

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

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| Date Finalized: 2025-07-03                | File(s): A191.25                      |
| To: Committee of Adjustment               |                                       |
| From: Committee of Adjustment Coordinator | Meeting date: 7/10/2025<br>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 proposing:

1. A rear yard setback to the walls of 6.06m (approx. 19.88ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the walls of 7.50m (approx. 24.61ft) in this instance; and
2. A rear yard setback to the roof of 5.57m (approx. 18.27ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the roof of 7.05m (approx. 23.13ft) in this instance.

## Amendments

The Building Department is processing Building Permit application 25-7175. Based on review of the information available in this application, we advise that following amendments and additional variances are required:

1. A rear yard setback to the walls of 6.06m (approx. 19.88ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the walls of 7.00m (approx. 22.96ft) in this instance; and
2. A rear yard setback to the roof of 5.57m (approx. 18.27ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the roof of 6.55m (approx. 21.49ft) in this instance.
3. A height to the highest ridge for a sloped roof of 11.3m (approx. 37.07ft.); whereas By-law 0225-2007, as amended, requires a minimum height of 10.7m (approx. 35.10ft.); and,
4. A lot coverage of 41.24%; whereas By-law 0225-2007, as amended, requires a maximum of 40% lot coverage.

## Background

**Property Address: 3544 Steeple Chase Cres**

### **Mississauga Official Plan**

Character Area: Churchill Meadows Neighbourhood

Designation: Residential Low Density I

### **Zoning By-law 0225-2007**

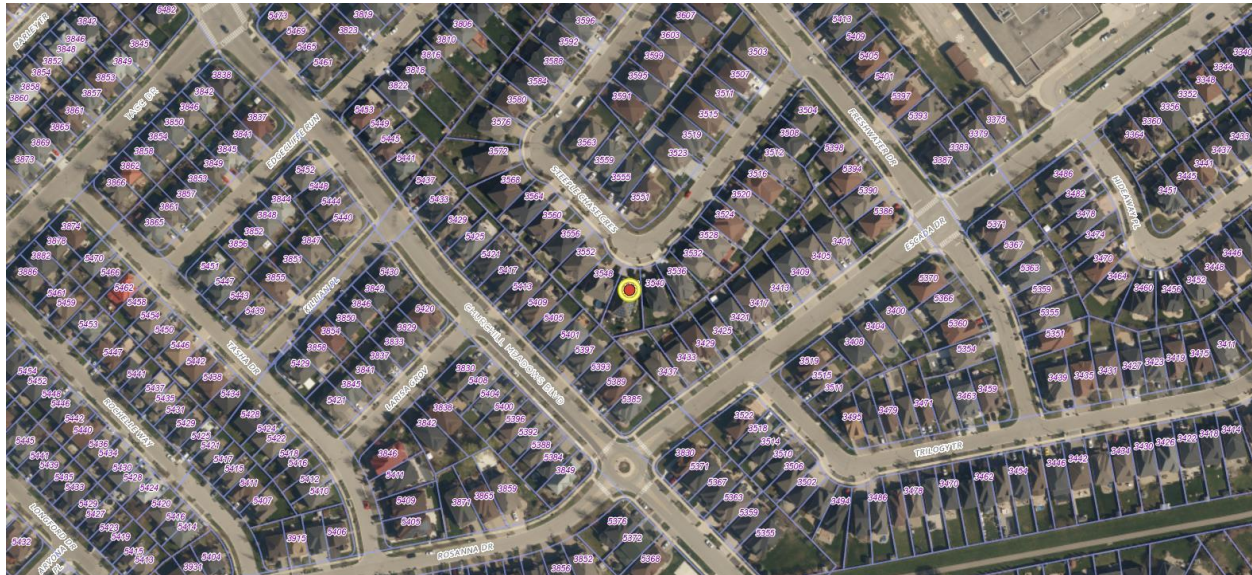
**Zoning: RS-117 - Residential**

**Other Applications: Building Permit application 25-7175**

### **Site and Area Context**

The subject property is located north-east of the Churchill Meadows Boulevard and Erin Centre Boulevard intersection in the Churchill Meadows Neighbourhood Character Area. It is an interior lot containing a two-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present throughout the subject property. The surrounding area context is exclusively residential consisting of detached dwellings on similarly sized lots.

The applicant is proposing to construct an addition requiring variances for rear yard setback, height of the dwelling and lot coverage.



## 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 Churchill Meadows Neighbourhood Character Area and is designated Residential Low Density I. 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. Staff are satisfied that the proposal is in line with the existing dwellings in the neighbourhood and is consistent with the planned character of the surrounding community.

Variances 1 and 2 pertain to a reduced rear yard setback to the dwelling. The intent of the rear yard provisions in the by-law is to ensure that there is a sufficient buffer between primary structures on abutting lots and an appropriate rear yard amenity area is maintained. Staff note the variance is triggered due to the expansion of the existing dwelling and the rear yard setback is measured to a pinch point at the south-east corner of the lot due to its unique shape. This reduction is considered negligible as it does not reduce the entire rear yard and is only at a pinch point. Staff are satisfied that the proposed rear yard setback variance is considered minor as it

does not alter the character of the surrounding area or negatively impact neighboring properties while maintaining adequate amenity area in the rear yard.

Variance 3 relates to increased height for the dwelling. The intent of restricting height is to lessen the visual massing of the dwelling by bringing the edge of the roof closer to the ground. This keeps the overall height and eaves of the dwelling within human scale. Staff note the average grade is 0.24m below the finished grade of the dwelling, thereby making the proposed dwelling height appear shorter than requested. Due to the variance between average and finished grade, staff are of the opinion that the proposed height amounts to a minor increase to the zoning by-law permissions. Staff are satisfied the proposed height will have limited massing impacts on abutting properties and are further minimized by the varying heights of the roof and difference between average grade and finished grade of the property.

Variance 4 relates to increased lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff are satisfied that the proposal does not represent an overdevelopment of the subject property and is in line with both the planned and existing character in the surrounding neighbourhood.

Planning staff are of the opinion that the proposal maintains the general intent and purpose of the official plan and zoning by-law. The variances, both individually and cumulatively, are minor in nature and represent appropriate development of the subject property.

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 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: Tony Iacobucci, Development Engineering

## **Appendix 2 – Zoning Comments**

The Building Department is processing Building Permit application 25-7175. Based on review of the information available in this application, we advise that following amendments and additional variances are required:

1. A rear yard setback to the walls of 6.06m (approx. 19.88ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the walls of 7.00m (approx. 22.96ft) in this instance; and
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3. A height to the highest ridge for a sloped roof of 11.3m (approx. 37.07ft.); whereas By-law 0225-2007, as amended, requires a minimum height of 10.7m (approx. 35.10ft.); and,
4. A lot coverage of 41.24%; whereas By-law 0225-2007, as amended, requires a maximum of 40% lot coverage.

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: Andrea Patsalides, 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](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician

#### **Appendix 4 – Region of Peel Comments**

Development Engineering: Brian Melnyk ([brian.melnyk@peelregion.ca](mailto:brian.melnyk@peelregion.ca)) | (905) 791-7800 x3602

##### **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 is 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](mailto: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](mailto: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](mailto:servicingconnections@peelregion.ca).

Comments Prepared by: Petrele Francois, Junior Planner