

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-06-30 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A80/20 Ward: 3
	Meeting date: 2020-07-09

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. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicants request the Committee to approve a minor variance To allow the existing rear deck to remain proposing:

1. A lot coverage of 43% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance; and
2. A side yard setback measured to the stairs of 0.76m whereas By-law 0225-2007, as amended, requires a minimum side yard setback measured to the stairs of 1.20m in this instance.

Background

Property Address: 4280 Greybrook Crescent

Mississauga Official Plan

Character Area: Rathwood Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

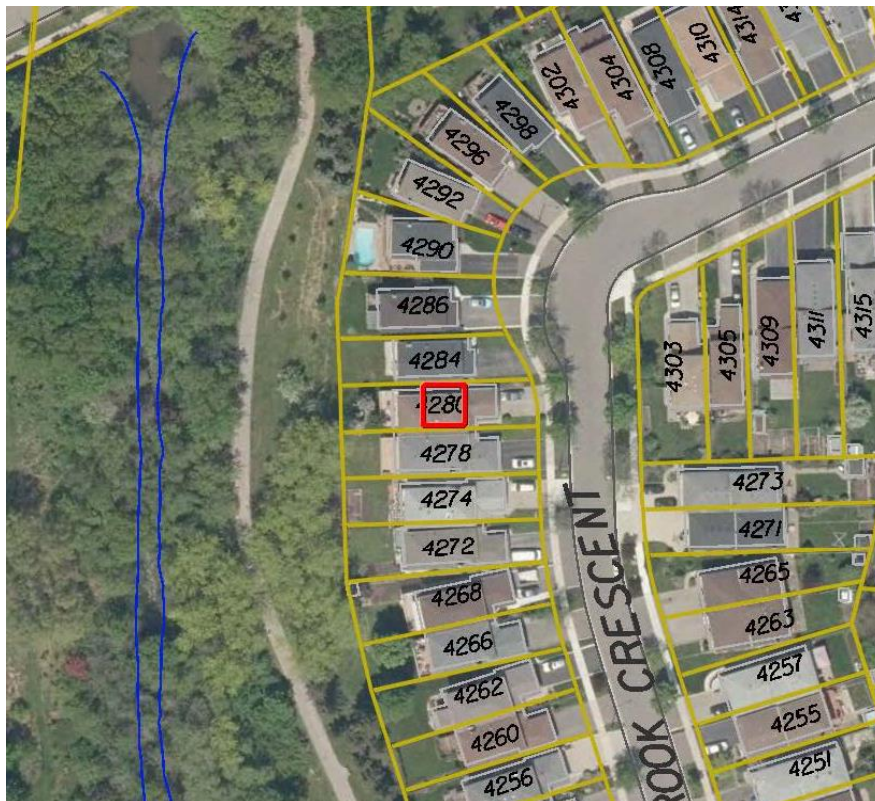
Zoning: RM1 (Residential)

Other Applications:

Building Permit: 18-4508

Site and Area Context

The property is located south-west of the Dixie Road and Eastgate Parkway intersection, and currently houses a two-storey detached dwelling with an attached two-car garage. The site is contiguous to an open space / landscaped trail to the rear. The immediate neighbourhood is primarily detached dwellings; however semi-detached structures are also present within the immediate area. The area shares a 1980's architectural style, with an absence of new construction or replacement dwellings being present. The properties within the immediate area possess lot frontages of +/-9.0m, with moderate vegetative / natural landscaped elements within the front yards. The subject property is an interior parcel, with a lot area of approximately 350m² and a frontage of 9.18m.



City Department and Agency Comments	File: A80/20	2020/06/30	3
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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:

Through a detailed review, 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.

Planning Staff would note, Committee granted similar approval to the neighbouring property of 4278 Greybrook Crescent; permitting a lot coverage 45.0% for an elevated deck, through Minor Variance Application 'A' 411/19.

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*. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Comments Prepared by: Roberto Vertolli, Committee of Adjustment Planner

City Department and Agency Comments	File: A80/20	2020/06/30	4
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Appendices

Appendix 1 – Transportation and Works Comments

This department has no comments, objections or requirements for application 'A' 80/20.

Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit application under file 18-4508. Based upon review of this application, Staff notes that more information is required to verify the accuracy of the requested variances, as well as to determine whether additional variance(s) will be required.

Comments Prepared by: Jeanine Benitez-Bumanglag, Zoning Examiner