

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-02-20	File(s): A2.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2/27/2025 3:30:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new detached dwelling proposing:

1. A driveway width of 11.85m (approx. 38.88ft) whereas By-law 0225-2007, as amended, permits a maximum drive width of 8.50m (approx. 27.89ft) in this instance;
2. A garage projection of 12.22m (approx. 40.09ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0m in this instance;
3. A dwelling unit depth of 25.35m (approx. 83.17ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance; and
4. A combined width of side yards of 5.68m (approx. 18.64ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.00m (approx. 19.69 ft) in this instance.

Background

Property Address: 945 Meadow Wood Rd

Mississauga Official Plan

Character Area: **Clarkson-Lorne Park Neighbourhood**
Designation: **Residential Low Density I**

Zoning By-law 0225-2007

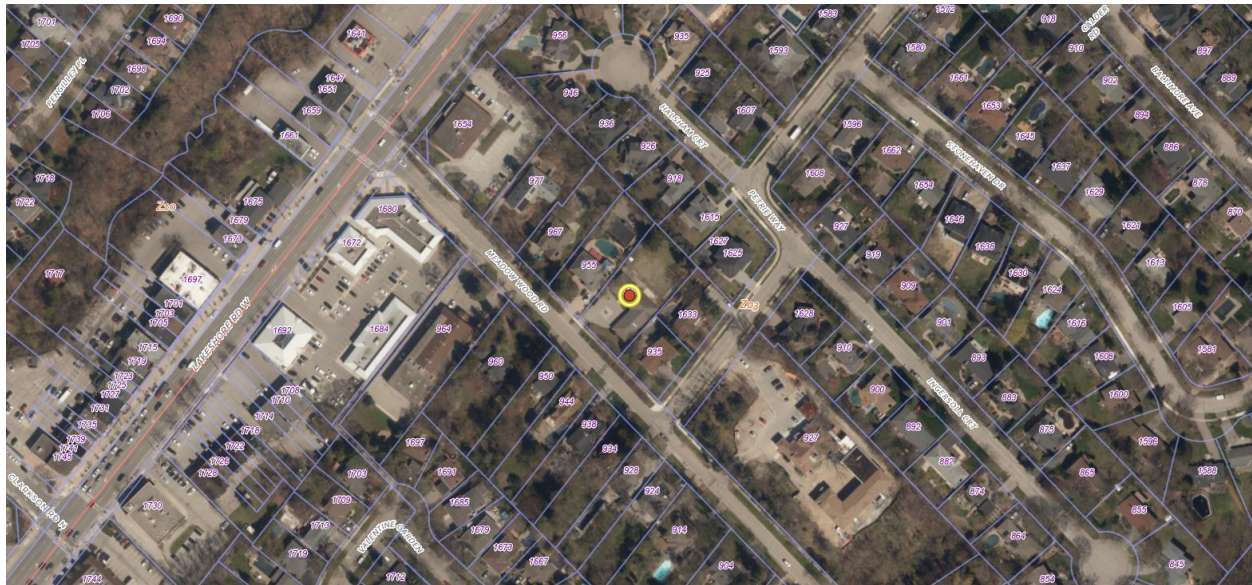
Zoning: R2-1-Residential

Other Applications: Building Permit application 24-4872

Site and Area Context

The subject property is located within the Clarkson – Lorne Park Neighbourhood Character Area, southeast of the Clarkson Road North and Lakeshore Road West intersection. It has an approximate lot frontage of +/- 29.99m (98.39ft) and a lot area of +/- 2087.04m² (6,847.24ft²). The subject property contains a one-storey detached dwelling with a side loaded attached garage. Mature vegetation lines the property along the street frontage. The immediate area consists of one and two-storey single detached dwellings on large lots with significant mature vegetation in both the front and rear yards.

The application proposes a new one-storey detached dwelling with a side loaded attached garage requiring variances for driveway width, garage projection, dwelling depth and a combined 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 the Clarkson-Lorne Park Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached dwellings only in this instance. Section 9 of the 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.

The immediate area primarily consists of one and two-storey detached dwellings with front loading attached garages. The variances associated with dwelling depth and garage projection are a direct result of the side loading garage form, which are not part of the character of the area. The design of the proposed dwelling establishes the garage as the focal point as opposed to the dwelling itself which is not consistent with the policies and character of the neighbourhood. As a result, staff have concerns with the proposed variances 2 and 3. It is staff's understanding that the new dwelling will result in a demolition and redevelopment of the site. With this in mind, the dwelling should be designed to be consistent with the established character of the neighbourhood. Given the intent of the current policies the design, as proposed, is not consistent with the policies and may have impact on the established character of the neighbourhood.

Therefore, staff recommend that the application be deferred to allow the applicant an opportunity to redesign the dwelling.

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 dwelling will be addressed by our Development Construction Section through Building Permit BP 9NEW-24/4872.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application 24-4872. Based on the review of the information available in this application, the requested variances are 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: Minan Song, 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.

An 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

- 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