

# City of Mississauga Department Comments

Date Finalized: 2024-04-10	File(s): A111.23 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-04-18 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## 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 to the dwelling of 3.513m (approx. 11.53ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 6.00m (approx. 19.69ft) in this instance and,
2. An exterior side yard setback to the stairs of 2.113m (approx. 6.93ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 4.40m (approx. 14.44ft) in this instance.

## Background

**Property Address:** 85 Hammond Rd

### Mississauga Official Plan

**Character Area:** Streetsville Neighbourhood  
**Designation:** Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R3-69 - Residential

**Other Applications:** PREAPP 22-1219

## Site and Area Context

The subject property is located south-west of the Thomas Street and Queen Street South intersection. It currently contains a detached dwelling with no garage on the subject property. The property has a lot area of +/- 816.89m<sup>2</sup> (8,792.93ft<sup>2</sup>), characteristic of lots along Hammond Road. Limited vegetative and landscaping elements are present on the subject property. The surrounding area context is exclusively low density residential, consisting of detached dwellings.

The applicant is proposing the construction of a new dwelling requiring variances for an exterior side yard setback to the dwelling and a below grade stairwell.



## 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:

Staff note there are no changes to the application from the previous Committee of Adjustment hearing on February 29<sup>th</sup>, 2024. Please note the comments from the previous report still apply and as such, staff are supportive of the proposed variances.

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 new dwelling will be addressed through the Building Permit Process.



Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

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**Appendix 2 – Zoning Comments**

The Building Department is processing Preliminary Zoning Review application PREAPP 22-1219. Based on review of the information available in this application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Alana Zheng, Planner Zoning Examination

**Appendix 3 – Region of Peel**

Please apply previous comments.

Comments Prepared by: Ayooluwa Ayoola, Planner