

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-03-13	File(s): A35.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:3/20/2025 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 an addition to the existing dwelling proposing:

1. A lot coverage of 42.30% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance;
2. A rear yard setback of 5.68m (approx. 18.64ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance;
3. An accessory structure setback to the rear yard of 0.30m (approx. 18.64ft) By-law 0225-2007, as amended, requires a minimum accessory structure setback to the rear yard of 0.61m (approx. 2.00ft) in this instance;
4. An accessory structure setback to the side yard of 0.30m (approx. 18.64ft) By-law 0225-2007, as amended, requires a minimum accessory structure setback to the side yard of 0.61m (approx. 2.00ft) in this instance; and
5. A side yard setback for hard surfaced landscape material of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback for hard surfaced landscape material of 0.61m (approx. 2.00ft) in this instance.

Background

Property Address: 6249 Prairie Cir

Mississauga Official Plan

Character Area: Lisgar Neighbourhood

Designation: Residential Low Density II

Zoning By-law 0225-2007

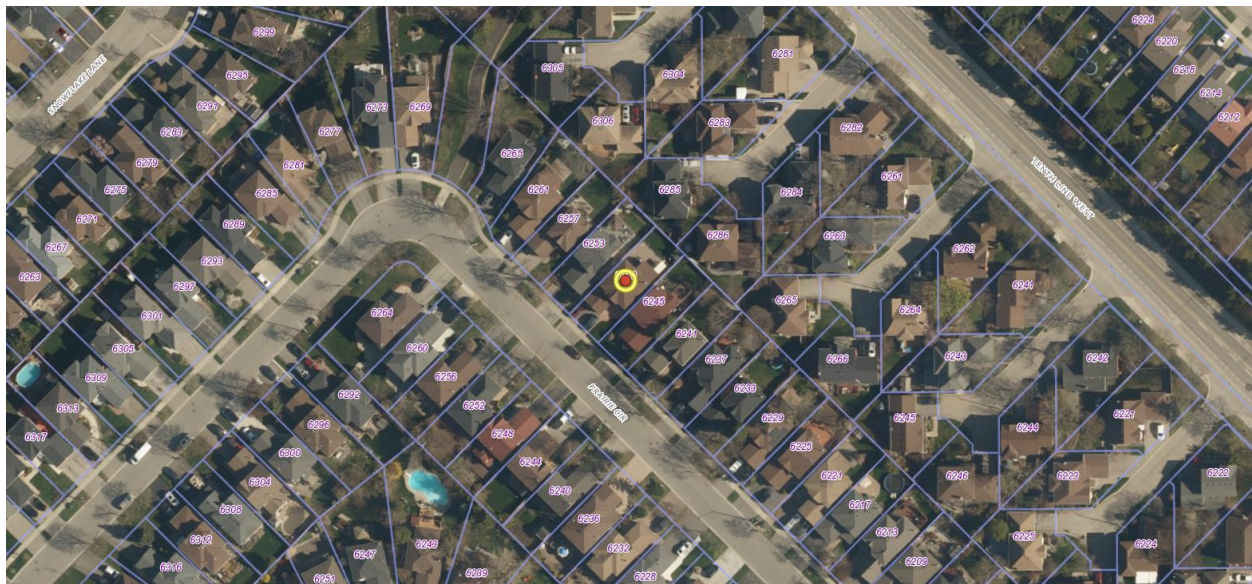
Zoning: R5-Residential

Other Applications: Building Permit application 24-3905

Site and Area Context

The subject property is located north-west of the Britannia Road West and Tenth Line West intersection in the Lisgar neighbourhood. It is an interior lot containing a two-storey detached dwelling with attached garage. Limited landscaping/vegetative elements are present in both the front and rear yards. The property has an approximate area of +/- 367.6 m² (+/- 3,953.96 ft²), characteristic of lots in the area. The surrounding context is predominantly residential, consisting of two-storey detached dwellings on similarly sized lots.

The Applicant is proposing to construct an addition requiring variances for lot coverage, a rear yard set back, accessory structure setbacks and a hard surface landscaping 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:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is located in the Lisgar Neighbourhood Character Area and is designated Residential Low Density II. This designation permits detached, semi-detached, duplex and triplex dwellings, as well as street townhomes. Section 9 of the Mississauga Official Plan (MOP) promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing conditions, the surrounding context and the landscape of the character area. Planning staff are of the opinion that the proposed addition is compatible with the surrounding neighbourhood and will not pose negative impacts on the surrounding community or the natural feature. Staff are of the opinion that the general intent and purpose of the official plan is maintained in this instance.

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

Variance #1 requests an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff note the proposed dwelling, inclusive of the addition, accounts for a total of 30.30% of the lot coverage, thereby representing a slight increase over the by-law requirement. An additional 12% of lot coverage would be attributed to the porch, garage and shed and the above grade entrance. Staff note the proposed addition is located at the rear of the dwelling where massing impacts are reduced as the addition is not visible from the streetscape and is not creating any significant massing impacts. Staff are satisfied that the proposal does not represent an overdevelopment of the subject property and is in line with both original and newer dwellings in the surrounding context.

Variance #2 pertains to a rear yard setback to the proposed addition. The intent of the rear yard setback is to ensure that both an adequate buffer exists between the massing of primary structures on adjoining properties, as well as provides an appropriate amenity area within the rear yard. The rear yard setback is measured to the rear of the addition concentrated in the north-east corner of the property. This reduction can be considered negligible as it does not reduce the entire rear yard but focuses on the north-east corner of the subject property. Staff are satisfied that the proposed rear yard setback variance is considered minor as it does not alter the character of the surrounding area or negatively impact neighboring properties while maintaining adequate amenity area in the rear yard.

Variances #3 and 4 pertain to a side yard setback to the proposed addition of the existing shed. The intent of side yard regulations is to ensure that there is a sufficient buffer between structures on abutting properties, that maintenance can be performed on the structures as required and that drainage can be maintained. Staff note that there are no additional variances requested for the shed, recognizing the proposed siting of the shed results in a reduced

setback, staff are of the opinion that the owners would be to maintain the structure and that there is sufficient space. Further, Transportation & Works staff do not foresee potential drainage concerns with the current position of the existing shed. Variance #5 requests a reduced side yard for the hard surfaced landscaping. While a setback of 0.0m is maintained along other portions of the side lot lines of the subject property, Transportation & Works staff have raised no drainage concerns.

Given the above, staff are of the opinion that the application 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?

Staff are of the opinion that the proposed addition represents appropriate development of the lands. Staff are satisfied that the requested variance respect the surrounding context and that the impacts are minor and will not cause undue impacts on adjacent properties.

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 through the Building Permit Process, File BP 9 ALT 24-3905.







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application 24-3905. 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. Full Zoning review has not been finished.

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: Andrew Wemekamp, 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

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner