

# City of Mississauga Department Comments

Date Finalized: 2022-01-05	File(s): A222.21 Ward 3
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-01-13 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a rear yard balcony and side deck proposing:

1. A balcony encroachment of 2.74m (approx. 8.99ft) whereas By-law 0225-2007, as amended, permits a maximum balcony encroachment of 1.00m (approx. 3.28m) in this instance;
2. A driveway width of 6.40m (approx. 20.99ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.17m (approx. 20.24ft) in this instance; and
3. Two walkway attachments widths 2.21m (approx. 7.25ft) and 2.26m (approx. 7.41ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment width of 2.20m (approx. 7.22ft) in this instance.

## Background

**Property Address:** 4286 Greybrook Crescent

### Mississauga Official Plan

Character Area: Rathwood Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

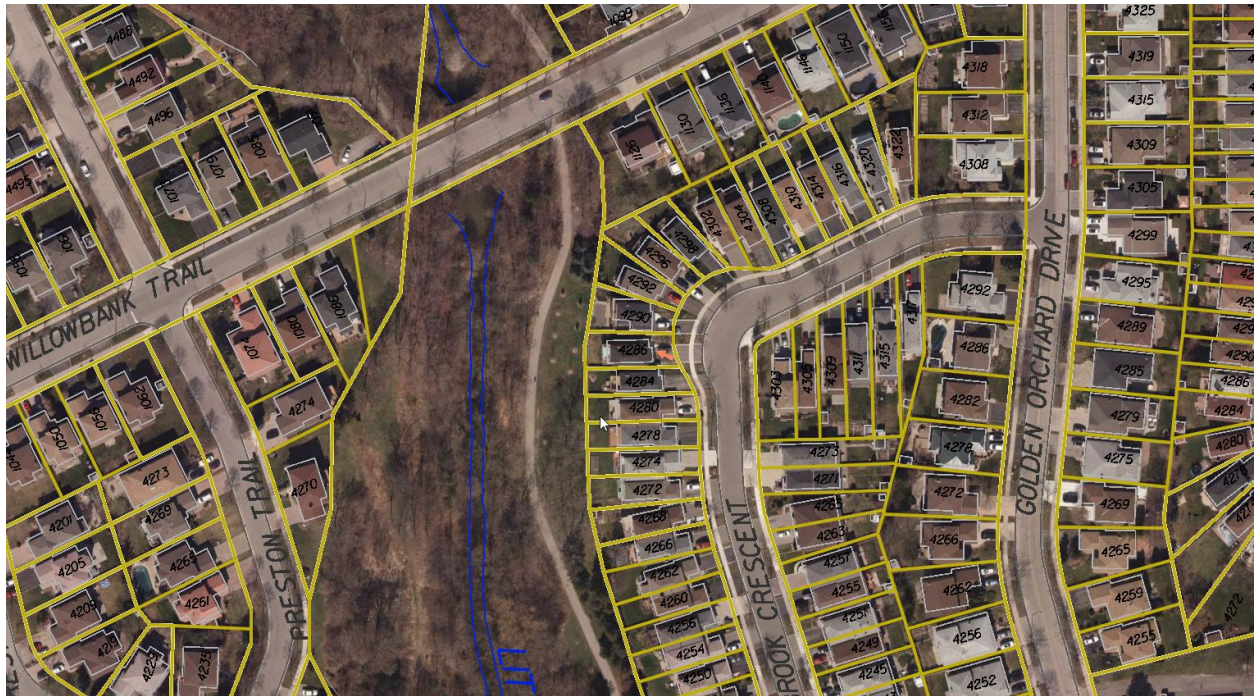
**Zoning:** RM1 - Residential

**Other Applications:** BP 9ALT 19-8573

## Site and Area Context

The subject property is located south-east of the Eastgate Parkway and Tomken Road intersection and currently houses a two-storey detached dwelling with moderate vegetation and landscape elements in the front yard. The subject property is an interior parcel, with a lot area of approximately +/-373.85m<sup>2</sup> (4,024.09ft<sup>2</sup>) and a lot frontage of approximately +/- 11.6m (38.06ft). Contextually, the surrounding neighbourhood consists exclusively of detached and semi-detached dwellings. The properties within the immediate area possess lot frontages of +/- 9.05m (29.69ft) with moderate vegetative / natural landscaped elements within the front yards.

The applicant is proposing the construction of a rear yard balcony and side deck requiring variances for a balcony encroachment, a side yard measured to deck and driveway and walkway width.



## 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 application was originally heard on June 17, 2021. At the time staff had no objections to the requested variances. The application was subsequently deferred due to one of the proposed decks encroaching onto a private easement in the side yard of the subject property. Upon review of the submitted revised drawings it appears that all encroachments into the easement have been removed. Staff's opinion regarding the application remains unchanged from the June 17, 2021 hearing.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committee's easy reference are photos depicting the subject property.











Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a building permit under file BP 9ALT 19-8573. 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 permit application submitted on 2021/09/28 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