

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-03-03	File(s): A69.21 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2021-03-11 1:00 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 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 the construction of an addition proposing an exterior side yard of 0.59m (approx. 1.94ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m (approx. 19.69ft) in this instance.

Amendments

The variance should be amended as follows:

An exterior side yard of 0.91m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m in this instance.

Background

Property Address: 2689 Hollington Crescent

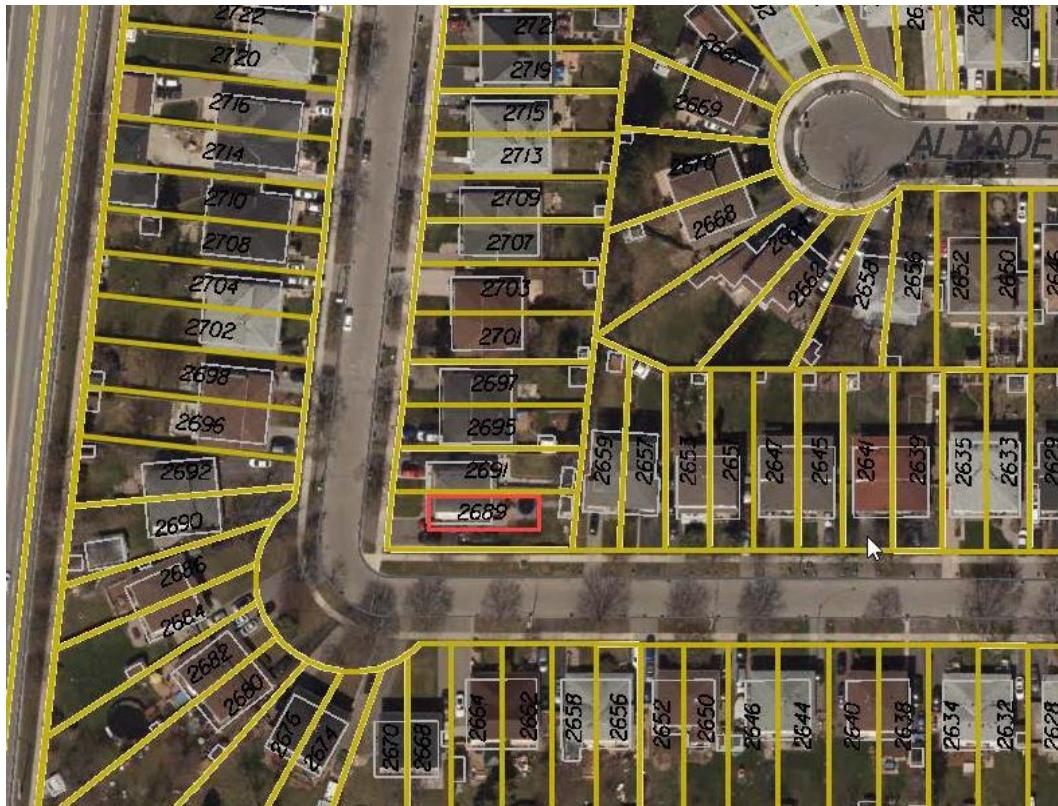
Mississauga Official Plan

Character Area: Sheridan Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007**Zoning:** RM1 (Residential)**Site and Area Context**

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southeast of Winston Churchill Road and Dundas Street West. The immediate neighbourhood is entirely residential, consisting of semi-detached dwellings with limited mature vegetation. The subject property contains an existing two storey semi-detached dwelling with vegetation within the City Boulevard in the exterior side yard.

The applicant is proposing an attached garage, which requires a variance for a deficient exterior side yard setback.

**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 proposed exterior side yard setback is similar to a previous minor variance application for the subject property ('A' 906/92) in which staff did not support. During this time, it was recommended that the application be deferred to increase the setback. Following the deferral, an exterior side yard setback of 0.91 m was proposed and was approved by the Committee. Additionally, planning staff had no objections with the revised setback. Through discussions with the applicant's agent, the exterior side yard setback will be amended to what was previously approved at the Committee. The proposed exterior side yard setback of 0.91 m is generally consistent with other corner lots that contain an attached garage within the immediate neighbourhood. As such, staff is 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 in this instance.

Conclusion

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act.

Comments Prepared by: Lucas Petricca, 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, File BP 9ALT 20/3858.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit application under file BP 9ALT 20-3858. Based on review of the information currently available in this permit 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 permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Jeanine Benitez, Zoning Examiner

Appendix 5 – Region of Peel Comments

We have no comments or objections to the following applications:

Minor Variance Applications: A-48/21, A-58/21, A-69/21, A-72/21, A-73/21, A-75/21, A-76/21, A-77/21, A-78/21, A-79/21, A-80/21, A-81/21.

Comments Prepared by: Diana Guida, Junior Planner