

City of Mississauga Department Comments

Date Finalized: 2024-06-12	File(s): A259.24 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-06-20 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, meets the requirements of Section 45(1) of the Planning Act. The applicant may wish to defer the application to ensure the accuracy of the requested variances.

Application Details

The applicant requests the Committee to approve a minor variance to allow a porch proposing a front yard setback of 4.50m (approx. 14.76ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 5.90m (approx. 19.36ft) in this instance.

Background

Property Address: 1617 Skyline Drive

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

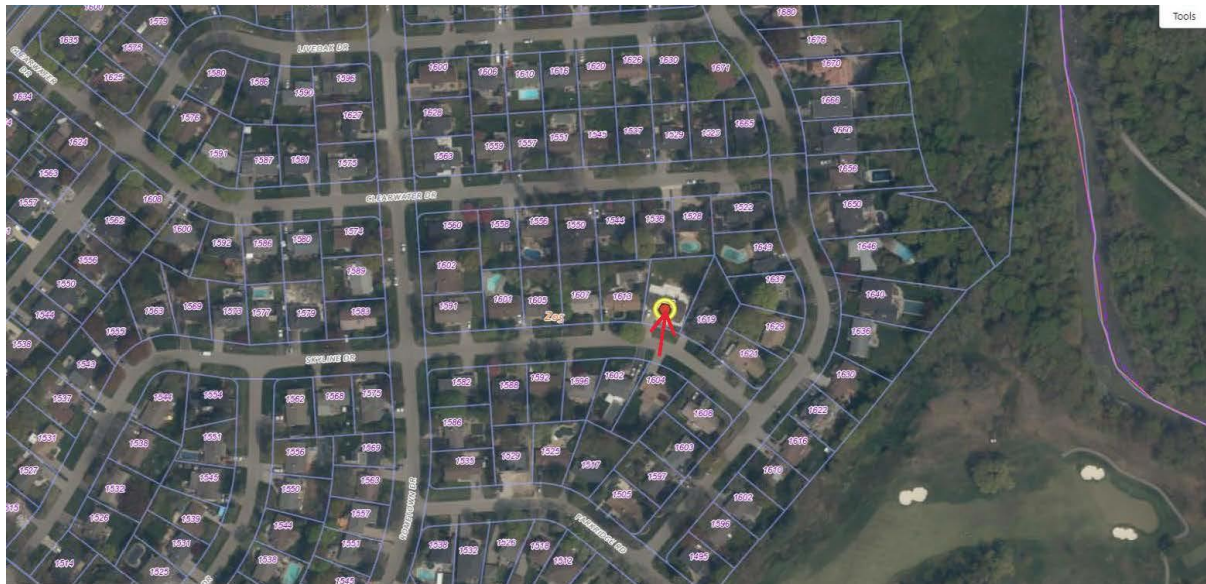
Zoning: R3-75 - Residential

Other Applications: Building Permit BP9 ALT-23/9008.

Site and Area Context

The subject property is located in the Lakeview Neighbourhood Character Area, southeast of the Dixie Road and South Service Road intersection. The immediate neighbourhood contains a mix of one and two-storey detached dwellings with vegetation in the front yards. The subject property contains a one-storey detached dwelling with minimal vegetation in the front yard.

The applicant requests a variance for reduced front 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 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.

The applicant is requesting one variance for a reduced front yard setback to an existing porch. Planning staff have no concerns regarding this variance, as the porch is unenclosed and therefore poses no massing concerns. Furthermore, the façade of the dwelling does not require any front yard setback variances and the setback to the porch is generally consistent with front yard setbacks found in the immediate area.

It is staff's opinion that the applicant's proposal is sympathetic to the surrounding area and does not impact the neighbouring properties. 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 porch are being addressed by our Development Construction Section through the Building Permit process BP9 ALT-23/9008.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application 23-9008. Based on the review of the information available in this application, the requested variance is correct.

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 5 – Region of Peel

We have no comments or objections to the following application.

Comments Prepared by: Petrele Francois, Junior Planner