

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-19	File(s): A189.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-05-27 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 a rear deck proposing:

1. A deck encroachment inclusive of stairs into a required rear yard of 8.44m (approx. 27.69ft) whereas By-law 0225-2007, as amended, permits a maximum deck encroachment inclusive of stairs into a required rear yard of 5.00m (approx. 16.40ft) in this instance; and
2. A rear yard setback measured to a door opening of 28.67m (approx. 94.06ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback measured to a door opening of 30.00m (approx. 98.43ft) in this instance.

Background

Property Address: 220 Queen Street West

Mississauga Official Plan

Character Area: Port Credit Neighbourhood (West)
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM7-5 - Residential

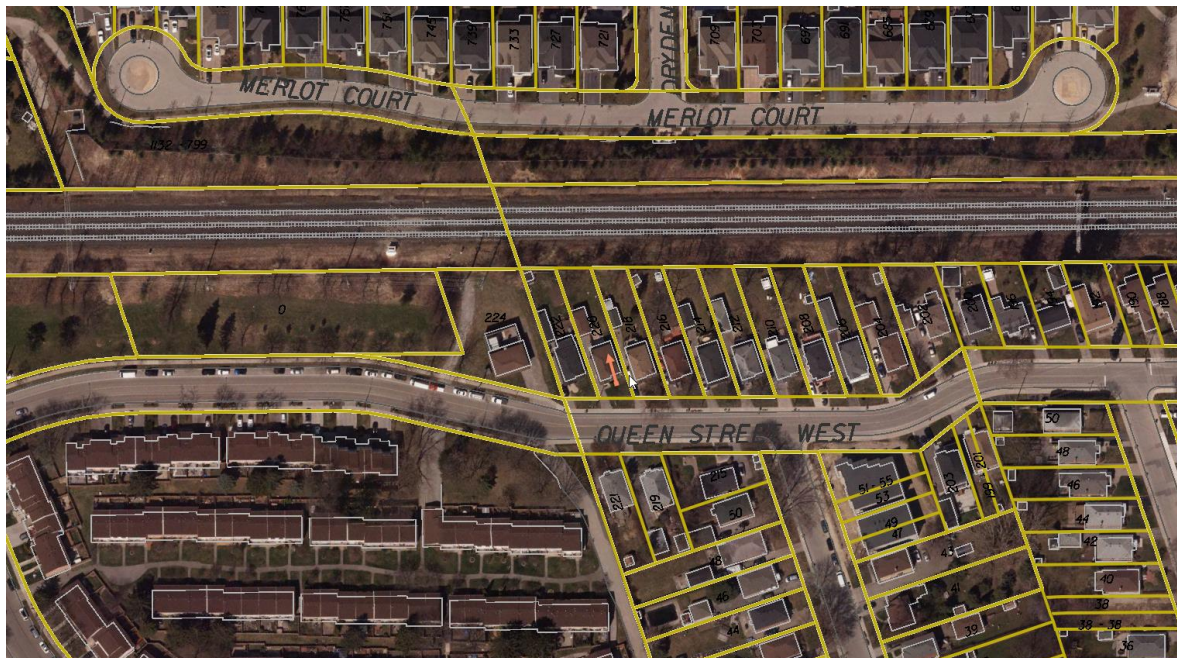
Other Applications

Building Permit: 21-5068

Site and Area Context

The subject property is located within the Port Credit Neighbourhood Character Area, northwest of Mississauga Road North and Lakeshore Road West. The neighbourhood is primarily residential, consisting of a mix of townhouses, detached and semi-detached dwellings. The subject property contains an existing one storey detached dwelling with an existing deficient setback to the railway corridor. Many of the dwellings that abut the railway corridor along Queen Street West historically contain deficient setbacks.

The applicant is proposing a new rear deck and interior building alterations requiring a deficient setback measured to the railway and a deck encroachment.



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:

Through a detailed review of the application, 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.

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 deck are being addressed through the Building Permit Application process, File BP 9ALT-21/5068.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file BP 9ALT 21-5068. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Please note that comments reflect those provided through the above building permit application submitted on 2021/03/18 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.

Comments Prepared by: Diana Guida, Junior Planner