

City of Mississauga Department Comments

Date Finalized: 2024-08-22	File(s): A368.24
To: Committee of Adjustment	Ward: 10
From: Committee of Adjustment Coordinator	Meeting date:2024-08-29 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application, subject to the condition. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a below grade entrance proposing a side yard setback to the below grade steps of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum a side yard setback to the below grade steps of 1.20m (approx. 3.94ft) in this instance.

Recommended Conditions and Terms

Should the Committee find merit in the application, Planning Staff recommend the following condition:

1. Construction related to this variance shall be in general conformance with the drawings approved by the Committee.

Background

Property Address: 6080 Maple Gate Circle

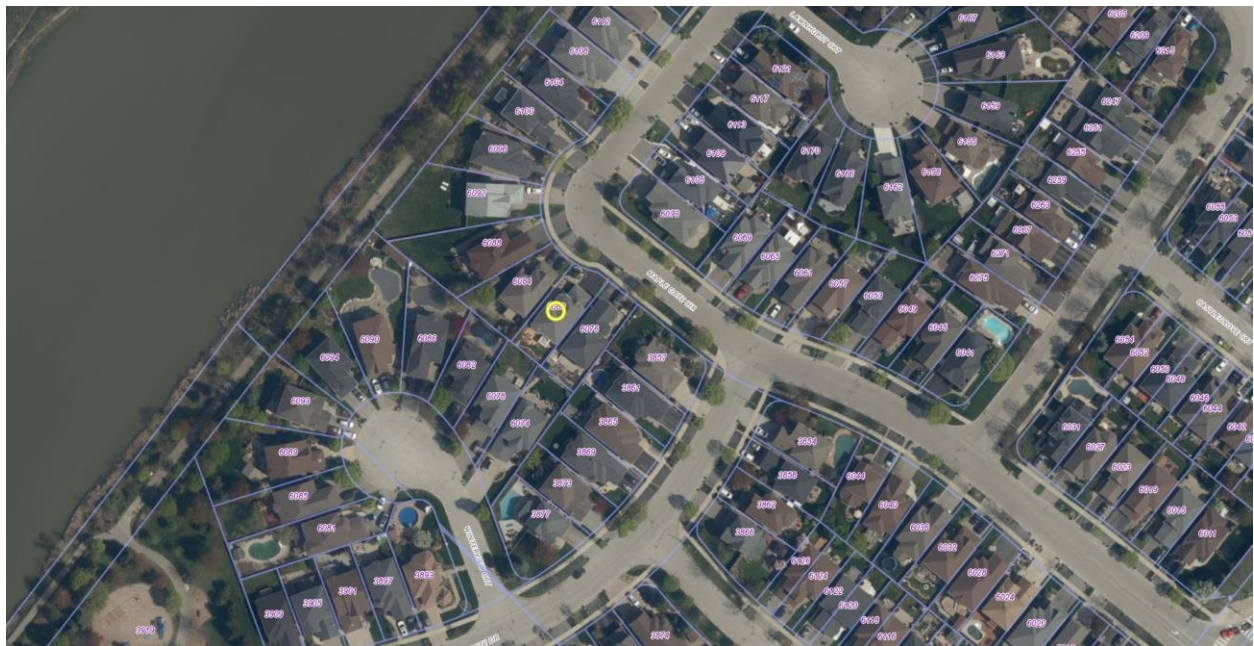
Mississauga Official Plan

Character Area: Lisgar Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007**Zoning: R4- Residential****Other Applications: None****Site and Area Context**

The subject property is located north of the Ninth Line and Britannia Road West intersection in the Lisgar Neighbourhood Character Area. It is an interior lot containing a two-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present on the subject property. The surrounding property is predominantly residential, consisting of detached and semi-detached dwellings.

The applicant is proposing to construct a below grade entrance in the side yard for personal access requiring a variance for a side 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*.

City Department and Agency Comments	File:A368.24	Enter date.	3
-------------------------------------	--------------	-------------	---

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is located in the Lisgar Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP).

The sole variance requests a reduced side yard setback to a below grade stairwell. The intent of this provision is to ensure that an appropriate buffer is provided between the massing of structures on abutting properties, access to the rear yard remains unencumbered and that appropriate drainage patterns be maintained. Staff note there is an appropriate buffer between the adjoining properties, access to the rear yard remains unencumbered and Transportation and Works staff have raised no drainage concerns with the site. Additionally, staff note through correspondence with the applicant, it has been confirmed the existing shed in the side yard will be removed.

Staff are therefore of the opinion that the application maintains the general intent and purpose of both the official plan and zoning by-law, is minor in nature and represents appropriate development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

From our site inspection we note that the abutting property has constructed a walkway at a slightly higher elevation and left a small area to allow for any drainage to be directed towards the front. The requested variance is requesting a 0.20m (approx. 0.66ft) setback, although a reduced setback, and should Committee see merit in the request we would also recommend that any walkway to be constructed also maintain at least a similar setback (approx. 0.6ft) to the abutting property in order that any drainage can still be directed towards the front of the property.







City Department and Agency Comments	File:A368.24	Enter date.	7
-------------------------------------	--------------	-------------	---

Comments Prepared by: Tony Iacobucci, Development Engineering

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: Andrea Dear, Supervisor Zoning

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 injury or 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 Jamie Meston, Landscape Architect Assistant, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Architect Assistant

City Department and Agency Comments	File:A368.24	Enter date.	8
-------------------------------------	--------------	-------------	---

Appendix 4 – Region of Peel

Minor Variance Application: A-23-368M / 6080 Maple Gate Circle

Development Engineering: Wendy Jawdek (905) 791-7800 x6019

Comments:

- 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.

Comments Prepared by: Petrele Francois, Junior Planner