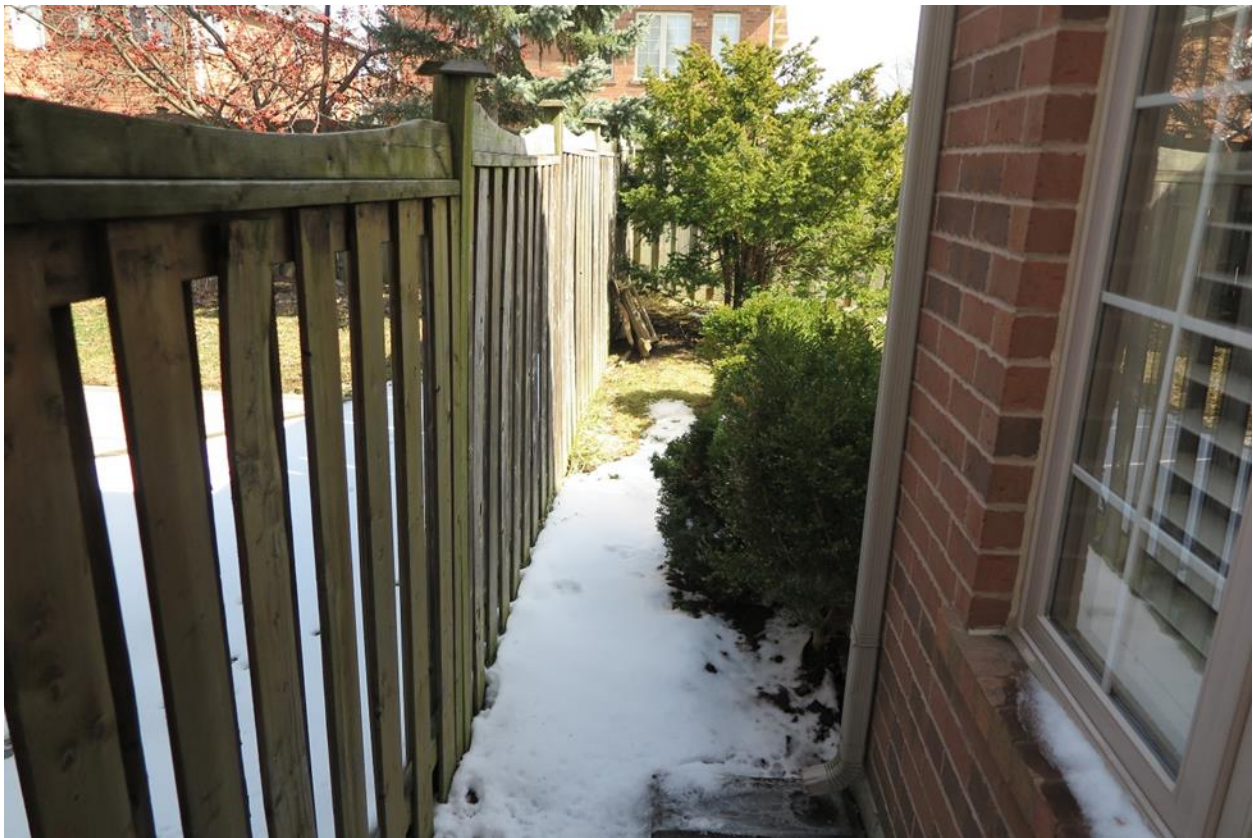
Comments Prepared by: Shivani Chopra, Planning Associate

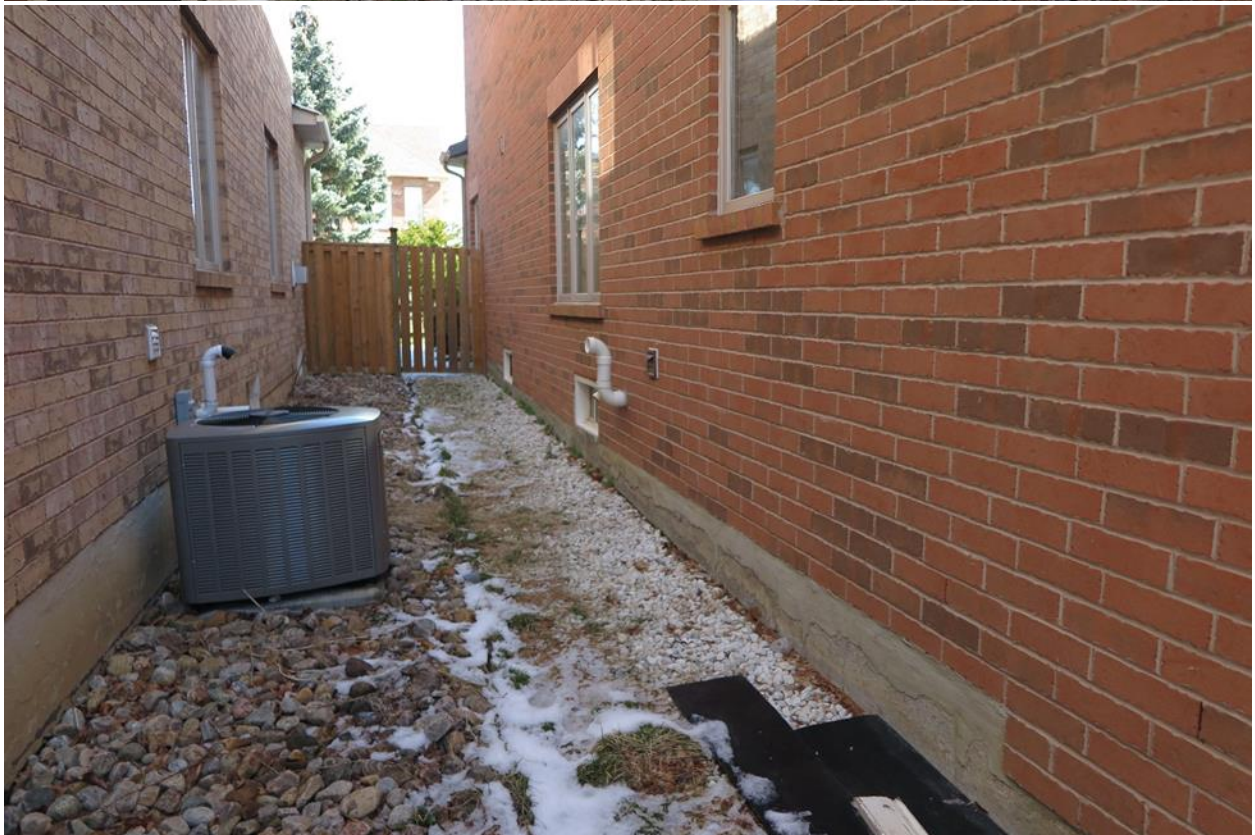
Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's information are some photos which depict the area where the proposed side entrance is being proposed. We note that the Grading Plan (Plan C-43163) approved for this property under Registered Plan of Subdivision 43M-1395 depicts a rear to front drainage pattern meaning drainage from the rear yard was designed to be directed to the front via side yard swale.

The requested reduction in the side yard setback significantly reduces the side yard setback and this would not allow for a fully functional drainage swale between the properties resulting in some drainage being directed onto the adjacent property. Should the Committee see merit in the applicant's request, we would recommend that the existing drainage pattern in the area of the proposed side stairwell be maintained by narrowing the stairwell so that the foundation wall is offset a minimum of approximately 6 inches/0.15m from the property line.







Comments Prepared by: Tony Iacobucci, 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-24-166M / 6741 Historic Trail

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.

- 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.

Comments Prepared by: Ayooluwa Ayoola, Planner