

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-02-06	File(s): A598.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2/13/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections 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 the construction of an addition proposing an interior side yard of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 6.00m (approx. 19.69ft) in this instance.

Background

Property Address: 1375 Blythe Rd

Mississauga Official Plan

Character Area: Sheridan Neighbourhood Character Area
Designation: Residential Low Density I

Zoning By-law 0225-2007

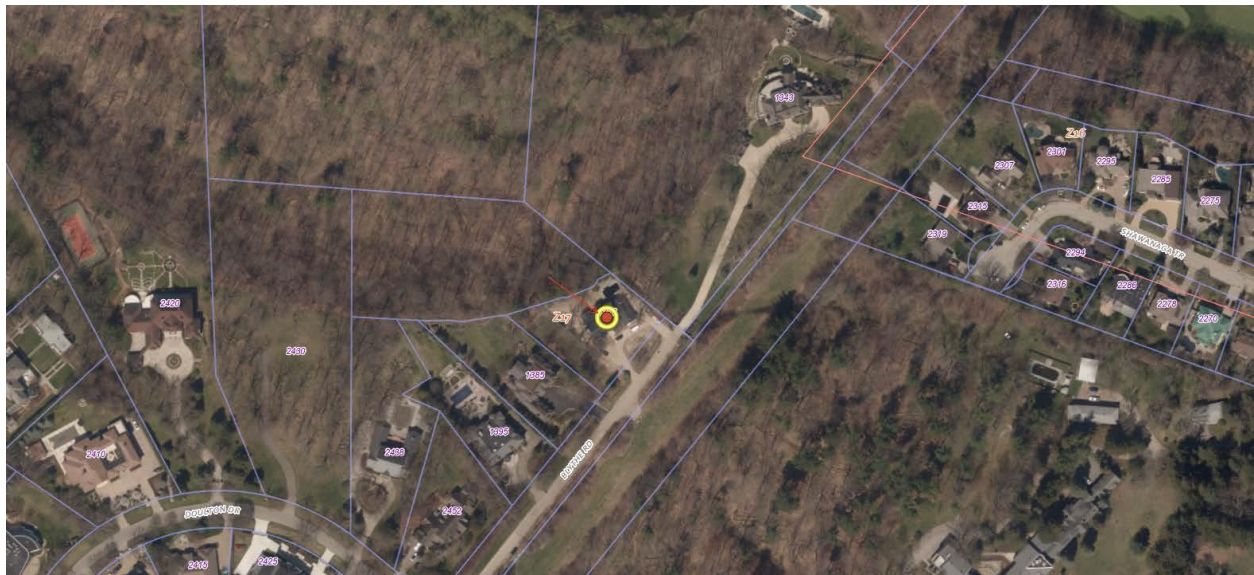
Zoning: R1-5 - Residential

Other Applications: None

Site and Area Context

The subject property is located within the Sheridan Neighbourhood Character Area, northwest of Mississauga Road and Shawanaga Trail. It has an approximate lot frontage of +/- 54.12m (177.55ft) and a lot area of +/- 2,749.25m² (9,019.84ft²). The immediate area consists of detached dwellings on large lots with significant mature vegetation. The subject property contains a two-storey detached dwelling with mature vegetation in the front, side, and rear yards.

The applicant is proposing to construct a new attached garage requiring a variance for a side yard setback.



development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. The proposed garage addition has limited massing impacts on the abutting properties and the surrounding community. The abutting properties are buffered by mature tree canopies which limits massing impacts on neighbouring lots. Staff note that the neighbouring dwelling at 1343 Blythe is significantly setback from the property line which abuts the proposed garage on the subject property, further demonstrating the negligible massing impacts on the neighbouring property. Staff are therefore of the opinion that the proposed dwelling is in line with existing dwellings in the neighbourhood and the planned character of the surrounding community. Staff are satisfied that the proposal maintains the general intent and purpose of the official plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The side yard setback variance pertains to the proposed garage. The general intent of the side yard regulations in the by-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties. The proposed garage addition provides an adequate side yard setback to the eastern lot line, maintaining access to the rear yard and space between primary structures on neighbouring properties. Staff note that although the proposed side yard setback appears numerically significant, it is considered negligible as the neighbouring dwelling is located on a large lot significant setback from the side lot line. Staff are satisfied that the proposal is negligible from a massing perspective and will provide an adequate buffer to the public realm. The application therefore maintains the general intent and purpose of the zoning by-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

The proposed dwelling maintains the existing and planned context of the surrounding area and does not pose a negative impact to the neighbourhood by maintaining the planned character of the neighbourhood. Staff are of the opinion that the application represents orderly development of the lands and is minor in nature.

Comments Prepared by: Sara Ukaj, Planning Associate

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 the Building Permit process BP-9ALT-24/78.

Comments Prepared by: John Salvino, Development Engineering Technologist









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: Crystal Abainza, 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.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 5 - Conservation Authority Comments

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 5.1 and 5.2 of the Provincial Planning Statement (2024);
2. Regulatory Responsibilities providing comments to ensure the coordination of requirements under the Conservation Authorities Act Section 28 regulation, to eliminate unnecessary delay or duplication in process.
3. Source Protection Agency providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the Clean Water Act, as applicable.

CVC REGULATED AREA

Based on our mapping, the subject property is regulated due to slope hazard associated with Credit River. As such, the property is subject to the Prohibited Activities, Exemptions,

and Permits Regulation (Ontario Regulation 41/24). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

PROPOSAL:

It is our understanding that the applicant is requesting the Committee to allow the construction of an addition proposing an interior side yard of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 6.00m (approx. 19.69ft) in this instance.

COMMENTS:

Based on the review of the information provided, CVC staff have no objection with the approval of the minor variance proposed at this time. CVC staff have review the proposal as part of permit application FF 23/198.

The applicant is advised to contact CVC for any future development proposed on the subject property.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at stuti.bhatt@cvc.ca or 905-670-1615 (ext. 3500) should you have any further questions. Please circulate CVC on any future correspondence or applications regarding this site.

Comments Prepared by: Stuti Bhatt, Junior Planner