

# City of Mississauga Department Comments

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| Date Finalized: 2024-05-22                | File(s): A232.24                      |
| To: Committee of Adjustment               | Ward: 2                               |
| From: Committee of Adjustment Coordinator | Meeting date:2024-05-30<br>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 a new house proposing:

1. An infill gross floor area of 622.06sq m (approx. 6695.85sq ft) whereas By-law 0225-2007, as amended, permits a maximum infill gross floor area of 587.85sq m (approx. 6327.62sq ft) in this instance;
2. An underside of eave height of 6.69m (approx. 21.95ft) whereas By-law 0225-2007, as amended, permits a maximum underside of eave height of 6.40m (approx. 21.00ft) in this instance;
3. A dwelling depth of 24.83m (approx. 81.47ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
4. An accessory structure (pool cabana) floor area of 37.04sq m (approx. 398.70sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure (pool cabana) floor area of 20.00sq m (approx. 215.28sq ft) in this instance;
5. An accessory structure (shed) floor area of 33.49sq m (approx. 360.49sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure (shed) floor area of 20.00sq m (approx. 215.28sq ft) in this instance;
6. A combined total area for all accessory structures of 71.84sq m (approx. 773.29sq ft) whereas By-law 0225-2007, as amended, permits a maximum combined total area for all accessory structures of 60.00sq m (approx. 645.84sq ft) in this instance;
7. A driveway width of 10.75m (approx. 35.27ft) for 6.5m in front of the garage face which is providing direct vehicular access to the garage whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) for that portion of the driveway within 6.00m of the garage face and which is providing direct vehicular access to the garage in this instance;
8. A driveway hammerhead width of 3.81m (approx. 12.50ft) whereas By-law 0225-2007, as amended, permits a maximum driveway hammerhead width of 2.60m (approx. 8.53ft) in this

instance;

9. A driveway hammerhead length of 5.15m (approx. 16.90ft) whereas By-law 0225-2007, as amended, permits a maximum driveway hammerhead length of 3.00m (approx. 9.84ft) in this instance; and,

10. A walkway attachment width of 3.81m (approx. 12.50ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment width of 1.50m (approx. 4.92ft) in this instance.

## Background

**Property Address:** 1455 Gregwood Road

### Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

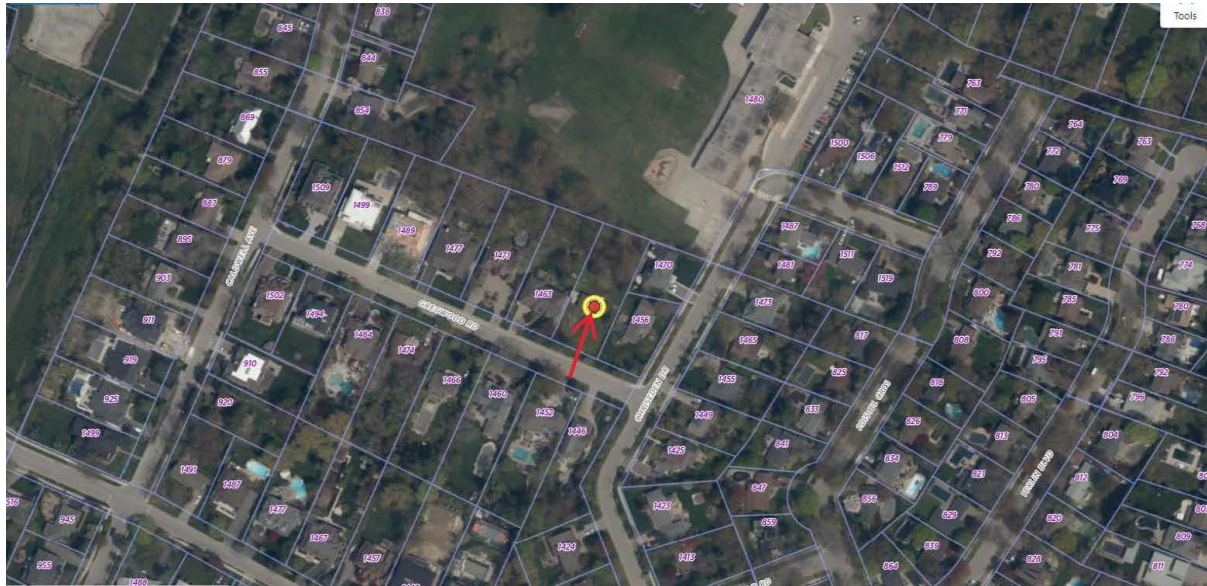
**Zoning:** R2-4- Residential

**Other Applications:** NONE

### Site and Area Context

The subject site is located within the Clarkson-Lorne Park Neighbourhood Character Area, southwest of Indian Gove and South Sheridan Way. The neighbourhood is entirely residential consisting of one and two storey detached dwellings with significant mature vegetation in the front yards. Abutting the subject property to the rear is Tecumseh Public School, an institutional use. The subject property contains an existing one storey dwelling with mature vegetation throughout the lot.

The applicant is proposing a two-storey dwelling requiring variances related to gross floor area, combined side yard width and building heights.



## 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 I in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex dwellings.

Staff have identified concerns regarding variances #3, 7, 8, 9 and 10 with respect to dwelling depth, driveway width, hammerhead dimensions and walkway width.

Variance #3 is for dwelling depth and appears to have been miscalculated. Additional dimensions are required to evaluate this variance. As such, staff are unable to evaluate this variance and recommends that the applicant confirm the accuracy of the requested variance with Zoning staff and engage in discussions with Planning staff.

Variance #7 is for driveway width and appears to be incorrectly worded. Staff recommends that the applicant confirm the accuracy of the requested variance with Zoning staff.

With respect to variances #8, 9 and 10, the applicant is interpreting this portion of the hard surfacing as being both a hammerhead and a walkway width attachment. Staff recommends that the applicant clarify the correct use of the hard surface with zoning staff. Furthermore, the proposed dimensions of the hard surface (either the walkway attachment or hammerhead) fail to meet the intent of the zoning by-law as the surface can accommodate additional parking beyond what is permitted on the subject property.

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Staff have no immediate concerns regarding the remaining variances at this time.

As such, Planning staff recommends deferral of the application to allow the applicant an opportunity to address concerns identified above.

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, Zoning Examiner

### **Appendix 3 – Parks, Forestry & Environment**

The Forestry Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

A Tree Removal Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Rita Di Michele, By-law Inspector, Community Services Department at 905-615-3200 ext. 5872 or via email [rita.dimichele@mississauga.ca](mailto:rita.dimichele@mississauga.ca).

Comments Prepared by: Rita Di Michele, By-law Inspector

### **Appendix 4 – Region of Peel**

#### **Minor Variance: A-24-232M / 1455 Gregwood Road**

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).

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- 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:      Petrele Francois, Junior Planner