

City of Mississauga Department Comments

Date Finalized: 2021-09-29	File(s): A350.21 Ward 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-10-07 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to amend their application to request the additional variance identified by the Building Division.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an accessory structure proposing an accessory structure height of 4.14m (approx. 13.58ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00m (approx. 9.84ft) in this instance.

Amendments

Please also note that an additional variance is required:

2. An accessory structure that is partially located between the front wall of the dwelling and the front lot line, whereas By-law 0225-2007, as amended, does not permit an accessory structure to be located between the front wall of the dwelling and the front lot line.

Background

Property Address: 7242 Torrisdale Lane

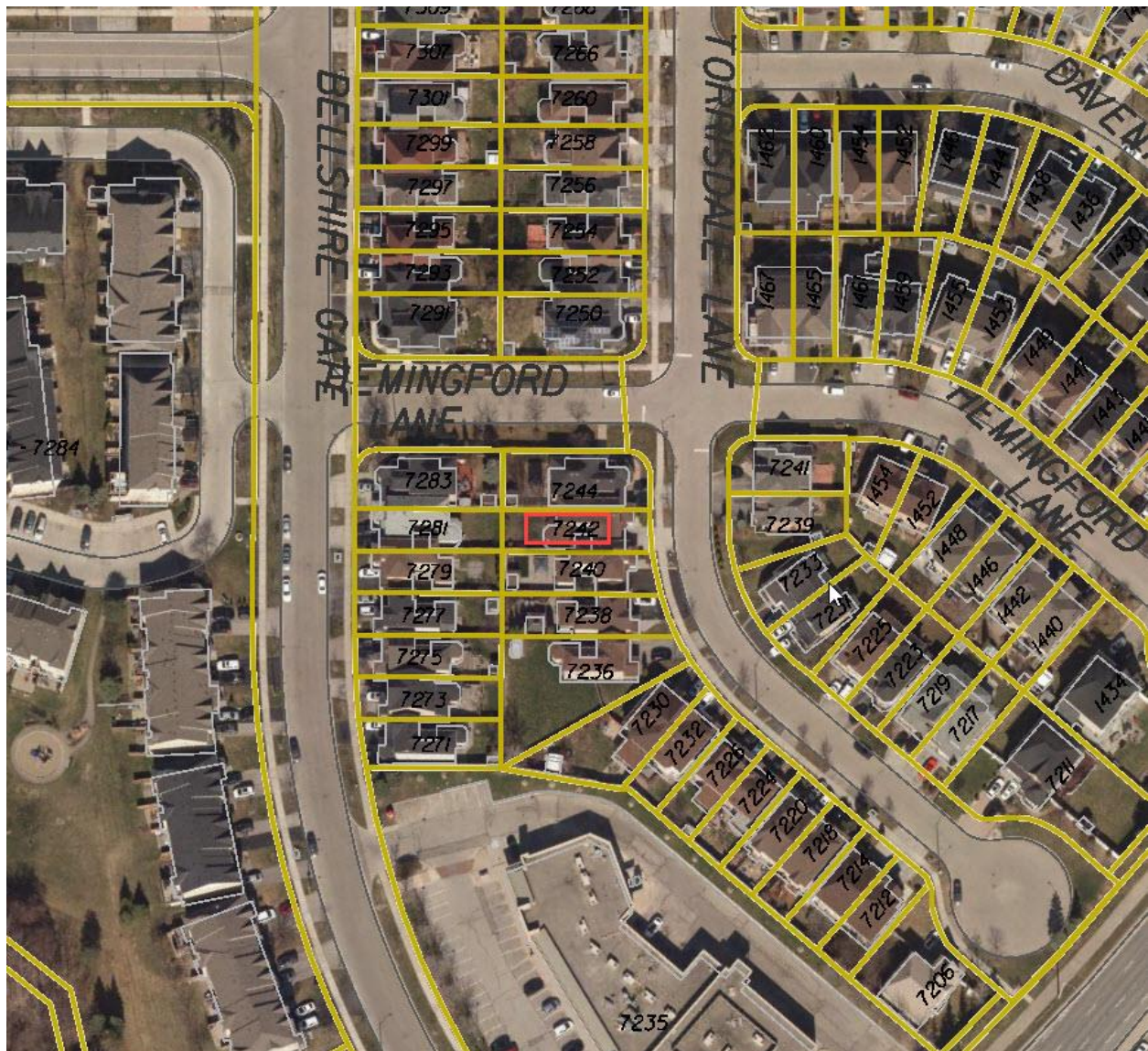
Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Residential Medium Density

Zoning By-law 0225-2007

Zoning: RM5-16

Other Applications: SEC UNIT 20-3849



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:

The subject property is located in the Meadowvale Village Neighbourhood Character Area and is designated Residential Medium Density in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. The intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot and dwelling and clearly accessory while not presenting any massing concerns to neighbouring lots.

In this instance the variance is being triggered by alterations to the interior of the garage that cause it to be classified as an accessory structure. The additional variance identified by Zoning staff is triggered due to the projection of the garage beyond the face of the dwelling. Neither of the variances proposes a change to the existing exterior of the structure and therefore staff are satisfied that the general intent and purpose of both the Official Plan and Zoning By-law are maintained. Furthermore staff are satisfied that the request represents desirable development of the subject property and is minor in nature.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to file 'A' 350/21.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Second Unit application under file SEC UNIT 20-3849 SU. 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 also note that an additional variance is required:

2. An accessory structure that is partially located between the front wall of the dwelling and the front lot line, whereas By-law 0225-2007, as amended, does not permit an accessory structure to be located between the front wall of the dwelling and the front lot line.

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: Brandon Eidner, Zoning Examiner