

City of Mississauga Department Comments

Date Finalized: 2024-05-01	File(s): A140.24
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2024-05-09 1:00:00 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 and as amended, meets the requirements of Section 45(1) of the Planning Act.

Application Details

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

1. A lot coverage of 36.29% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
2. A dwelling depth of 21.52m (approx. 70.60ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
3. An existing front yard setback of 6.07m (approx. 19.91ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance; and,
4. An existing front yard setback of 6.07m (approx. 19.91ft) to the garage face whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) to a garage face in this instance.

Amendments

The Building Department is processing Building Permit application 23-10256. Based on review of the information available in this application, we advise that following amendment is required:

Add the variance:

5. A driveway width of 6.00m, whereas a maximum driveway width of 5.65m is permitted in this instance.

Background

Property Address: 848 Goodwin Road

Mississauga Official Plan

Character Area: Lakeview Neighbourhood

Designation: Residential Low Density II

Zoning By-law 0225-2007

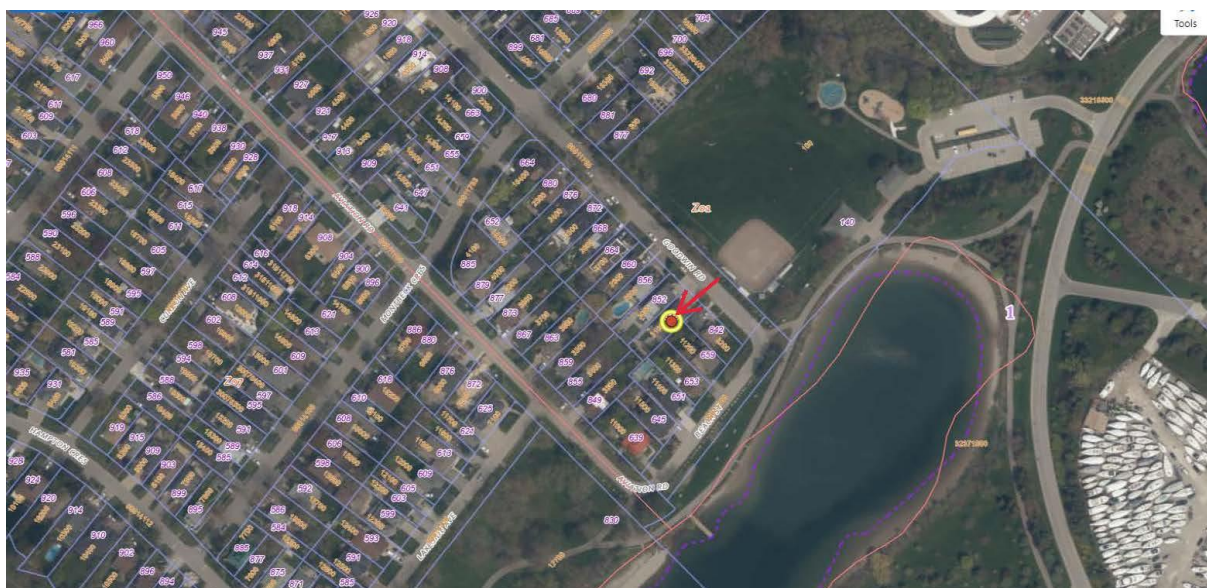
Zoning: R3-75- Residential

Other Applications: Building Permit application 23-10256

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, southeast of Lakeshore Road East and Aviation Road. The immediate neighbourhood contains a mix of one and two-storey detached dwellings, with mature vegetation in the front yards. The subject property contains a two-storey detached dwelling with vegetation in the front yard.

The applicant is proposing a new two-storey detached dwelling requiring variances for lot coverage, dwelling depth, setbacks and driveway width.



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 II in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached, semi-detached, duplex, triplex, street townhouses and other forms of low-rise dwellings with individual frontages.

Variance #1 is for an increased lot coverage of 36.29%, where a maximum lot coverage of 35% is permitted. Planning staff is of the opinion that this increase is minor and negligible. Furthermore, 33.5% of the total coverage is attributable to the ground floor and garage of the proposed dwelling where the remaining coverage is for a covered porch with little to no massing impact.

Variance #2 is for increased dwelling depth. Planning staff have no concerns regarding the proposed variance. The depth is reflective of dwelling depths found in the immediate area and the side walls of the dwelling will not pose massing concerns as they are staggered and contain architectural features such as windows and column that will break up its massing. A portion of roof has also been added to the side walls of the dwelling to separate the first and second storeys of the dwelling to also break up its massing.

Variances #3 and 4 are to accommodate existing front yard setbacks. Planning staff have no concerns with these variances, as they are generally reflective of front yard setbacks found in the immediate area.

Variance #5 pertains to driveway width and was identified by Zoning staff through the building permit process. Planning staff have no concerns regarding this variance as the width represents a minor increase and maintains the intent of the zoning by-law by allowing for a driveway width that can only accommodate two cars in width.

Through a detailed review of the application, staff are of the opinion that the proposed use is desirable and is appropriate to be handled through the minor variance process and that 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 Building Permit BP 9NEW-23/10256.

You will notice in the picture that the driveway has been widened considerably beyond the existing curb cut. We ask that the Municipal boulevard area of the widened portion be reinstated to be topsoil and sod.

Comments Prepared by: John Salvino, Development Engineering Technologist



Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application 23-10256. Based on review of the information available in this application, we advise that following amendment is required:

Add the variance:

5. A driveway width of 6.00m, whereas a maximum driveway width of 5.65m is permitted in this instance.

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: Sibila Lass Weldt, Zoning Examiner

Appendix 3- Region of Peel

Minor Variance: A-24-140M / 848 Goodwin Road

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.
- 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: Petrele Francois, Junior Planner