

# City of Mississauga Department Comments

Date Finalized: 2024-06-12	File(s): A217.24 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-06-20 1:00:00 PM

## Consolidated Recommendation

The City recommends the application be deferred.

## Application Details

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

1. A garage interior side yard setback of 0.76m (approx. 2.50ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.20m (approx. 3.94ft) in this instance;
2. An eave setback of 0.45m (approx. 1.48ft) whereas By-law 0225-2007, as amended, requires a minimum eave setback of 0.75m (approx. 2.46ft) in this instance; and,
3. A garage rear yard setback of 0.84m (approx. 2.76ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 1.20m (approx. 3.94ft) in this instance.

## Amendments

The Building Department is processing Building Permit application BP 23-7443. Based on review of the information available in this application, we advise that following amendments are required:

1. A garage interior side yard setback of 0.76m (approx. 2.50ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.20m (approx. 3.94ft) in this instance;
2. An eave setback of 0.45m (approx. 1.48ft) whereas By-law 0225-2007, as amended, requires a minimum eave setback of 0.75m (approx. 2.46ft) in this instance;
3. A driveway width of 11.50m (approx. 37.73ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance.

## Background

**Property Address:** 27 Alphonse Cres

### Mississauga Official Plan

**Character Area:** Streetsville Neighbourhood

**Designation:** Residential Low Density I

### Zoning By-law 0225-2007

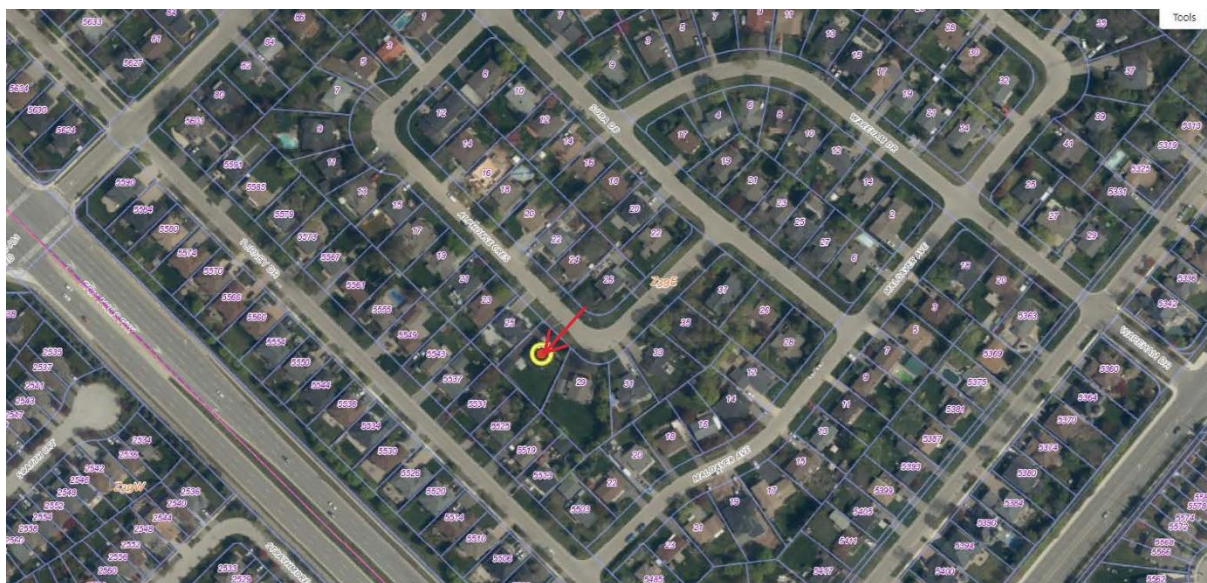
**Zoning:** R2-50- Residential

**Other Applications:** BP 23-7443

### Site and Area Context

The subject property is located north-east of the Erin Mills Parkway and Thomas Street intersection in the Streetsville Neighbourhood Character Area. It currently contains a single storey detached dwelling with a detached garage in the rear yard. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context is exclusively residential consisting of detached dwellings on various sized lots. The majority of dwellings are original to the neighbourhood, however some redevelopment is present.

The applicant is proposing to legalize an addition requiring variances for side yard and eave setback for the detached garage 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 of the four tests to this minor variance request are as follows:

The subject property is located within the Streetsville Neighbourhood Character Area and is designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits only detached dwellings.

The proposed variances relate to the side yard and eave setbacks to the existing detached garage and driveway width. While staff do not have any concerns with the side yard and eave setbacks to the existing garage, staff have concerns with the existing driveway width. The intent of the driveway width regulations in the by-law is to allow a driveway to accommodate two vehicles parked side by side. The existing driveway width can facilitate the parking of three or more vehicles on the existing driveway and interlocked patio, as a motor vehicle is able to access the two surfaces due to there being no grade separation.

Staff are of the opinion that the application be deferred to allow the applicant to redesign the driveway.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We note that the Transportation and Works Department has no objections to the proposed addition as it will not impact or alter the existing grading and drainage pattern for this property.











Comments Prepared by: Tony Iacobucci, Development Engineering

## Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 23-7443. Based on review of the information available in this application, we advise that following amendments are required:

1. A garage interior side yard setback of 0.76m (approx. 2.50ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.20m (approx. 3.94ft) in this instance;
2. An eave setback of 0.45m (approx. 1.48ft) whereas By-law 0225-2007, as amended, requires a minimum eave setback of 0.75m (approx. 2.46ft) in this instance; and,
3. A driveway width of 11.50m (approx. 37.73ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) 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: Gary Gagnier; Zoning Examiner

**Appendix 3 – Region of Peel**

We have no comments or objections to the following application.

Comments Prepared by: Petrele Francois, Junior Planner