

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-01-23	File(s): A591.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:1/30/2025 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 meets the requirements of Section 45 (1) of the Planning Act, subject to the condition.

## Application Details

The applicant requests the Committee to approve a minor variance proposing a dwelling length of 22.76m (approx. 74.68ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling length of 20.00m (approx. 65.62ft) in this instance.

### Recommended Conditions and Terms

Should the Committee see merit in the application, Planning staff recommend that a condition be added to restrict the dwelling depth variance to a one-storey dwelling only.

## Background

**Property Address:** 2117 Barsuda Dr

### Mississauga Official Plan

Character Area: Clarkson - Lorne Park Neighborhood  
Designation: Residential Low Density II

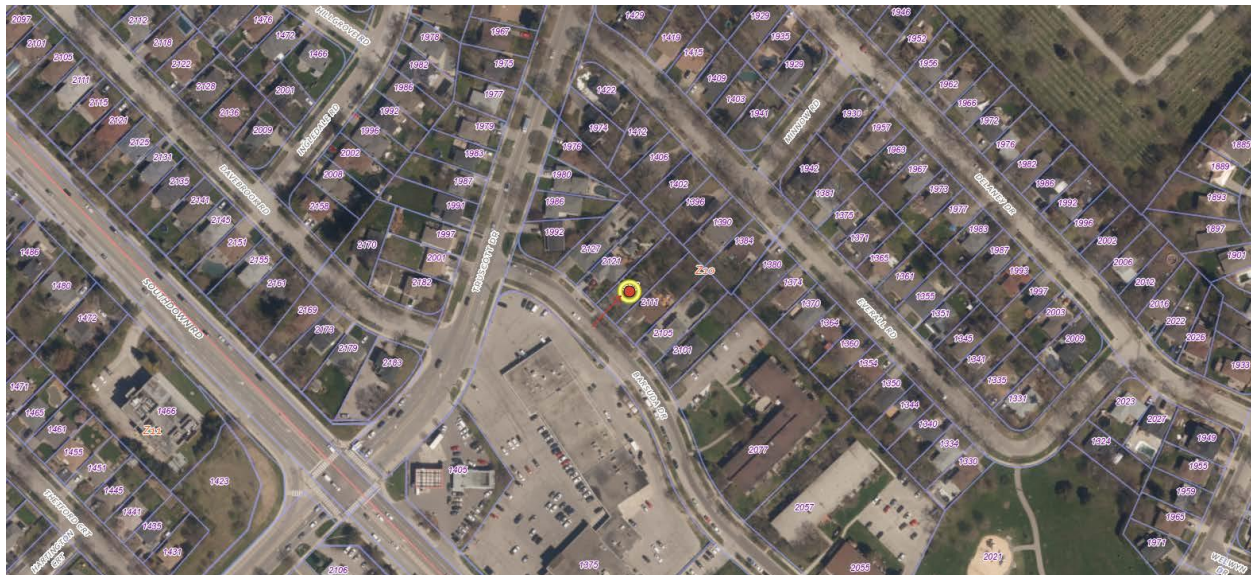
### Zoning By-law 0225-2007

**Zoning:** R3-1 - Residential  
**Other Applications:** Building Permit application SEC UNIT 24-3558

## Site and Area Context

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area, southeast of the Truscott Drive and Southdown Road intersection. The immediate neighbourhood primarily consists of a mix of one and two-storey detached dwellings with mature vegetation in the front yards. The subject property contains a one-storey detached dwelling with mature vegetation in the front yard. There is a commercial plaza to the west of the property, across Barsuda Dr. Street trees line the commercial plaza.

The applicant proposes a one storey addition requiring a variance for dwelling depth.



## 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 Clarkson Lorne Park Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). The designation permits detached dwellings. Section 9 of MOP promotes development with

City Department and Agency Comments	File:A591.24	2025/01/23	3
-------------------------------------	--------------	------------	---

---

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.

The sole variance requested pertains to dwelling depth. The intent of this provision is to minimize the impacts of long walls on neighbouring lots and the building's massing. The increase in the dwelling depth is to accommodate a one storey extension towards the rear of the dwelling. The applicant is proposing to convert the existing deck to habitable space.

Staff note that towards the east side of the dwelling, there is an existing porch with approx. 1.68m (5.51ft) depth. Staff are of the opinion that the porch is primarily an open structure and helps mitigate the impacts of long walls. Further, the dwelling design on the west side is staggered.

Staff note no variance is requested for gross floor area, lot coverage or dwelling height, which could exacerbate massing impacts. Additionally, the dwelling meets all setback requirements. Staff are satisfied that the request will not create any undue impacts on adjoining properties.

Given the above, Planning 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: Shivani Chopra, 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 dwelling will be addressed by our Development Construction Section through Building Permit SEC UNIT 24/3558.

Comments Prepared by: John Salvino, Development Engineering Technologist



City Department and Agency Comments	File:A591.24	2025/01/23	5
-------------------------------------	--------------	------------	---

---

## Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application SEC UNIT 24-3558. 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: Gary Gagnier, Zoning Examiner

## Appendix 3 – Parks, Forestry & Environment

### Forestry Comments

The Forestry Section of the Community Services Department has reviewed 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 Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email [jamie.meston@mississauga.ca](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician

## Appendix 4 – Region of Peel 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.

- Installation of and alterations to property line water valves require inspection by the Region of Peel.
- 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 by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

Comments Prepared by: Petrele Francois, Junior Planner