City of Mississauga

Memorandium:
City Department and Agency Comments

Date Finalized: 2021-05-27	File(s): A212.21 Ward: 8
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-03 3:00:00 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 applicants request the Committee to approve a minor variance to allow the construction of a detached garage on the subject property proposing a height of 5.91m (approx. 19.39ft) whereas By-law 0225-2007, as amended, permits a maximum height of 4.60m (approx. 15.09ft) in this instance.

Background

Property Address: 1559 Atrium Court

Mississauga Official Plan

Character Area: Sheridan Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R1 - Residential
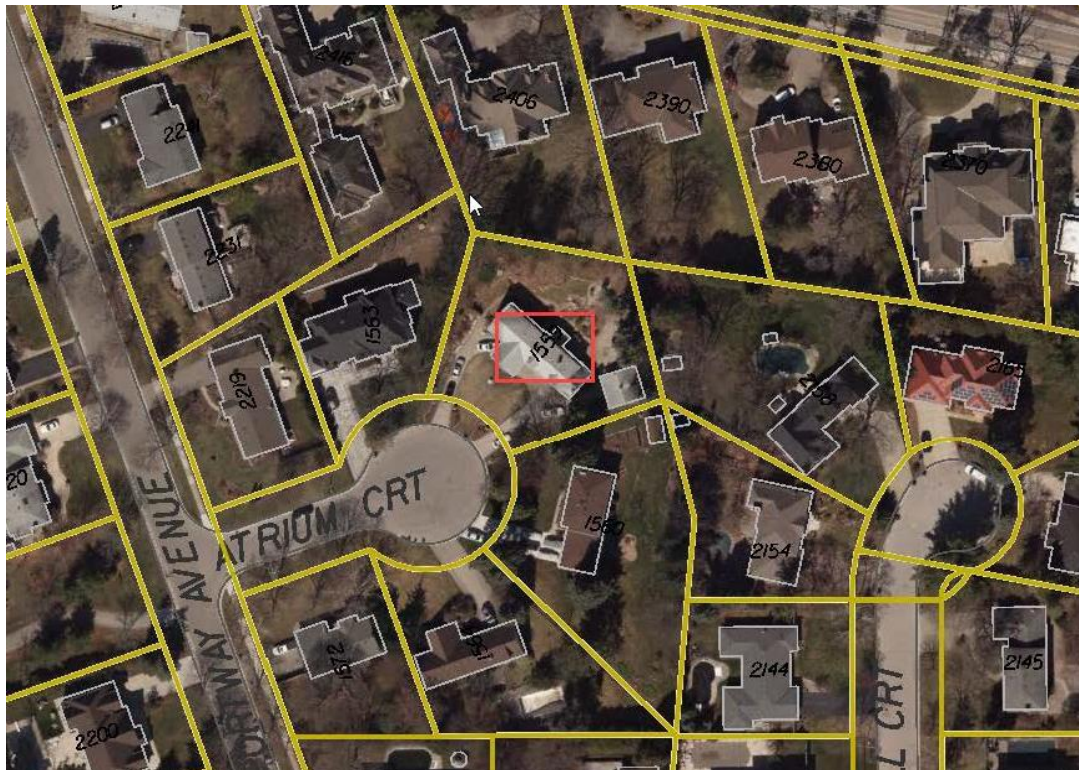
Other Applications

Building Permit: 19-9191

Site and Area Context

The subject property is located within the Sheridan Neighbourhood Character Area, southwest of Doulton Road and Mississauga Road. The immediate area primarily consists of large residential lots containing bungalows and traditional two storey detached dwellings with mature vegetation. The subject property contains an existing one storey dwelling with a circular driveway and mature vegetation in the side and rear yards.

The applicant is proposing a detached garage in the rear yard that requires a variance for an increased height.

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 detached garage is sufficiently setback from adjacent properties and contains a sloped roof mitigating any potential impact of the increased height of the detached garage.

Additionally, there is vegetation lining the rear property line screening the detached garage from the abutting properties. Staff is of the opinion that the application is appropriate to be handled through the minor variance process.

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 that any Transportation and Works Department concerns/requirements for the proposed detached garage will be addressed under Building Permit Application BP 9ALT-19/191.

Enclosed for Committees information are photos of the existing garage.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a building permit application is required. In the absence of a building permit application 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. Alternatively, the applicant may wish to apply for a pre-zoning review application and submit working drawings in order for a full zoning review to be completed. Depending on the complexity of the proposal, a minimum of 6-8 weeks will be required to process a pre-zoning review application.

Comments Prepared by: Alana Zheng, Zoning Examiner

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner