

City of Mississauga Department Comments

Date Finalized: 2023-08-30	File(s): A288.23
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-09-07 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, meets the requirements of Section 45(1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing:

1. A combined side yard width of 3.12m (approx. 10.23ft) whereas By-law 0225-2007, as amended requires a minimum combined side yard width of 6.096m (approx. 20.00ft) in this instance;
2. An interior side yard setback of 1.31m (approx. 4.30ft) whereas By-law 0225-2007, as amended requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance; and,
3. An accessory structure height of 3.86m (approx. 12.66ft) whereas By-law 0225-2007, as amended permits a maximum accessory structure height of 3.50m (approx. 11.48ft) in this instance.

Background

Property Address: 1553 Randor Drive

Mississauga Official Plan

Character Area: Port Credit Neighbourhood (West)
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-4- Residential

Other Applications: Building permit BP9 ALT-23/6042.

Site and Area Context

The subject property is located within the Port Credit Neighbourhood Character Area, southwest of the Indian Road and South Sheridan Way intersection. The immediate neighbourhood consists of one to two-storey detached dwellings with mature vegetation. The subject property contains an existing one-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a new accessory structure, requiring variances for setbacks, side yard width and height.



Staff note that the proposed accessory structure is existing and is shown in T&W staff's comments below.

Variance #1 and 2 are regarding a setback and combined side yard width. Staff note that the width of the proposed side yards are consistent with side yards found in the immediate area. The proposed side yards and setbacks allow for an adequate buffer between the proposed structure and the southerly lot line and maintain access to the rear yard. Furthermore, these variances are only required to accommodate the structure, as the existing dwelling complies with these regulations.

Variance #3 is regarding accessory structure height. Staff are of the opinion that the proposed structure is clearly subordinate in height to the detached dwelling. Furthermore, the proposed height is a minor deviation from the zoning by-law's maximum permitted height. Lastly, no variances are requested for increased accessory structure area or lot coverage, which can have the effect of exacerbating the structure's massing.

It is staff's opinion that the applicant's proposal is sympathetic to the surrounding area and does not impact the neighbouring properties. Through a detailed review of the application, staff are 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

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed accessory structure are being addressed by our Development Construction Section through the Building permit process BP9 ALT-23/6042.









Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing an application under file BP 9ALT 23-6042. Based on review of the information currently available in this application, the variances, as requested are correct.

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: Gary Gagnier; Zoning Examiner

City Department and Agency Comments	File:A288.23	2023/08/30	8
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Appendix 3- Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner