

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-04-24	File(s): A101.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:5/1/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to Variances 2 and 3, however recommend Variance 1 be refused.

Application Details

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

1. A hammerhead width of 5.66m (approx. 18.57ft) and a hammerhead length of 4.07m (approx. 13.35ft) whereas By-law 0225-2007, as amended, permits a maximum hammerhead width of 2.60m (approx. 8.53ft) and a maximum hammerhead length of 3.00m (approx. 9.84ft) in this instance;
2. Two attached garages whereas By-law 0225-2007, as amended, permits a maximum of one attached garage in this instance; and
3. A garage area of 116.81sq m (approx. 1,257.33sq ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq m (approx. 807.29sq ft) in this instance.

Background

Property Address: 2220 Parker Dr

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R1-6-Residential

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). The Residential Low Density I designation permits only detached dwellings in this instance. 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. The property also forms part of Special Site 4, which includes policies surrounding the maintenance of vegetation and generous setbacks.

Variance 1 proposes an increase to the hammerhead width and length. The intent of hammerhead regulations are to ensure that an appropriate space can be provided to allow vehicles to turn around and exit the property forwards while discouraging parking on the hammerhead itself. While staff have no concerns with the proposed length of the hammerhead, there are concerns with the proposed width of the hammerhead. Staff are of the opinion that the existing hammerhead will enable the parking of motor vehicles. Staff are of the opinion that the proposed width does not satisfy the four tests.

Variances 2 and 3 relate to two garages and the combined size of the garages, which exceeds the permissions provided in the by-law. The intent in restricting the overall number and individual size of an attached garage is to ensure that the detached dwelling remains residential in nature, keeping the majority of the structure's ground floor area attributed to livable space. Additionally, this portion of the by-law serves to minimize the visual impact resulting from the multiple or excessive garage faces from a streetscape perspective. In this instance, the garage area containing the majority of the garage gross floor area is side loaded and when combined with the mature vegetation on the subject property, the impacts of the increased garage area are limited on the streetscape. Additionally, given the size of the lot and proposed dwelling, the garage size can be suitably accommodated without dominating the use of the first floor.

Variances 2 and 3, as proposed, represent appropriate development of the lands with a dwelling that is well designed for the lot. It is the opinion of staff that the proposal presents no significant impacts to surrounding properties and is appropriate in the context of the neighbourhood. The variances, both individually and cumulatively, are minor in this instance.

Comments Prepared by: Daniel Grdasic, 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 dwelling will be addressed through the Building Permit Process, Files BP 22-1616 (issued) and BP 9ALT 25-6180.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit BP 9ALT 25-6180. Based on the review of the information available in this application, the requested variances are correct.

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: Minan Song, 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/>.

Additionally, the subject property is fully within a Residential Woodland (also known as site CV6) within the City's Natural Heritage System and zoned R1-6. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such

means as tree preservation, appropriate location of building envelopes, grading, landscaping...;

Based on the description of the relief required from the zoning by-law outlined, the proposed minor variances are not expected to impact the natural heritage features or associated setbacks. Should the application be approved, Community Services – Forestry provides the following recommendation:

- In an effort to maintain and enhance the natural heritage features present within the property, Forestry recommends that any replacement trees required through the City's Private Tree-Bylaws should only include native species that are common to the local watershed and appropriate for the site conditions. We recommend reviewing the following guidelines prepared by the Credit Valley Conservation Authority (CVC) to assist with the selection of appropriate species:
 - Credit Valley Conservation Authority. (2018). Plant Selection: Species List for Planting Plans within the Credit River Watershed. Link: <https://cvc.ca/document/plant-selection-guideline-species-list-for-planting-plans-within-the-credit-river-watershed/>
- Based on Forestry's review of the Site Plan, Site Grading and Servicing Plan (C101, Skira & Associates Ltd, April 2021), various species included in the proposed landscaping were identified to be uncommon to the local watershed, non-native, and/or only suitable for the upper watershed (i.e., Town of Halton Hills, Town of Caledon, Town of Orangeville, Town of Erin, Township of East Garafraxa, Township of Amaranth, and Town of Mono). To maintain the character of the Residential Woodland, please remove the following species and replace them with alternative native species that are common to the local watershed and suitable for the local environmental conditions:
 - White Spruce (*Picea glauca*) is an upland species only suitable for planting within the upper Credit River watershed. Please replace with an appropriate species that is common to the local watershed.
 - Red Pine (*Pinus resinosa*) is considered to be a locally rare species. Please replace with appropriate alternative native species that is common to the local watershed.
 - Norway Spruce (*Picea abies*) is a non-native species. Please replace with appropriate alternative native species that is common to the local watershed.

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: Sabrina Martins (sabrina.martins@peelregion.ca)|(905) 791- 7800 x3094

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.
- 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.

Comments Prepared by: Petrele Francois, Junior Planner