

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2020-11-25	File(s): A351/20 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-12-03

## 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 requested, meets the requirements of Section 45(1) of the *Planning Act*.

## Application Details

The Applicants request the Committee to approve a minor variance to allow the construction of an addition on the subject property, proposing:

1. A rear yard of 4.49m (approx. 14.73ft); whereas, By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.60ft), in this instance; and,
2. A rear yard measured to a chimney/fireplace of 4.11m (approx. 13.48ft); whereas, By-law 0225-2007, as amended, requires a minimum rear yard measured to a chimney/fireplace of 6.89m (approx. 22.60ft), in this instance.

## Background

**Property Address:** 7354 Glamorgan Way

### Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R4-35 (Residential)

## Other Applications:

Pre-Zoning Review: 20-2946

## Site and Area Context

The subject property is located north-west of the Derry Road West and Mavis Road intersection. The property currently houses a two-storey, detached dwelling with an attached double-car garage. Contextually, the area is comprised exclusively of detached residential structures. The properties within the immediate area possess lot frontages of approximately +/-15.0m, with moderate vegetative / natural landscaped elements within the front yards.

The subject property is a pie-shaped, exterior parcel, with a lot area of 806.3m<sup>2</sup> and a lot frontage of approximately +/- 16.0m, with frontage along both Glamorgan Way and Avon Drive.



Staff comments concerning this minor variance request are as follows:

Through a detailed review, Planning Staff is of the opinion that Variances 1 and 2, as requested, are more a result of the technical manner in which the Zoning Dept. determines the corresponding yard classifications, than as a result of the applicant purposely trying to circumvent the planning process. To this end, it is the opinion of Planning Staff that it is the extreme pie-shaped nature of the property, coupled with the existing configuration of the dwelling, which result in the variance being required and not the overdevelopment of the site. To this end, the proposed construction represents a minimal portion of the rear yard, with ample amenity space set to remain within the exterior / rear yard areas.

As such, Variances 1 and 2, as requested are appropriate to be handled through the minor variance process. Further, such variances raise no concerns of a planning nature.

## Conclusion

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

Comments Prepared by: Roberto Vertolli, 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 addition will be addressed through the Building Permit Process. From our site inspection of the property we note that we do not foresee any drainage related concerns with the addition provided that the existing drainage pattern be maintained.







Comments Prepared by: David Martin, Supervisor Development Engineering

### **Appendix 2 – Zoning Comments**

The Building Department is currently processing a Pre-Zoning Review application under file 20-2946. Based upon review of this application, this Department notes that the variance, as requested, is correct.

Comments Prepared by: Brian Bonner, Zoning Examiner

### **Appendix 5 – Region of Peel Comments**

Regional Planning staff have reviewed the applications listed on the December 3<sup>rd</sup>, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Deferred Application:** DEF-A-328/20

**Minor Variance Applications:** A-351/20, A-359/20, A-376/20, A-383/20, A-390/20, A-392/20, A-397/20

Comments Prepared by: Diana Guida, Junior Planner