

City of Mississauga Department Comments

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| Date Finalized: 2022-02-23 | File(s): A54.22 |
| To: Committee of Adjustment | Ward: 8 |
| From: Committee of Adjustment Coordinator | Meeting date:2022-03-03 1:00:00 PM |

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, as requested, meets the requirements of Section 45(1) of the Planning Act.

Application Details

The applicant requests the Committee to allow the construction of a carport proposing a car port and an existing garage in a G1 Zone (Greenlands) whereas By-law 0225-2007, as amended, only permits 1 garage or 1 carport in a G1 Zone (Greenlands) in this instance.

Amendments

The Building Department is currently processing a Building Permit under file BP 9ALT 21-9077. Based on review of the information currently available for this building permit, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

In addition, Zoning Staff notes that the following variance(s) are to be added;

2. A proposed carport and retention of the existing garage, whereas By-law 0225-2007, as amended, permits one carport OR one garage, in this instance;
3. A proposed carport within the G1 zone, whereas By-law 0225-2007, as amended does not permit a carport as a use within a G1 zone;

Background

Property Address: 2901 Mississauga Road

Mississauga Official Plan

Character Area: Sheridan Neighbourhood
Designation: Greenlands

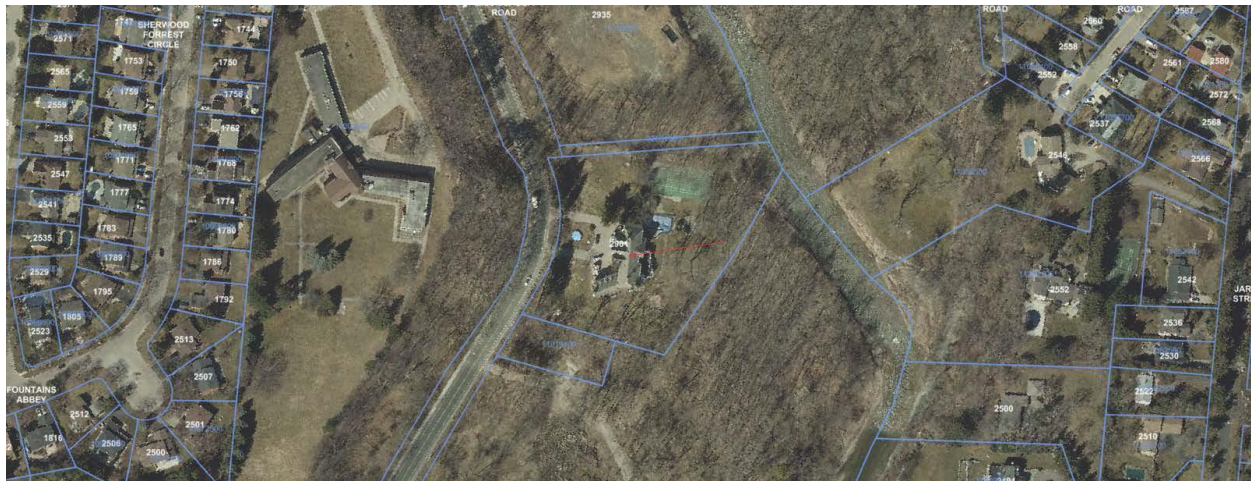
Zoning By-law 0225-2007

Zoning: R1 - Residential; G1 - Greenlands

Site and Area Context

The subject property is located within the Sheridan Neighbourhood Character Area, southeast of Dundas Street West and Mississauga Road. Directly abutting the subject property to the east is the Credit River. The immediate neighbourhood is entirely open space/greenlands containing mature vegetation. The subject property contains a large two-storey detached dwelling with mature vegetation throughout the property.

The applicant is proposing a carport requiring variances to permit a new carport and the existing garage in a G1 Zone.



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:

The subject property is designated Greenlands in Schedule 10 of the Mississauga Official Plan (MOP). While detached dwellings are not permitted in the Greenlands designation, Credit Valley Conservation Authority (CVC) has no concerns with the proposal.

The intent in restricting the overall number of garages/carports is to ensure that the detached dwelling remains residential in nature. Additionally, this by-law regulation serves to minimize the visual impact resulting from multiple or excessive garage/carport facing the street and the established character. Staff is of the opinion that the proposed structure does not cause any concerns with maintaining the detached dwelling's residential nature. Furthermore, the setback to the proposed carport is significant, thereby lessening its potential impact on the streetscape. 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.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos of the existing property.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

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Our comments are based on the plans received by Zoning staff on 11-18-2021 for the above captioned building permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Adam McCormack, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

1. The lands to the rear of the property are City owned lands, identified as Not Yet Named Park (P-241) and within the Natural Hazard Lands, zoned G-1, that are also classified as a naturally significant area within the City's Natural Heritage System. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:
 - a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;
 - b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

Should the application be approved, Community Services provides the following notes:

1. Tree preservation hoarding and securities may be required as part of the site plan control process.
2. Construction access from the adjacent park/greenlands is not permitted.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email jim.greenfield@mississauga.ca

Comments Prepared by: Jim Greenfield, Park Planner