

City of Mississauga Department Comments

Date Finalized: 2024-10-16	File(s): A448.24 Ward: 4
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-10-24 1:00:00 PM

Consolidated Recommendation

The City has no objection to the application. 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 a deck proposing an interior yard setback of 0.00m (approx. 0.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior yard setback of 0.61m (approx. 2.00ft) in this instance.

Background

Property Address: 210 Harrowsmith Dr

Mississauga Official Plan

Character Area: Hurontario Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R4-15 - Residential

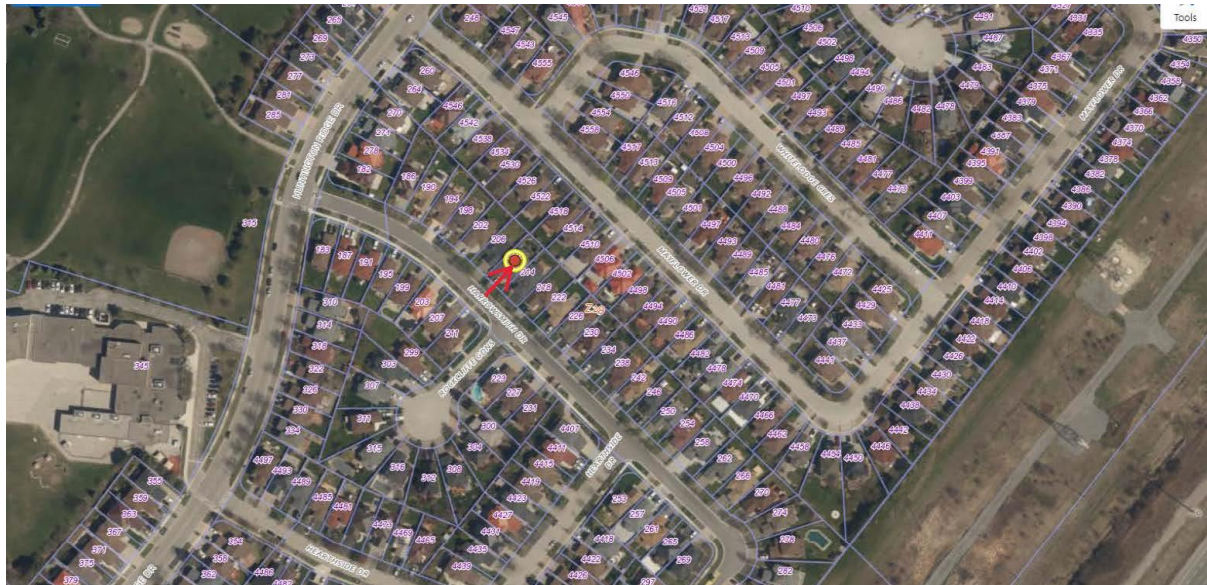
Other Applications: None

Site and Area Context

The subject property is located south-east of the Eglinton Avenue West and Confederation Parkway intersection in the Hurontario Neighbourhood Character Area. It is an interior lot containing a two-storey detached home with an attached garage. Limited landscaping and

vegetative elements are present on the subject property. The surrounding context is exclusively residential, consisting of detached dwellings on similarly sized lots.

The applicant is proposing to legalize an existing deck requiring a variance for 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*.

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

The subject property is located in Hurontario Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. Planning staff are satisfied that the existing deck is appropriate given the existing site conditions and will not significantly impact abutting properties.

The sole variance requests a reduced setback to the existing deck. The intent of the setback requirements to decks are to ensure appropriate drainage patterns can be maintained and to reduce issues surrounding privacy and overlook. Staff are of the opinion there are limited privacy and overlook issues due to the size, height and location of the deck. Furthermore, Transportation and Work's staff have not raised any drainage concerns.

Given the above, Planning staff are satisfied that the proposal maintains the general intent and purpose of the official plan and zoning by-law, are minor in nature and contribute to orderly development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections to allow the existing deck to remain as it does not impact or alter the existing grading and drainage pattern for this property.





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: Emily Majeed, Planner-in-Training

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner