

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-12	File(s): A170.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 6/19/2025 1:00:00 PM

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 applicant requests the Committee to approve a minor variance to allow an addition to the existing dwelling proposing:

1. An interior side yard setback to the south of 2.20m (approx. 7.22ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback to the south of 3.00m (approx. 9.84ft) in this instance;
2. A driveway setback to the north side of 0.10m (approx. 0.33ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback to the north side of 0.60m (approx. 1.97ft) in this instance;
3. A rear yard setback of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.00m (approx. 22.97ft) in this instance;
4. A front yard setback of 2.60m (approx. 8.53ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 3.50m (approx. 11.48ft) in this instance;
5. A front yard setback to the bay window of 2.00m (approx. 6.56ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the bay window of 2.90m (approx. 9.51ft) in this instance;
6. An interior side yard setback to the car port of 0.40m (approx. 1.31ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback to the car port of 1.20m (approx. 3.94ft) in this instance; and
7. An interior side yard setback to the eave overhang of car port of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback to the car port of 0.75m (approx. 2.46ft) in this instance.

Background

Property Address: 42 John St S

Mississauga Official Plan

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

Zoning By-law 0225-2007

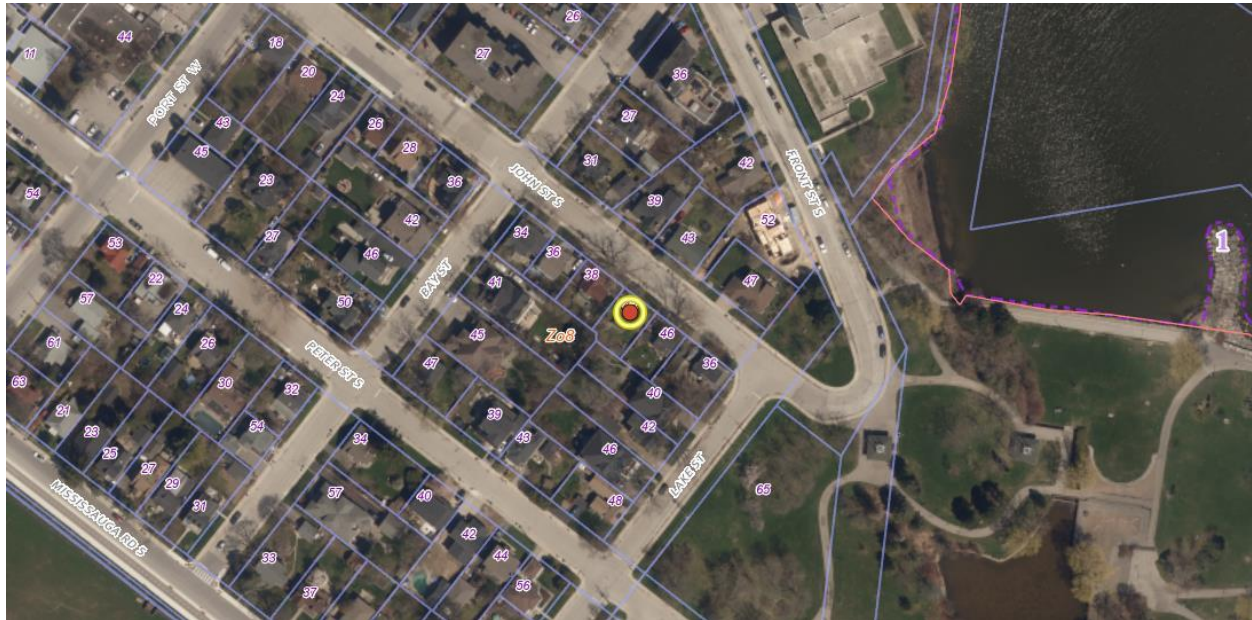
Zoning: RS-185 - Residential

Other Applications: Building Permit application BP 9NEW 25-7153

Site and Area Context

The subject property is located within the Old Port Credit Heritage Conservation District and Port Credit Neighbourhood Character Area, south of Lakeshore Road West and Front Street South. The immediate neighbourhood consists of a mix of newer and older one and two storey detached dwellings with mature vegetation. The subject property contains a two-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing an addition to the existing dwelling requiring variances for setbacks measured to various elements in the side, front and rear yard.



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 are as follows:

The site is located within the Port Credit Neighbourhood (West) Character Area and is designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings, semi-detached dwellings and duplex 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 applicant is proposing a two-storey addition to the rear of the existing property. Staff note that Variances #1, #2, #4-#7 all pertain to setbacks measured to the various elements of the dwelling and represent an existing conditions. New massing is contained to the rear of the dwelling and the addition requires no variances for lot coverage, height or gross floor area.

Staff note that the character of the neighbourhood is such that the existing dwellings are placed close to the front lot line, resulting in front yard setback deficiencies. Further, regarding setbacks measured to the existing driveway and carport, staff note Transportation and Works staff have not identified any drainage concerns.

Variance #3 pertains to rear yard setback. Staff note the setback is measured to a small portion of the dwelling due to the irregular lot line. A majority of the dwelling maintains or exceeds by-law regulations (7.6m/24.11ft).

Finally, staff note the subject property is located within the Old Port Credit Heritage Conservation District. The proposed addition has been reviewed by Heritage Advisory Committee (HAC) and has received their approval.

Given the above, through a detailed review of the application, staff are of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Shivani Chopra, 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 by our Development Construction Section through BP 9NEW-25/7153.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application BP 9NEW 25-7153. 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: Alana Zheng, Planner Zoning Examination

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

Development Engineering: Sabrina Martins (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 may be 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: Ayooluwa Ayoola, Planner