

City of Mississauga Department Comments

Date Finalized: 2024-01-10	File(s): A13.24
To: Committee of Adjustment	Ward: 4
From: Committee of Adjustment Coordinator	Meeting date:2024-01-18 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow an addition proposing a garage rectangular area measured from the inside face of the walls of 4.88m x 5.79m (approx. 16.01ft x 19.00ft) whereas By-law 0225-2007, as amended requires a minimum garage rectangular area of 2.75m x 6.00m (approx. 9.02ft x 19.69ft) in this instance.

Background

Property Address: 362 Huntington Ridge Dr

Mississauga Official Plan

Character Area: Hurontario Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R4-15- Residential

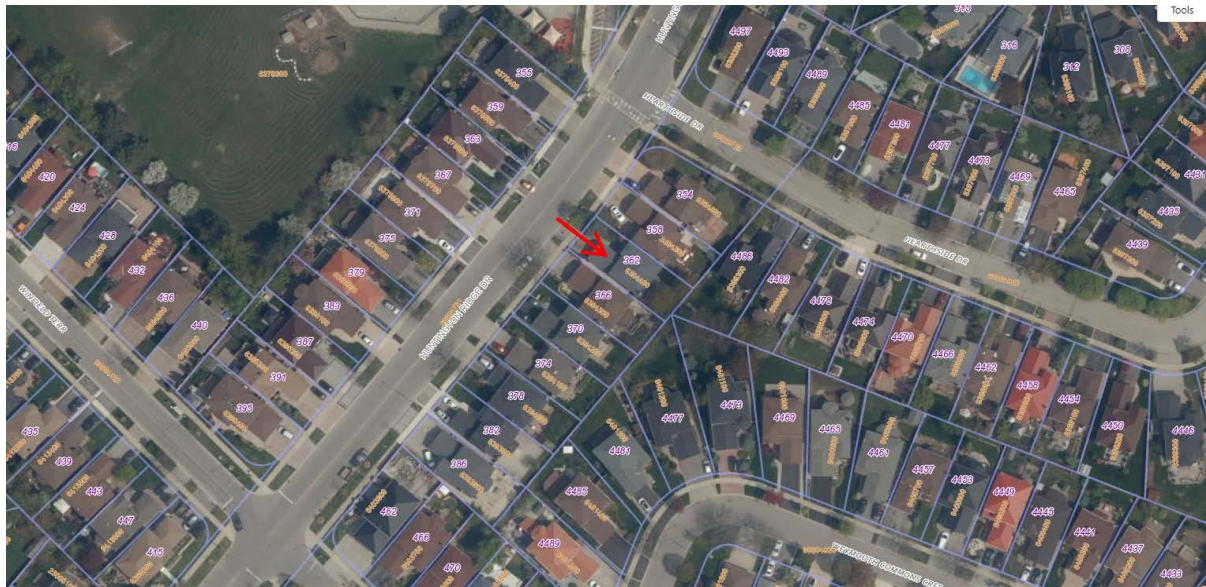
Other Applications: BP 23-9587

Site and Area Context

The subject property is located south-east of the Eglinton Avenue West and Confederation Parkway intersection in the Hurontario Neighbourhood Character Area. It is an interior lot containing a two-storey detached dwelling with an attached garage. Limited landscaping and

vegetative elements are present on the subject property. The property has an approximate frontage of +/- 12.06m (39.56ft) and an area of +/- 402.68m² (4,334.41ft²), characteristic of lots in the area. The surrounding context is predominantly residential, consisting of detached dwellings.

The applicant is proposing a below grade entrance in the garage for personal access requiring a variance for minimum garage rectangular area.



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:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is located within the Erindale Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. Staff are satisfied that the general intent and purpose of the official plan are maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The variance proposed relates to the minimum garage rectangular area. The intent of this provision is to ensure the garage can accommodate the parking of atypical vehicles entirely within the garage. Staff note that the requested depth of the garage is larger than a legal parking space in the City, and that, despite the proposed reduced area, the garage will maintain the ability to provide parking for vehicles of average length. Staff are satisfied that the proposal maintains the general intent and purpose of the zoning by-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff are of the opinion that the application is minor in nature and represents appropriate development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference is a photo of the subject property.

Comments Prepared by: Joe Alava, T&W Development Engineering



Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application 23-9587. Based on review of the information available in this application, we advise that the variances, as requested, are correct.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

City Department and Agency Comments	File:A13.24	2024/01/10	5
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Comments Prepared by: Andrea Patsalides, Zoning Examiner

Appendix 3 – Region of Peel

Minor Variance: A-24-013M / 362 Huntington Ridge Dr

Development Engineering: Wendy Jawdek (905)-791-7800 x6019

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 by email at siteplanservicing@peelregion.ca
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the Local Municipality issuing Building Permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca

Comments Prepared by: Ayooluwa Ayoola, Junior Planner