

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-02-24	File(s): A57.21 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-04 1:00 PM

Consolidated Recommendation

The City recommends that the application be deferred to allow the Applicant the opportunity to submit the requested information.

Application Details

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

1. 3 parking spaces whereas By-law 0225-2007 as amended, permits a maximum of 2 parking spaces in this instance;
2. A driveway width within the garage face and front property line of 11.47m (approx. 37.63ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width within the garage face and front property line of 10.50m (approx. 34.45ft) in this instance;
3. A driveway width beyond the garage face 18.63m (approx. 61.12ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond the garage face of 8.50m (approx. 27.89ft) in this instance;
4. A walkway attachment of 3.54m (approx. 11.61ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance;
5. 2 walkway attachments whereas By-law 0225-2007, as amended, permits a maximum of 1 walkway attachment in this instance; and
6. 3 flat roofs whereas By-law 0225-2007, as amended, does not permit flat roofs in this instance.

Background

Property Address: 6880 Second Line West

Mississauga Official Plan

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

Zoning By-law 0225-2007

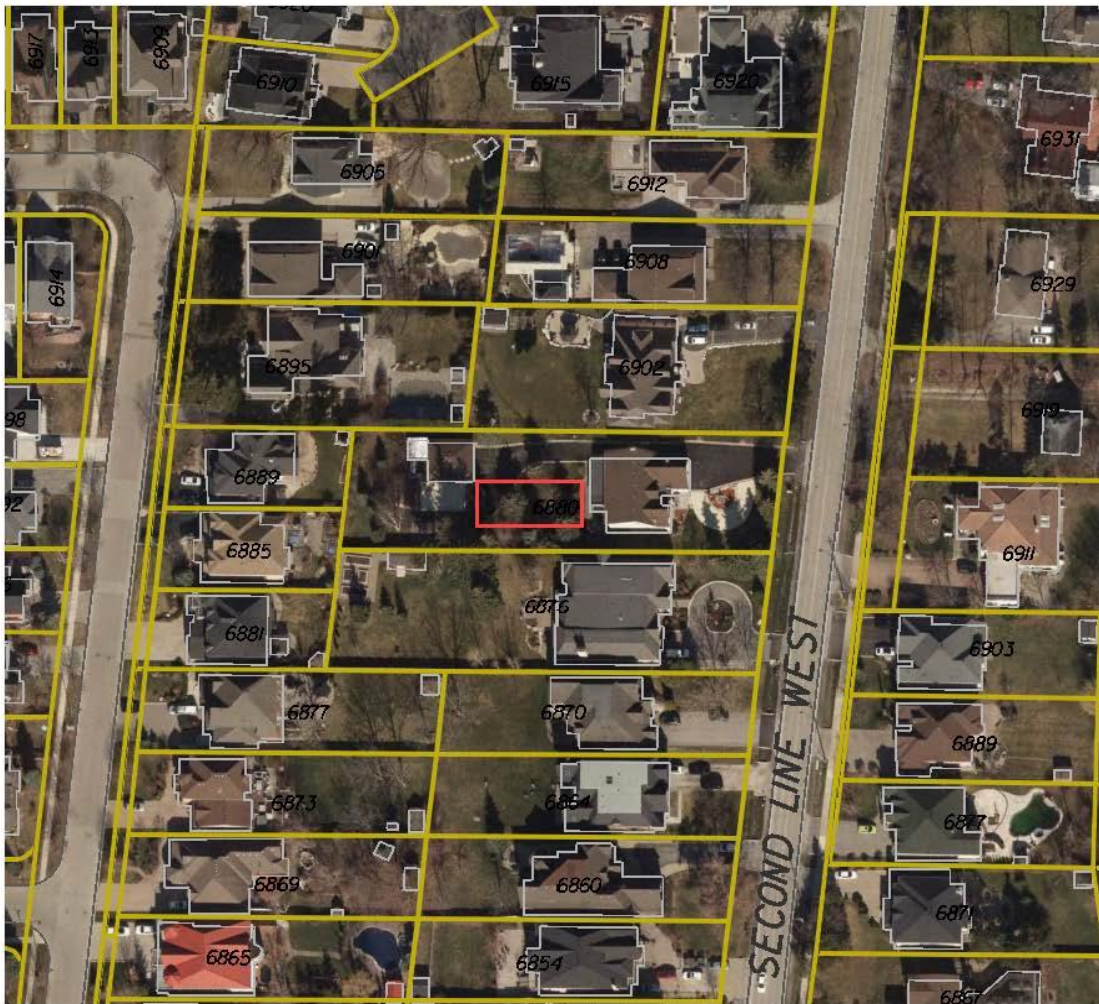
Zoning: R2-10 - Residential

**Other Applications: BP 9ALT 20-3557
SPI 20-136**

Site and Area Context

The subject property is located south-west of the Second Line W. and Old Derry Rd intersection. It is an interior parcel with a lot area of +/- 2,645.35m² and a lot frontage of +/- 27.37m. The property currently houses a two-storey, detached dwelling with mature vegetation and landscape elements in the front and rear yards. Contextually, the area is comprised primarily of two-storey detached dwellings with lot frontages +/-19.0m with mature vegetation and landscape elements present in the front yards.

The applicant is proposing a series of additions to the existing dwelling that require variances for driveway width, walkway attachments and flat roofs.



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:

In addition to the minor variance application, the Planning and Building Department are also reviewing both a site plan and building permit application for the property under file SPI 20-136 & BP 9ALT 20-3557. The information submitted with these applications is inconsistent and lacking information. In addition to the discrepancies contained in the applications, the wording of the requested variances has not been confirmed. The Building Division has not provided revised wording to ensure that the variances will address the required relief and allow for the approval of the building permit. Staff require more information to verify the accuracy of the requested variance(s) and/or determine whether additional variance(s) will be required.

Planning Staff echo the Building Division's comments and recommend that the application be deferred in order for the applicant to address the discrepancies that exist in all of the applications (the proposed site plan, building permit and minor variance) and to ensure that the variance wording is correct.

Conclusion

Based upon the preceding information, it is the opinion of Staff that the application should be deferred to allow the applicant the opportunity to submit the requested information and clarify the inconsistencies.

Comments Prepared by: Brooke Herczeg RPP, 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 additions will be addressed through the Building Permit process.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a site plan approval application under file SPI 20-136 & BP 9ALT 20-3557. Based on review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Requested information has not been received to allow staff to confirm the variances and inconsistencies exist between the proposed Building Permit application and proposed Site Plan application.

Our comments are based on the plans received by Zoning staff on 10/30/2020 for the above captioned site plan application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission

procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: A. McCormack

Appendix 5 – Region of Peel Comments

We have no comments or objections to the following applications:

Minor Variance Applications: A-30/21, A-54/21, A-56/21, A-57/21, A-59/21, A-60/21, A-62/21, A-64/21, A-66/21.

Comments Prepared by: Diana Guida, Junior Planner