

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-03-20	File(s): A58.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:3/27/2025 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 a front porch proposing a front porch setback to the exterior side lot line of 2.11m (approx. 6.92ft) whereas By-law 0225-2007, as amended, requires a minimum setback to exterior side lot line of 4.40m (approx.14.44ft) in this instance.

Background

Property Address: 2461 Donnavale Dr

Mississauga Official Plan

Character Area: Cooksville Neighbourhood (East)
Designation: Residential Low Density I

Zoning By-law 0225-2007

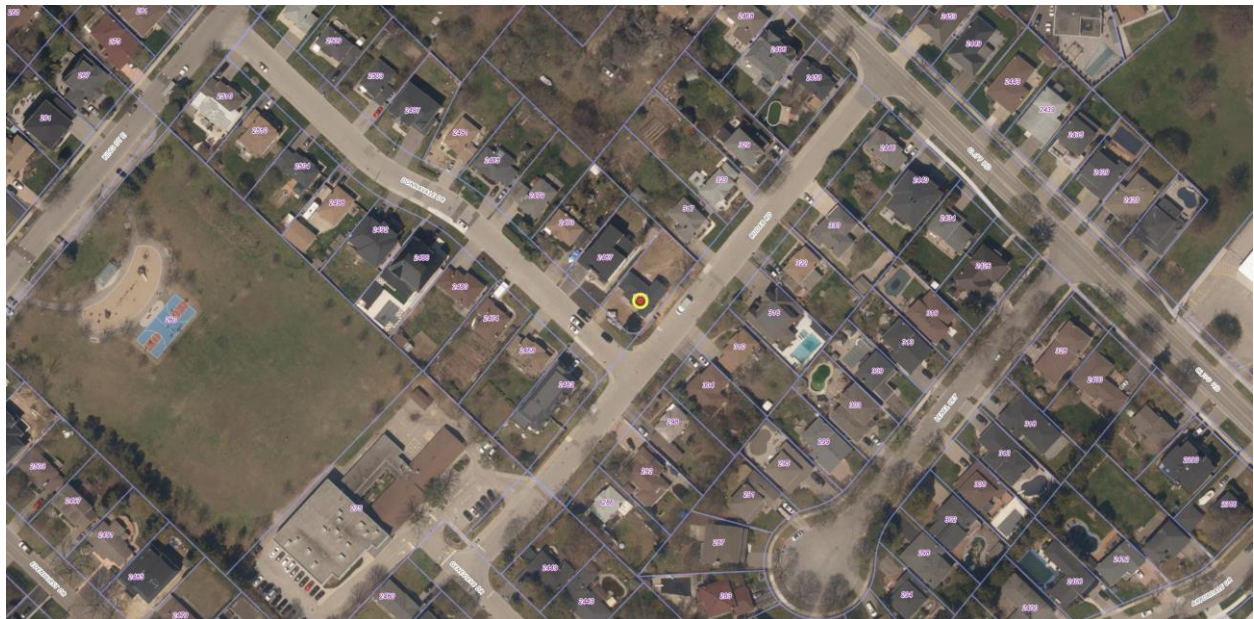
Zoning: R3 - Residential

Other Applications: BP 9ALT 24-2009

Site and Area Context

The subject property is located north-west of the Queensway East and Cliff Road intersection in the Cooksville Neighbourhood (East) Character Area. It is a corner lot containing a one-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context is exclusively residential, consisting of detached dwellings on similarly sized lots.

The applicant is proposing to legalize an existing covered porch in the front yard requiring a variance for exterior 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 Cooksville Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of the MOP promotes development with appropriate urban form and site design,

regulating that such development is compatible with existing site conditions, the surrounding context and the landscape of the character area.

The sole variance requests a reduced exterior side yard setback to the existing covered front porch. The intent of the side yard regulations in the by-law is to ensure that an adequate buffer exists between the massing of primary structures and the public realm, access to the rear yard remains unencumbered and appropriate drainage patterns are maintained. Staff note the existing porch matches the existing exterior side yard setback for the dwelling on the subject property. The proposal maintains an appropriate setback from the street and does not infringe on the public realm. Staff are of the opinion that the proposed setback is sufficient to maintain access to the rear yard and ensure an adequate buffer between the structure and streetscape. Furthermore, staff note the Transportation & Works Department has reviewed the application and does not have any concerns regarding drainage.

Staff are satisfied that the proposal meets the general intent and purpose of the official plan and zoning by-law. Additionally, staff are of the opinion the application is minor and results in orderly development of the subject property, as the proposed addition will not have limited impacts on the streetscape.

While Planning staff are not in an opinion to interpret the zoning by-law, staff note an additional variance may be required for walkway attachment width. The zoning by-law permits a walkway attachment width to the driveway of 1.5m. In reviewing the site plan submitted, staff note the existing walkway attachment is 2.9m. Additionally, Zoning staff comments indicate a full zoning review has not been completed and more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's ease of reference are photos depicting the subject property. We note that there is a Building Permit associated with this property, BP 9ALT 24-2009.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9ALT 24-2009. 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. Possible Minor Variances May be missing.

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 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner