

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-05-01	File(s): A107.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:5/8/2025 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 the addition of a sunroom proposing:

1. A front yard setback of 3.20m (approx. 10.50ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
2. A lot coverage of 29.00% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance; and
3. A dwelling unit depth of 26.365m (approx. 86.50ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance.

Background

Property Address: 2 Ellesboro Dr

Mississauga Official Plan

Character Area: Streetsville Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

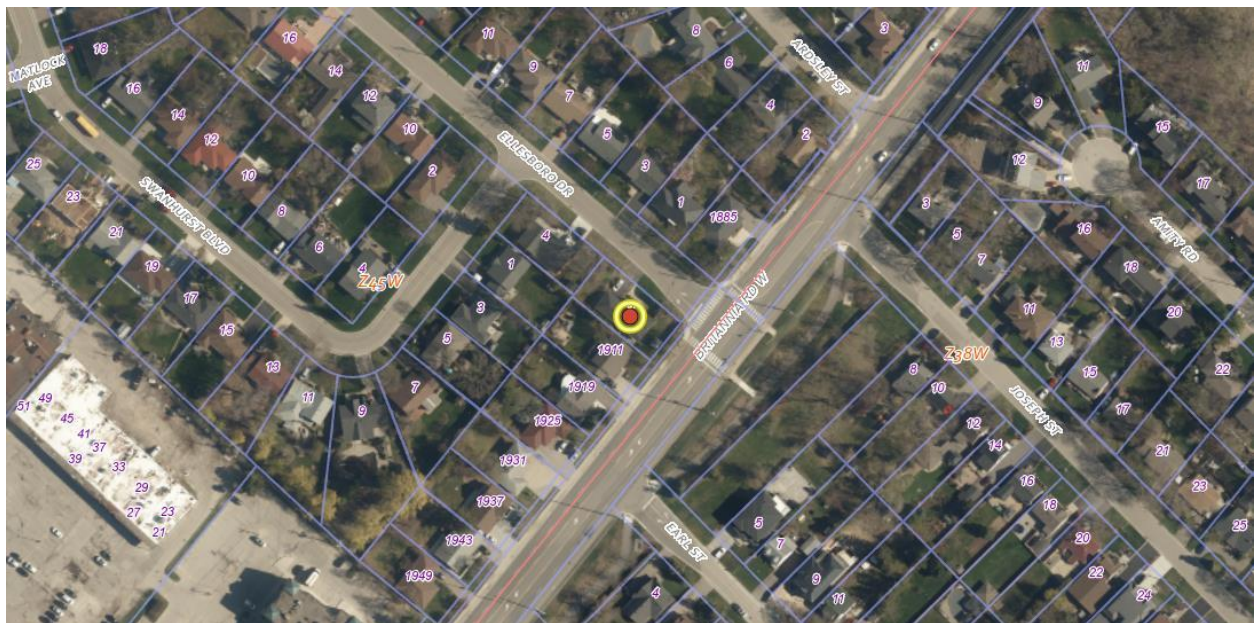
Zoning: R2-50-Residential

Other Applications: None

Site and Area Context

The subject property is located along the north side of Britannia Road West, east of the Britannia Road West and Queen Street North intersection in the Streetsville Neighbourhood Character Area. It is a corner lot containing a one-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present throughout the subject property. The surrounding area is exclusively residential, consisting of detached dwellings on varied sized lots.

The applicant is proposing a front yard addition (sunroom) requiring variances for lot coverage, front yard setback and dwelling unit depth.



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 Streetsville Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits only detached dwellings. 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 proposed detached dwelling complies with the official plan designation and is appropriately sized for the subject property. Staff are satisfied that the proposal maintains the general intent and purpose of the official plan.

Variance 1 pertains to a reduced front yard setback. The intent of the by-law regulations for the front yard setback is to ensure a consistent character is maintained along the streetscape and that a sufficient front yard space is incorporated into the design of the neighbourhoods. The subject property is a corner lot, abutting Britannia Road West and Ellesboro Drive. The zoning by-law defines the front lot line as the shortest lot line abutting the street thereby defining the front yard as the space between the front lot line and face of the building. Regarding the subject property, the dwelling faces onto Ellesboro Drive technically functioning as the front yard while Britannia Road West is the legal front yard according to the by-law. Additionally, the subject property's point of egress is also from Ellesboro Drive. Based on these existing site conditions, the front yard setback variance is technical in nature. When considering the orientation and function of the property, the proposed addition will align with the existing dwelling and other homes along the street thereby maintaining the intent of the by-law regulations. Staff are of the opinion the variance will not endure significant impacts to the neighbouring properties.

Variance 2 requests an increased lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot that would impact the streetscape as well as abutting properties. The existing dwelling accounts for 25.3% of the total lot coverage, with the proposed addition accounting for an additional 3.7% (27.3m²). Staff note no additional variances for height or gross floor are required. No setback variances are required, apart from the technical front yard variance that was discussed above. Staff are satisfied that the design of the proposed addition, in addition to the existing dwelling, would not represent an overdevelopment of the lot and is sympathetic to both the planned character of the area and existing dwellings.

Variance 3 requests an increase in dwelling depth. The intent of this provision is to minimize massing impacts as of a result of long walls on neighbouring lots. While staff note the proposed dwelling depth increase would be the largest in the area, staff are of the opinion that the additional depth would not be perceivable to the neighbouring properties due to the location of the proposed addition in the front yard, as well as the existing vegetation that screens this portion of the subject property. Furthermore, staff note the proposed addition is one-storey in height and does not span the entire width of the existing dwelling. This ensures any massing impacts of the extended dwelling are limited. Staff are satisfied that the additional depth is appropriately allocated on the subject property and maintains the general intent and purpose of the zoning by-law.

Staff are satisfied that the proposed addition will be appropriately sized and situated on the subject property. The variances, both cumulatively and individually, are minor in nature and represent orderly development on the subject property. Any impacts on surrounding properties are mitigated by the design of the dwelling and location of the proposed addition.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

As this property is a corner lot and the sunroom addition is being proposed in an area which will not impact the existing drainage pattern or any of the adjacent properties, we have no drainage related concerns with the proposal.





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Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

Building Permit Application BPA-118041 is still in a pre-screening review. Zoning has not yet received the drawings and materials. Without the benefit of a fulsome review of the drawings and materials, the variances requested cannot be confirmed at this time. There may be some changes to the variances as requested, and there may also be some additional variances required. Zoning staff would like the opportunity to complete the review and advise the applicant through the process the variances required to the applicable zoning provisions.

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:

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

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Appendix 4 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner