

City of Mississauga

Memorandum:

City Department and Agency Comments

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| Date Finalized: 2025-08-21 | File(s): A253.25 |
| To: Committee of Adjustment | |
| From: Committee of Adjustment Coordinator | Meeting date:8/28/2025 1:00:00 PM |

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. An exterior side yard setback of 1.725m (approx. 5.66ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance;
2. An interior side yard setback of 0.945m (approx. 3.10ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance;
3. A front yard setback to the dwelling of 2.917m (approx. 9.57ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the dwelling of 6.00m (approx. 19.69ft) in this instance;
4. A front yard setback to the covered porch of 4.046m (approx. 13.27ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the covered porch of 4.40m (approx. 14.44ft) in this instance;
5. A dwelling depth of 22.30m (approx. 73.16ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance; and
6. A lot coverage of 46% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance.

Background

Property Address: 900 Goodwin Rd

Mississauga Official Plan

Character Area: Lakeview Neighborhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

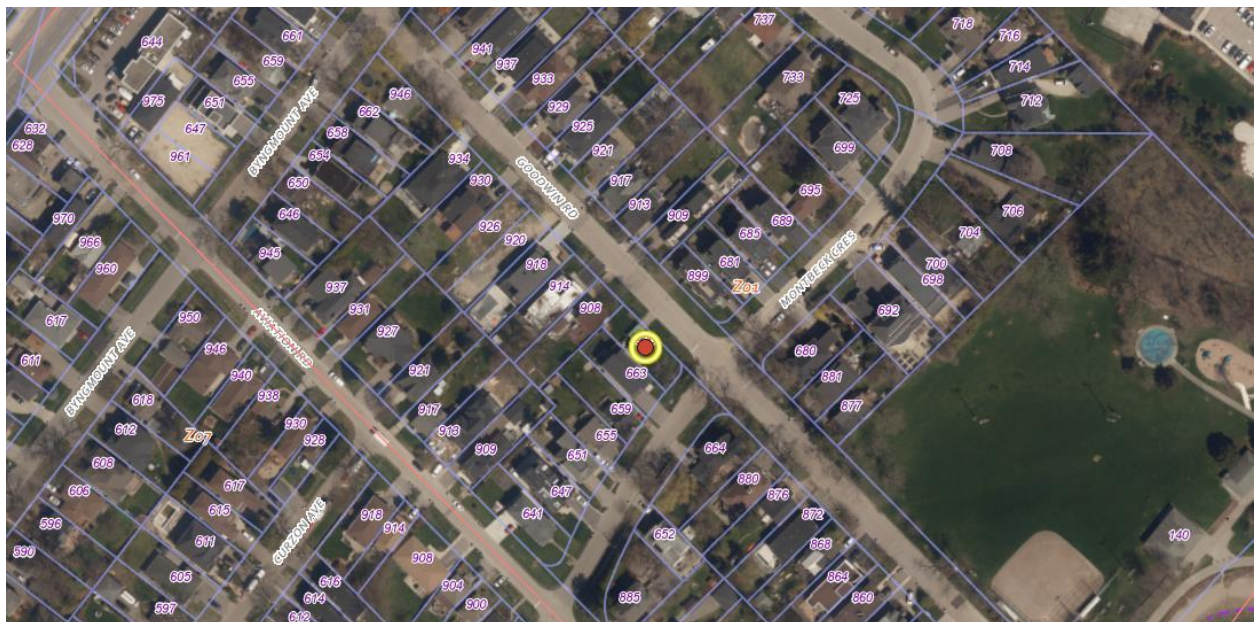
Zoning: RL - Residential

Other Applications: None

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, southeast of the Lakeshore Road East and Aviation Road intersection. The neighbourhood is entirely residential consisting of older one storey and newer two and three storey detached dwellings on lots with some mature vegetation in both the front and rear yards. The subject property is a corner lot containing an existing one-storey detached dwelling with mature vegetation in the front, side and rear yards.

The applicant is proposing to construct a new two-storey detached dwelling requesting variances for setbacks, lot coverage and dwelling 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:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is located in the Lakeview Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex, triplex, street townhouse and other forms of low-rise dwellings with individual frontages. 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 proposal respects the designated and surrounding land uses. Planning staff are of the opinion that the proposed built form is appropriate for the subject property given surrounding conditions and will not negatively impact the streetscape. Planning staff are satisfied that the general intent and purpose of the official plan are maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variances #1 and #2 pertain to exterior and interior side yard setbacks respectively. The general intent of the side yard regulations is to ensure that an adequate buffer exists between the massing of structures on abutting properties and the public realm, appropriate drainage patterns are preserved and access to the rear yard remains unencumbered. Staff note that with respect to the interior side yard setback, it is measured only to a small portion of the dwelling towards the front of the house. A small portion juts out in the front corner, measuring 0.94m (3.10ft), whereas the rest of the dwelling maintains the required 1.2m (3.94ft) setback. Pertaining to the exterior side yard setback, through a review, planning staff are satisfied that the proposed side yard is not out of character within the immediate neighbourhood and maintains a sufficient buffer to the public realm. It is staff's opinion that in this instance an appropriate buffer is maintained, limiting massing impacts.

Variances #3 and #4 request a reduction in the front yard setbacks measured to the dwelling and the porch respectively. The intent of this portion of the by-law is to ensure that a consistent character is maintained along the streetscape, a sufficient front yard space is incorporated into the design of neighbourhoods and that an appropriate buffer between the porch and lot lines is maintained. Staff note that the required variances are measured only to a pinch point measured to the curved portion of the front lot line. Staff have no concerns with the requested variances, as it is consistent with front yards found within the immediate area. Staff are of the opinion that the

porch does not present any massing concerns. Staff are of the opinion that the reduction in the front yard is minor, and that adequate front yard amenity space is maintained in this instance.

Variance #5 requests an increase in the dwelling depth. The intent of the by-law is to minimize any impact of long walls on neighbouring lots as a direct result of the building massing. Dwelling depth is calculated from the outside of the front wall to the outside of the rear wall. The dwelling has an overall depth of 18.79m (+/- 61.64ft). Staff are of the opinion that the increase in dwelling depth beyond maximum permitted can be attributed to the covered porch which is one storey in height. Staff are satisfied that the dwelling depth itself is in alignment with the neighboring dwellings and has a minimal negative impact on neighbouring lots.

Variance #6 requests an increase in the total 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. It is staff's opinion that the requested lot coverage is in alignment with the neighbouring dwellings. Further, no variances are requested for gross floor area or height. As such, staff are satisfied that the proposal does not represent an overdevelopment of the subject property.

Given the above, staff are satisfied that the general intent and purpose of the zoning by-law is maintained.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff are satisfied that the proposal represents appropriate development of the subject lands. It is staff's opinion that the proposal poses no massing concerns on abutting properties or the public realm. Staff are of the opinion that the application maintains the existing and planned context of the surrounding area. Further, staff are satisfied that the variances, both individually and cumulatively, are minor in nature as the proposal will not create any undue impacts to adjoining properties.

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 dwelling will be addressed through the future Building Permit process.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

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

Appendix 4 – Region of Peel Comments

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)(905) 791-7800 x6019

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.
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer infrastructure, please contact Records at (905) 791-7800 x7993 or by e-mail PWSERVICERequests@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.

Comments Prepared by: Petrele Francois, Junior Planner