

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-04-17	File(s): A86.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 3:30:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application, as amended, meets the requirements of Section 45(1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow the addition of a garage proposing:

1. A dwelling unit depth of 23.30m (approx. 76.44ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
2. A garage projection of 6.86m (approx. 22.51ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0m in this instance;
3. A front yard setback to Lorne Park Rd of 6.04m (approx. 19.82ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to Lorne Park Rd of 7.50m (approx. 24.61ft) in this instance; and
4. A garage face setback to Lorne Park Rd of 6.04m (approx. 19.82ft) whereas By-law 0225-2007, as amended, requires a minimum garage face setback to Lorne Park Rd of 7.50m (approx. 24.61ft) in this instance.

Amendments

The Building Division is processing Building Permit application BP 9ALT 25-6269. Based on the review of the information available in this application, the requested variances #1 and #2 are correct. Zoning staff advise that following amendments are required:

3. A front yard setback of 6.04m (approx. 19.82ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;

4. A garage face setback of 6.04m (approx. 19.82ft) whereas By-law 0225-2007, as amended, requires a minimum garage face setback of 7.50m (approx. 24.61ft) in this instance.

Background

Property Address: 1491 Lorne Park Rd

Mississauga Official Plan

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

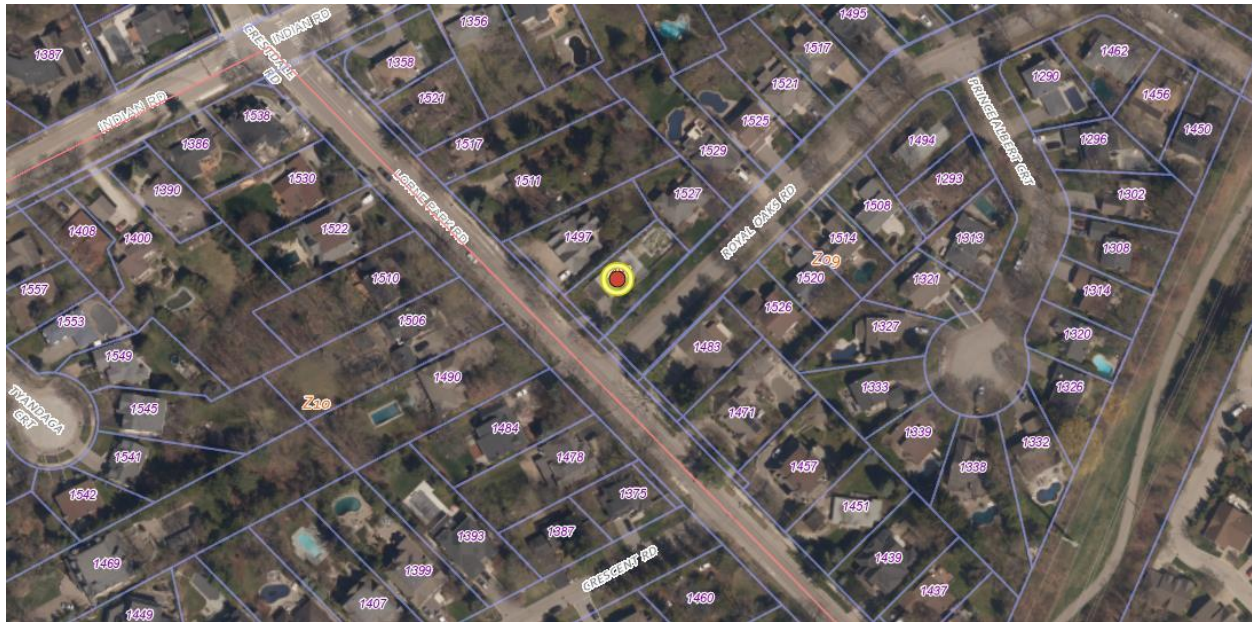
Zoning By-law 0225-2007

Zoning: R2-4-Residential

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, northeast of the Lorne Park Road and Birchwood Drive intersection. The Neighbourhood is predominantly low density residential, with a school and some commercial uses within the vicinity of the site. The residential uses consist of one and two-storey detached and semi-detached dwellings with mature vegetation and landscape elements in the front yards. The subject property is a corner lot containing an existing two-storey detached dwelling with mature vegetation in the front yard and exterior side yard.

The applicant is proposing an addition requiring variances for dwelling depth, garage projection and front yard setbacks.



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 designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan, which permits detached dwellings only in this instance.

The variances being sought are to facilitate the new garage addition.

Variance #1 pertains to dwelling depth and Variance #2 requests an increase in the garage projection. Variances #3 and #4 pertain to front yard setbacks measured to the dwelling and the garage. The intent of the zoning by-law in regulating the dwelling depth is to minimize any impact of long walls on neighbouring lots as a direct result of the building massing. The intent of the zoning by-law with respect to garage projections is to maintain a consistent streetscape, while ensuring the garage is not the dominant feature of the dwelling. The intent of a front yard setback is to ensure that a consistent character is maintained along the streetscape and that a sufficient front yard space is incorporated into the design of neighbourhoods.

Staff note that no changes have been proposed to the existing dwelling and that the garage addition is in general accordance with the existing garage projection, with an additional projection of approximately 1m. As such, staff are of the opinion that variances do not

substantially alter the existing dwelling depth and garage projection. The dwelling does not require relief from any lot coverage or gross floor area regulations, which could exacerbate the effect of the building's massing. Staff are of the opinion that the addition does not significantly alter the primary footprint of the dwelling and that the dwelling remains the dominant feature. This further mitigates any new potential impacts to neighbouring dwellings and the streetscape. Staff have no concerns with the requested variances and are of the opinion that the reduction in the front yard is minor, and that adequate front yard amenity space is maintained in this instance. Staff are satisfied that the dwellings maintain a consistent character along the streetscape visually.

Given the above, Planning staff are of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

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 garage addition will be addressed by our Development Construction Section through the future Building Permit.

Comments Prepared by: John Salvino, Development Engineering Technologist







Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application BP 9ALT 25-6269. Based on the review of the information available in this application, the requested variances #1 and #2 are correct. We advise that following amendments are required:

3. A front yard setback of 6.04m (approx. 19.82ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
4. A garage face setback of 6.04m (approx. 19.82ft) whereas By-law 0225-2007, as amended, requires a minimum garage face setback of 7.50m (approx. 24.61ft) in this instance.

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: Crystal Abainza, 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

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)(905) 791-7800 x6019

Comments:

- Installation of and alterations to property line water valves and chambers and sanitary sewer maintenance holes require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design, standards specification and procedures.
- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.
- 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.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design criteria. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer infrastructure, please contact Records at (905) 791-7800 x7993 or by e-mail PWServiceRequests@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner