

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-04-17	File(s): A75.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 1:00:00 PM

Consolidated Recommendation

The city recommends the application be deferred.

Application Details

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

1. A height of 7.94m (approx. 26.05ft) whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m (approx. 24.61ft) in this instance;
2. A lot coverage of 44.40% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance; and
3. A balcony projection on top of garage of 1.07m (approx. 3.51ft) whereas By-law 0225-2007, as amended, permits a maximum balcony projection on top of the garage of 1.00m (approx. 3.28ft) in this instance.

Background

Property Address: 899 Eighth St

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

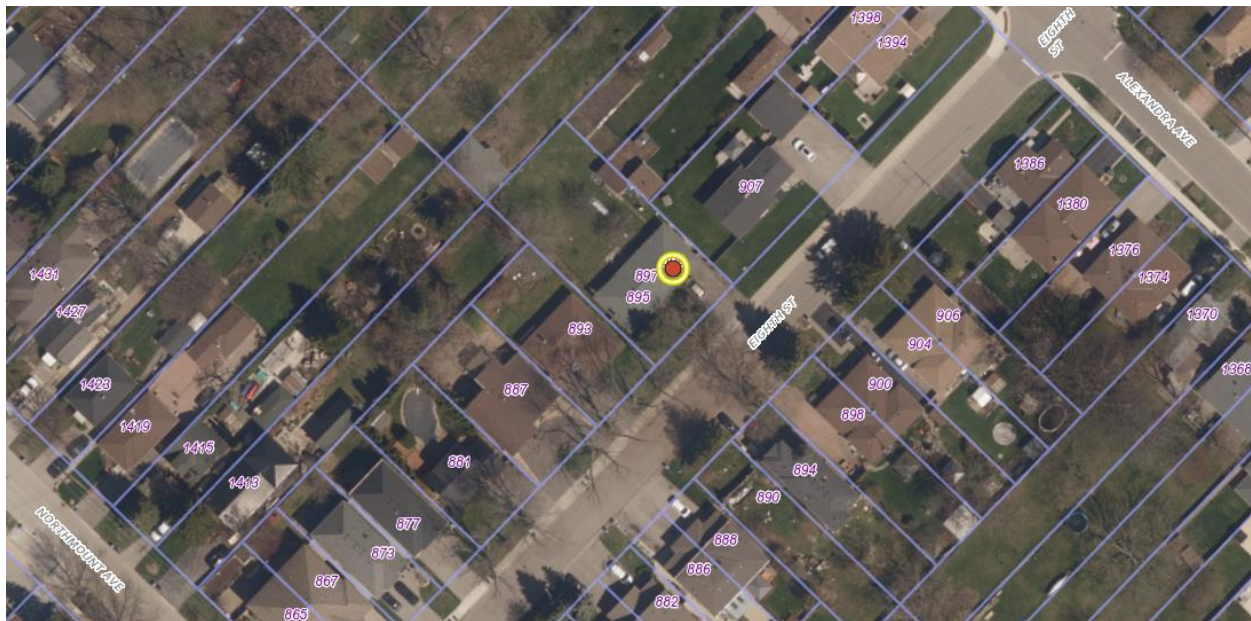
Zoning By-law 0225-2007

Zoning: RM1-26-Residential

Other Applications: None**Site and Area Context**

The subject property is located within the Lakeview Character Area, west of the Alexandra Avenue and Eighth Street intersection. The subject property has an approximate lot area of +/- 679.66m² (2,229.85ft²) and contains an existing one-storey detached dwelling with some vegetation in the front yard. The surrounding area includes a mix of residential uses, including detached and semi-detached dwellings with mature vegetation in the front yards.

The applicant is proposing to construct a new dwelling requiring variances for dwelling height, lot coverage and a balcony projection.

**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:

Staff note that this application came before the committee on

The subject property is located in the Lakeview Neighbourhood Character Area and designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, duplex, triplex and other forms of low-rise dwellings with individual frontages. 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 are of the opinion that the proposed dwelling is in line with the permitted designation and is compatible with the existing character of the neighbourhood.

Staff note that the subject property has been before the Committee of Adjustment under Files A415.23, A416.23 and B51.23, where a severance and multiple variances related to a new dwelling were previously approved. This included variances for lot frontage, dwelling depth, lot coverage and side yard setback.

A lot coverage of 40.07% was approved under the previous application. The applicant has revised their plans resulting in an increase in lot coverage and two new variances for dwelling height and a garage projection above a garage.

Based on a review of the drawings submitted to the Committee of Adjustment, it appears the area calculated for lot coverage is incorrect. Planning Staff recommend that the applicant go through the Building Permit application process to accurately identify all variances required.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

We note that this property was the subject of a recent severance application File B-51/23 and that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed by our Development Construction Section through the future Building Permit process.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Ladan Javanbakht-Samani, 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:

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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 to the following applications.

Comments Prepared by: Petrele Francois, Junior Planner