

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-02-20	File(s): A23.25
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 renovation of a detached garage proposing:

1. A lot coverage of 36.40% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
2. A combined width of side yards of 2.76m (approx. 9.06ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 4.50m (approx. 14.76ft) in this instance;
3. A height of detached garage of 7.50m (approx. 24.61ft) whereas By-law 0225-2007, as amended, permits a maximum height of detached garage of 4.60m (approx. 15.09ft) in this instance;
4. A front yard setback of 2.80m (approx. 9.19ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 9.00m (approx. 29.53ft) in this instance;
5. A setback from Lakeshore Rd W centre line of 23.70m (approx. 77.76ft) whereas By-law 0225-2007, as amended, requires a minimum setback from Lakeshore Rd W centre line of 26.50m (approx. 86.94ft) in this instance;
6. A projection of garage beyond dwelling of 7.60m (approx. 24.93ft) whereas By-law 0225-2007, as amended, permits a maximum projection of garage beyond dwelling of 0m in this instance;
7. A detached garage located in the front yard whereas By-law 0225-2007, as amended, does not permit a detached garage located in the front yard in this instance;
8. A setback to the rear deck of 0.77m (approx. 2.53ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the rear deck of 1.20m (approx. 3.94ft) in this instance; and
9. A side yard setback to the detached garage (north side) of 1.20m (approx. 3.94ft)

whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the detached garage (north side) of 1.80m (approx. 5.91ft) in this instance.

Background

Property Address: 1141 Lakeshore Rd W

Mississauga Official Plan

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

Zoning By-law 0225-2007

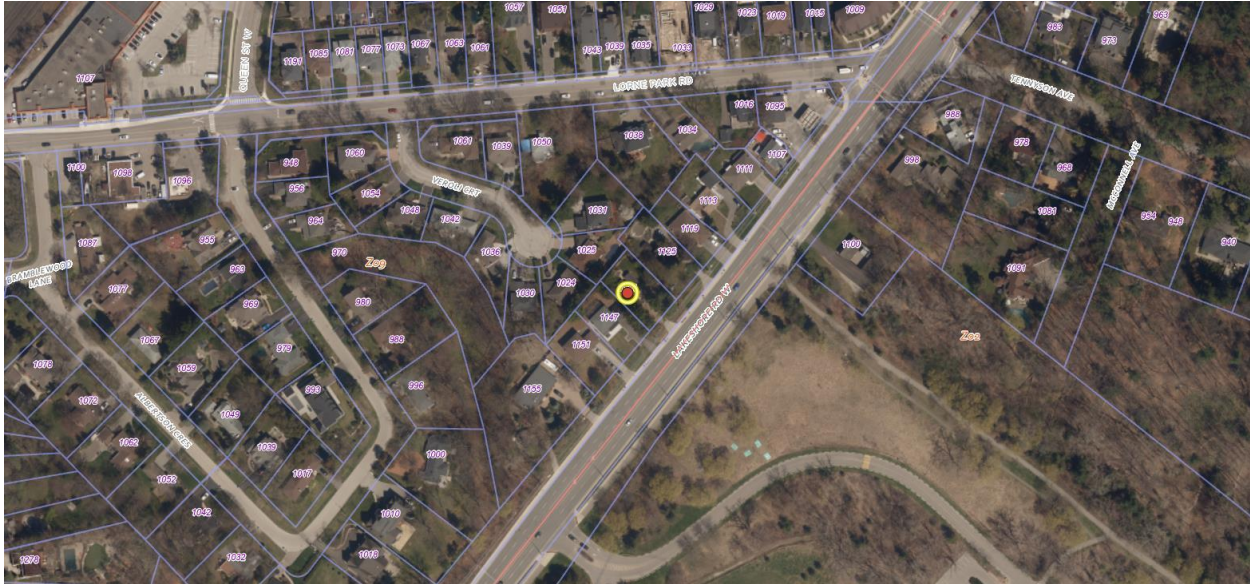
Zoning: R2-1-Residential

Other Applications: Building Permit application BP 9NEW 23-10035

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, northeast of the Lorne Park Road and Lakeshore Road West intersection. The immediate neighbourhood is entirely residential, consisting of large one and two storey detached dwellings with significant mature vegetation. The subject property contains an existing one-storey detached dwelling and detached carport along with vegetation in the front yard.

The applicant is proposing an addition to the dwelling and a new detached garage requesting variances for lot coverage, combined width of side yards, setbacks and detached garage height, projection and location.



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 I in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I designation only permits detached dwellings.

The proposal includes an addition to the existing dwelling and new detached garage in the front yard requiring variances for lot coverage, combined width of side yards, setbacks and detached garage height, projection and location.

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.

Staff note the following official plan policies under Section 16.5.1.4:

- a. preserve and enhance the generous front, rear and side yard setbacks;
- d. garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property;

e. ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook;

j. the building mass, side yards and rear yards should respect and relate to those of adjacent lots.

The intent of the official plan policies is to ensure that garages are subordinate to the main dwelling. Further, the policies encourage the preservation and enhancement of landscaping and vegetative elements in the front yard and discourage garages in the front yard.

Planning staff are of the opinion that the size of the proposed two-storey garage is not compatible with the surrounding neighbourhood and poses notable concerns regarding its size, massing and emphasis in relation to the dwelling and the streetscape.

As such, staff recommend that the application be deferred to redesign the dwelling and the detached garage to address the concerns raised above.

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 detached garage will be addressed by our Development Construction Section through Building Permit BP 9NEW-23/10035.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9NEW 23-10035. 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(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above application. 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: 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.

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