

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-04-24	File(s): A35.25
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 the application, subject to the amendments.

Application Details

The applicant requests the Committee to approve a minor variance to allow an addition to the existing dwelling use 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 6.31m (approx. 20.70ft) 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;
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;
6. A rear yard measured to a bay window of 5.68m (approx. 18.64ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a bay window of 6.89m (approx. 22.60ft) in this instance;
7. A setback to steps of 6.56m (approx. 21.52ft) whereas By-law 0225-2007, as amended requires a minimum setback to steps of 6.90m (approx. 22.64ft) in this instance; and
8. A rear yard measured to eaves of 5.86m (approx. 19.23ft) whereas By-law 0225-2007, as amended requires a minimum rear yard measured to eaves of 7.05m (approx. 23.13ft) in this instance.

Amendments

The Building Department is processing Building Permit application 24-3905. Based on the review of the information available in this application, the requested variance(s) #1, #2, #5, #6, and #8 are correct. For Variances #6 & #7, it is apparent that amendments may be required as follows:

#6. A bay window projection of 1.82m (approx. 5.97ft) into the required rear yard, whereas By-law 0225-2007, as amended, requires a maximum bay window projection of 0.61m (approx. 2.00ft) into a required rear yard in this instance;

#7. A proposed stair encroachment of 0.94m (approx. 3.08ft) into a required rear yard, whereas By-law 0225-2007, as amended requires a maximum stair encroachment of 0.60m (approx. 1.97ft) into a required rear yard 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

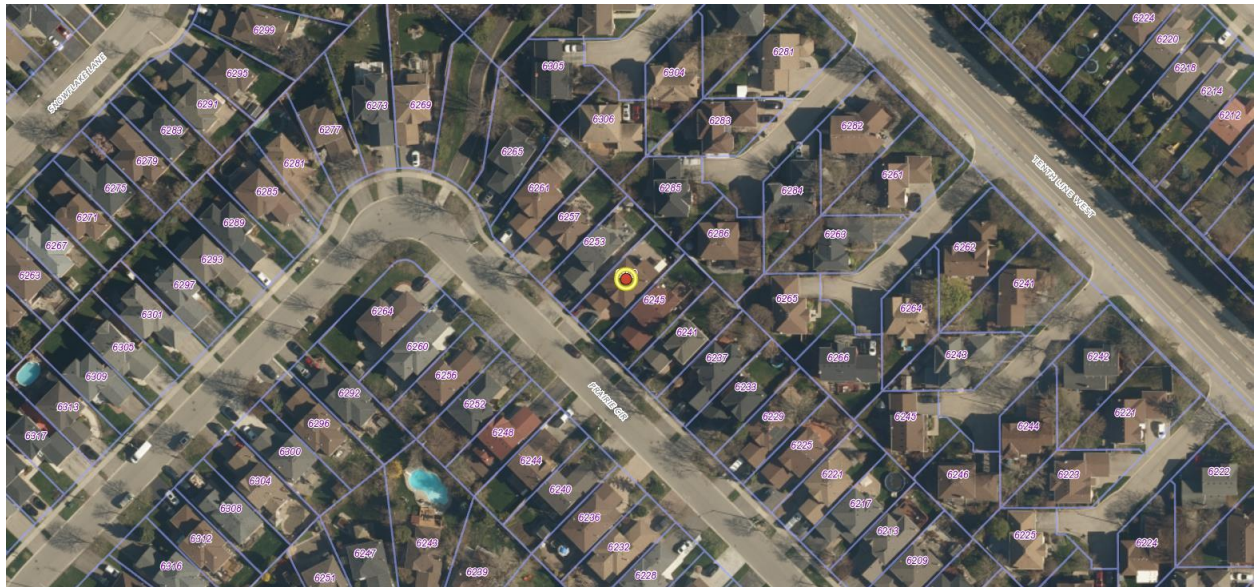
Zoning: R5-Residential

Other Applications: Building Permit 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:

This application previously came before the Committee on March 20th, 2025. The application was deferred to provide the applicant an opportunity to allow for a full zoning review to be completed to confirm the required variances.

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 would 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?

The application previously before committee sought to permit an increased lot coverage, a reduced rear yard setback, side yard setback for hardscaping and a rear and side yard setback to an existing accessory structure. Staff comments pertaining to variances 1,2,3,4 and 5 remain supportive from the previous comments on March 20th, 2025.

Variances 6, 7 and 8 pertain to an increased bay window, stair and eaves encroachment. The intent of this portion of the by-law is to ensure that an appropriate buffer between the deck and stair to the lot lines is maintained. Staff note that the variances 6 and 7 are triggered solely by two features of the addition which includes a bay window and a set of stairs, which are both located at grade and do not represent the main rear wall of the dwelling and do not contribute to building mass or create any impacts on neighbouring properties. Further, the main rear wall of the addition proposes a greater setback than the projected stairs. Staff note that the eave encroachment only pertains to the eaves of the addition which represents less than half of the main rear wall of the dwelling and do not impose any massing impacts on abutting properties. Staff are satisfied that the variances are minor and meet the general intent of the zoning by-law.

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.

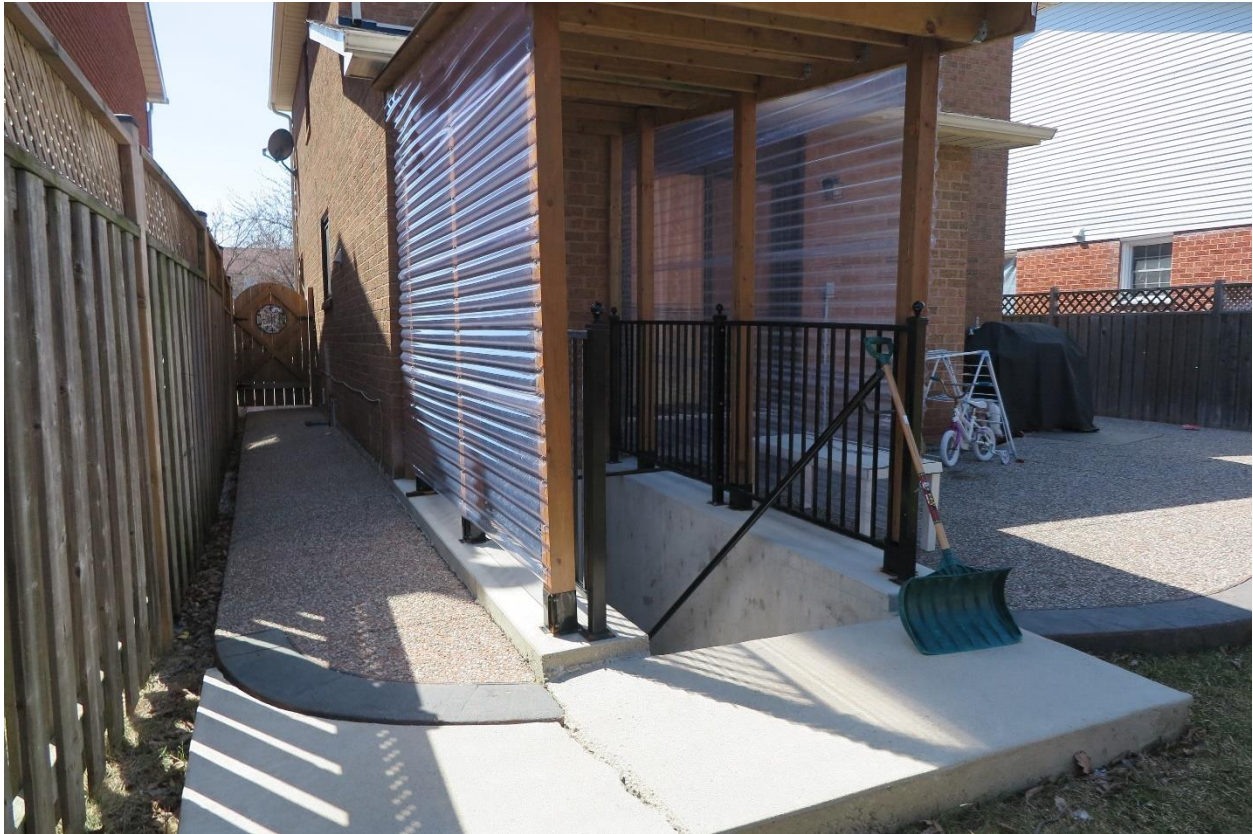
Comments Prepared by: Sara Ukaj, Planning Associate

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 the review of the information available in this application, the requested variance(s) #1, #2, #5, #6, and #8 are correct. For Variances #6 & #7, it is apparent that amendments may be required as follows:

#6. A bay window projection of 1.82m (approx. 5.97ft) into the required rear yard, whereas By-law 0225-2007, as amended, requires a maximum bay window projection of 0.61m (approx. 2.00ft) into a required rear yard in this instance;

#7 “Proposed stair encroachment of 0.94m (approx. 3.08ft) into a required rear yard, whereas By-law 0225-2007, as amended requires a maximum stair encroachment of 0.60m (approx. 1.97ft) into a required rear yard in this instance;

Please note that Variance #3 & #4 are not in scope of this Building Permit application and have not been reviewed by Zoning during this application process.

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