

City of Mississauga Department Comments

Date Finalized: 2022-08-10	File(s): A327.22
To: Committee of Adjustment	Ward: 6
From: Committee of Adjustment Coordinator	Meeting date:2022-08-18 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a garage basement walkout proposing an unobstructed area for parking of 3.02m x 4.26m (approx. 9.91ft x 13.98ft) whereas By-law 0225-2007, as amended, requires a minimum unobstructed area for parking of 2.75m x 5.20m (approx. 9.02ft x 17.06ft) in this instance.

Amendments

It appears that an additional variance is required:

2. A rectangular area measured from the inside face of walls for the garage of 3.02m x 4.26m (approx. 9.91ft x 13.98ft) whereas By-law 0225-2007, as amended, requires a minimum rectangular area measured from the inside face of walls for the garage of 2.75m x 6.00m (approx. 9.02ft x 19.69ft) in this instance.

Background

Property Address: 719 Stonebridge Ave

Mississauga Official Plan

Character Area: East Credit Neighbourhood
Designation: Residential Medium Density

Zoning By-law 0225-2007

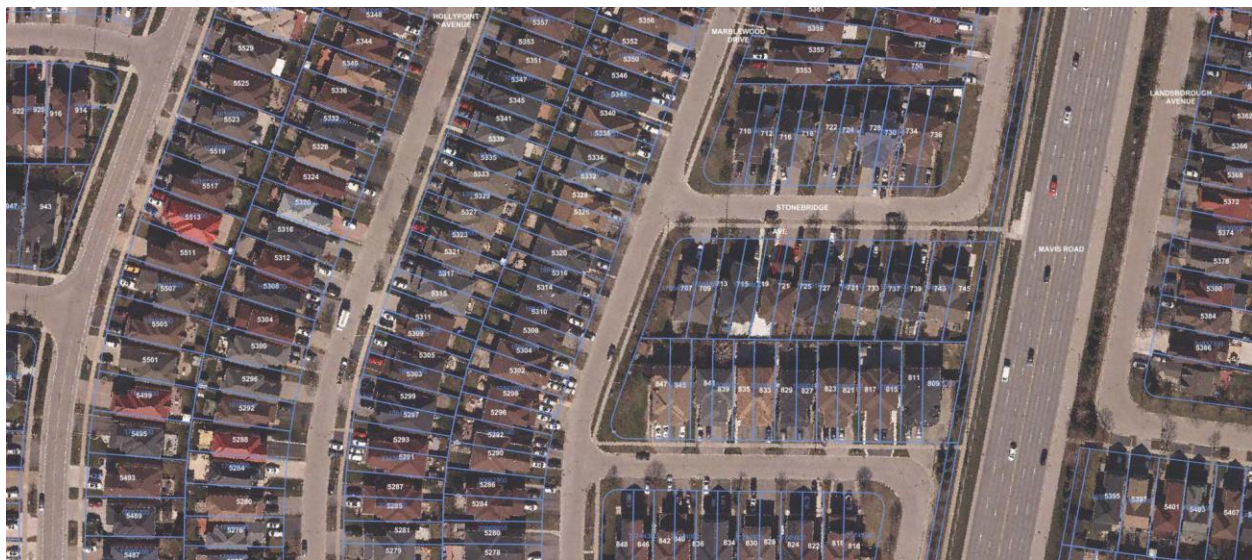
Zoning: RM5-13 - Residential

Other Applications: BP 9ALT 22-59

Site and Area Context

The subject property is located north-west of the Mavis Road and Bristol Road West intersection. It currently contains a two-storey semi-detached dwelling with an attached garage and a lot frontage of +/- 7m (23ft). Limited landscaping and vegetative elements are present in both the front and rear yards. The surrounding area context is predominantly residential, consisting of semi-detached and detached dwellings.

The applicant is proposing a below grade entrance within the garage requiring a variance for garage size.



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:

No exterior alterations are proposed and therefore staff are satisfied that the character of the surrounding area and abutting properties will not be impacted.

The intent on requiring a minimum unobstructed area for parking within a garage is to ensure that the garage can accommodate the parking of even atypical vehicles entirely within the garage area. The proposed garage parking area would significantly limit the ability to park a motor vehicle fully within the garage. Furthermore the RM5-13 zoning designation requires semi-detached dwellings to be in compliance with the RM2 regulations, thereby requiring an attached garage. Staff are therefore of the opinion that the proposal does not maintain the general intent and purpose of the zoning by-law and recommend that the application be refused.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees 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 22-59. Based on review of the information currently available in this permit application, the variance, as requested is correct.

Furthermore, it appears that an additional variance is required:

2. A rectangular area measured from the inside face of walls for the garage of 3.02m x 4.26m (approx. 9.91ft x 13.98ft) whereas By-law 0225-2007, as amended, requires a minimum rectangular area measured from the inside face of walls for the garage of 2.75m x 6.00m (approx. 9.02ft x 19.69ft) in this instance.

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

Appendix 3 – Region of Peel

Development Engineering: Camila Marczuk (905) 791-7800 x8230

Comments: Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at siteplanservicing@peelregion.ca

Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Region of Peel Site Servicing connection approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at siteplanservicing@peelregion.ca

Comments Prepared by: Joseph Filice, Junior Planner