

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-02-20	File(s): A607.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2/27/2025 3:30:00 PM

Consolidated Recommendation

The City recommends no objection to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of exterior stairs proposing a side yard of 0.36m (approx. 1.18ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.60m (approx. 1.97ft) in this instance.

Background

Property Address: 5511 Red Brush Dr

Mississauga Official Plan

Character Area: Hurontario Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R5 - Residential

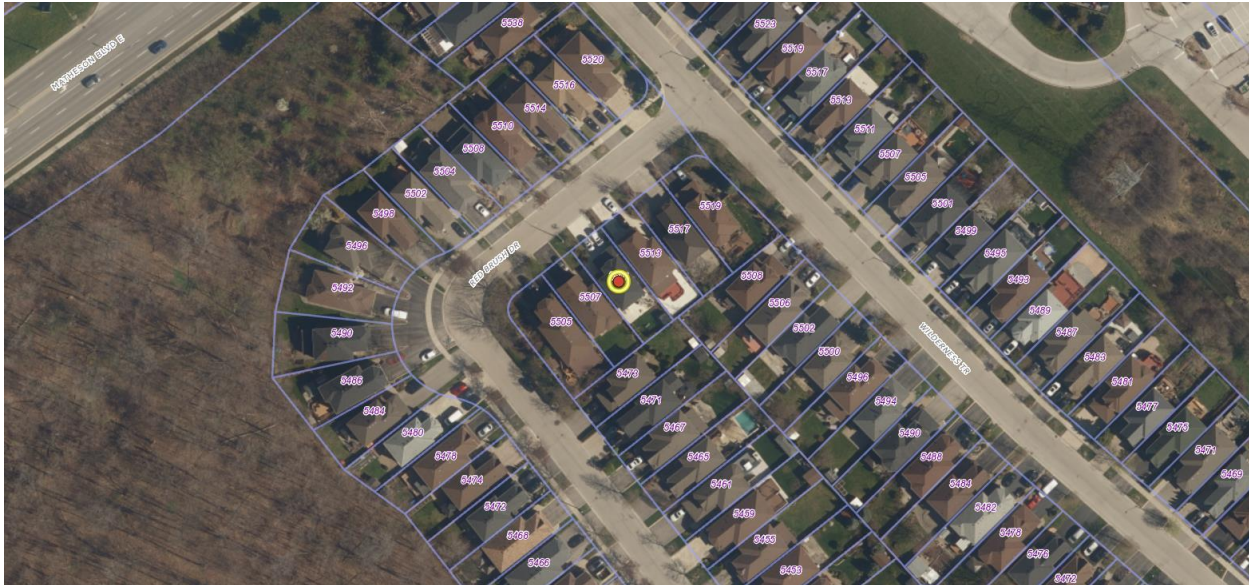
Other Applications: SEC UNIT 24-4867

Site and Area Context

The subject property is located south-east of the Kennedy Road and Matheson Boulevard East intersection in the Hurontario Neighbourhood Character Area. It contains a two-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present in

both the front and rear yards. The surrounding context consists of detached dwellings on lots of similar sizes. Industrial uses and municipal recreation facilities (Iceland Arena) are also present within the larger area context.

The applicant is proposing the construction of an attached additional residential unit requiring a variance for side yard setback to the exterior stairs.



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 the Hurontario Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP).

The sole variance requests a reduction of the side yard setback to the additional residential unit entrance. The general intent of the side yard setback regulations to above grade stairs and landings is to ensure that they are not situated too close to property lines, an adequate buffer

exists between primary structures on adjoining properties, appropriate drainage can be provided and that access to the rear yard remains unencumbered. Staff note the proposed stairs will be appropriately situated on the subject property. Furthermore, Transportation and Work's staff have raised no drainage concerns with the site.

Staff are satisfied that the impacts of the variance are minor in nature and meet the general intent and purpose of the official plan and zoning by-law. Additionally, the proposal contributes to orderly development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We note that this property has a split drainage pattern which means that the high point is approximately in the middle of the dwelling in the area of the existing/proposed entrance stairwell. With the minimal 0.36M setback requested a drainage swale would not be functional, however, in this instance we do not foresee any significant concerns as the entrance is located at the high point and drainage could still be directed to both the front and rear of the dwelling.







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application SEC UNIT 24-4867. Based on review of the information available in this application, we advise that more information is required in order to verify the accuracy of the requested variance.

Please note that comments reflect those provided through the above application submitted on 11/07/2024. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Jeanine Benitez, Zoning Examiner

Appendix 3 – 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. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at servicingconnections@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 servicingconnections@peelregion.ca.

Comments Prepared by: Brian Melnyk, Development Engineering