

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2020-07-08	File(s): A118/20 Ward: 8
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-07-14

## 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 renovations to the subject property proposing a garage and a carport whereas By-law 0225-2007, as amended, permits a maximum of one garage or carport in this instance.

### Amendments

See appendix

## 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)

### 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 application proposes a second storey addition, requiring variances related to an existing carport within the front yard which will be modified and an increased eave 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:

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 garage and carport will be addressed through the Building Permit process.

Comments Prepared by: David Martin, Supervisor Development Engineering

### Appendix 2 – Zoning Comments

This Division notes that a building permit application is required. In the absence of a building permit application we are unable to confirm the accuracy of the requested variance. The applicant is advised that a zoning review has not been completed; however, in reviewing the variances as outlined in this application, it was apparent that the following variances should be amended as follows:

1. To allow renovations to the subject property proposing a garage and a carport whereas By-law 0225-2007, as amended, permits only one attached garage or one detached garage shall be permitted per lot.
2. An eave height of 6.75 m whereas By-law 0225-2007, as amended, permits maximum eave height of 6.4m

The applicant is advised that should they choose to proceed without submission of a building permit application, a full zoning review may result in further variances being required.

Comments Prepared by: Shahrzad (Sherri) Takaloo

### Appendix 3 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the April 2<sup>nd</sup>, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Deferred Applications:** DEF-A-011/20

**Minor Variance Applications:** A-118/20, A-119/20, A-121/20, A-122/20, A-123/20, A-124/20, A-125/20, A-126/20, A-127/20, A-128/20, A-129/20

Comments Prepared by: Tracy Tang, Junior Planner