

City of Mississauga Department Comments

Date Finalized: 2024-07-03	File(s): A281.24
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2024-07-11 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

Application Details

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

1. A lot coverage of 39.30% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
2. A side yard setback to the below grade stair of 0.73m (approx. 2.40ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the below grade stair of 1.20m (approx. 3.94ft) in this instance; and,
3. A side yard setback to the existing shed of 0.51m (approx. 1.67ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the existing shed of 0.61m (approx. 2.00ft) in this instance.

Background

Property Address: 2497 Barcella Cres

Mississauga Official Plan

Character Area: Sheridan Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

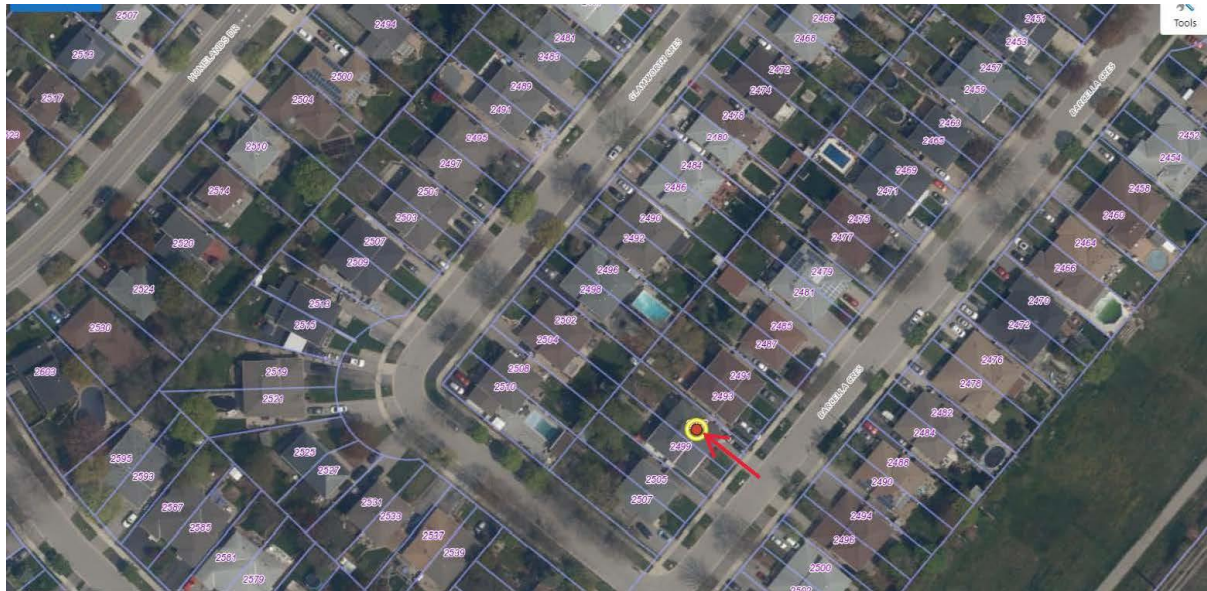
Zoning: RM1- Residential

Other Applications: Building Permit application BP 9ALT 23-10490

Site and Area Context

The subject site is situated within the Sheridan Neighbourhood Character Area, southeast of the Winston Churchill Boulevard and Homelands Drive intersection. The immediate vicinity encompasses a mix of residential, utility and greenlands uses. The residential uses primarily consist of one and two-storey detached and semi-detached dwellings. The subject site property contains a two-storey semi-detached dwelling and features minimal vegetation in the front yard.

The proposed application seeks to develop a new one-storey addition requiring variances for lot coverage and setbacks.



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 II on Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density II designation permits a variety of residential uses, including detached dwellings.

Variance #1 is for a lot coverage of 39.3%, where a maximum lot coverage of 35% is permitted. Planning staff are of the opinion that this increase is minor. The new footprint of the dwelling, inclusive of the one-storey addition, represents 31.3% of the total lot coverage, where the remaining coverage is for an existing open car port, shed and storage bin with little to no massing impact.

Variances #2 and 3 are for setbacks. Planning staff have no concerns regarding the proposed setbacks, as they do not pose drainage concerns and are large enough to ensure access to the rear yard is unencumbered and that the existing shed can be accessed for maintenance purposes.

Through a detailed review, staff are 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 proposed addition will be addressed by our Development Construction Section through Building Permit BP 9ALT-23/10490.

Comments Prepared by: John Salvino, Development Engineering Technologist



Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application BP 9ALT 23-10490. Based on the review of the information available in this application, the requested variances are 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: Gary Gagnier, Zoning Examiner

Appendix 3 – Region of Peel

Minor Variance: A-24-281M / 2497 Barcella Crescent

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 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.
- Installation of and alterations to property line water valves and chambers and sanitary/storm sewer maintenance holes require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design Criteria, Standards, and Specifications.
- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.

Comments Prepared by: Petrele Francois, Junior Planner