

City of Mississauga Department Comments

Date Finalized: 2024-03-13	File(s): A109.24 Ward: 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-03-21 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 accessory structure proposing:

1. A garage projection beyond either the main front entrance or beyond the main entry feature of 3.01m (approx. 9.88ft) whereas By-law 0225-2007, as amended, permits a garage projection of 2.50m (approx. 8.20ft) in this instance; and,
2. A garage projection beyond a main front entrance where a main entry feature has been provided of 5.73m (approx. 18.80ft) whereas By-law 0225-2007, as amended, permits a maximum projection of 5.00m (approx. 16.40ft) in this instance.

Background

Property Address: 3228 Pilcom Cres

Mississauga Official Plan

Character Area: Fairview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

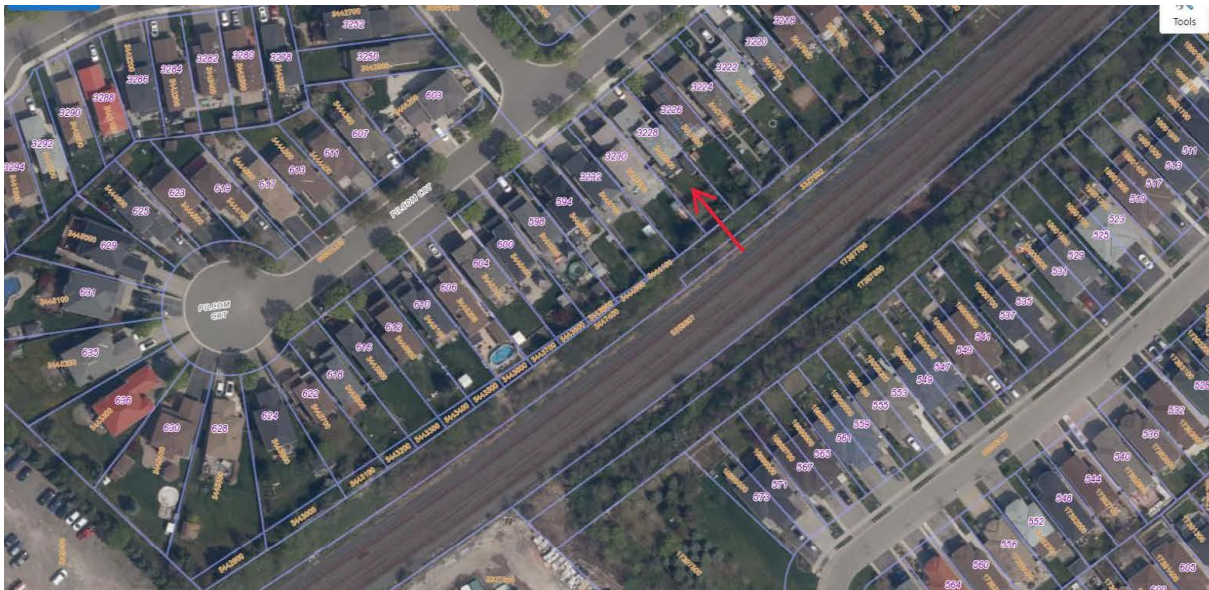
Zoning: R5-10- Residential

Other Applications: BP 23-10225

Site and Area Context

The subject property is located north-east of the Dundas Street West and Mavis Road intersection in the Fairview Neighbourhood. It is in 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 +/- 9.80m (32.15ft) and an area of +/- 464.31m² (4,997.79ft²), characteristic of lots in the area. The surrounding context is predominantly residential, consisting of detached dwellings.

The applicant is proposing to construct an accessory structure requiring variances for garage projection.



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 in the Fairview Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official P. Section 9 of the 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. Planning staff are satisfied that the built form is appropriate for the subject property given surrounding conditions and will not negatively impact the streetscape. Staff are therefore of the opinion that the application maintains the general intent and purpose of the official plan.

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

Variances 1 and 2 pertain to an increased garage projection. The intent in restricting the projection is to maintain a consistent streetscape while ensuring the garage is not the dominant feature of the dwelling. Staff note the projection of the garage is an existing condition and the variances are triggered due to the construction of the covered porch above the main front entrance and main entry feature areas. Staff are satisfied that the design of the covered porch and projection of the garage respects the streetscape as it maintains a consistent character with the existing neighbourhood. Given the above, staff are satisfied that the variances maintain 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 satisfied that the requested variances are minor in nature. Staff are of the opinion that the proposal is appropriate for the subject lands and meets the four tests of a minor variance.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We note that the Transportation and Works Department has no objections to the accessory structure (roofed porch area) as it will not impact or alter the existing grading and drainage pattern for this property.



Comments Prepared by: Tony Iacobucci, T&W Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application 23-10225. Based on the review of the information available in this application, the requested variance(s) is/are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Sibila Lass Weldt, Zoning Examiner

Appendix 3- Metrolinx

A109.24 - 3228 Pilcom Cres

Metrolinx is in receipt of the Minor Variance application for 3228 Pilcom Cres to facilitate the construction of an accessory structure (roofed porch). Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300m of the CP Galt Subdivision which carries Metrolinx's Milton GO Train service.

Advisory Comments:

- The Proponent is advised of the following:
 - **Warning:** Metrolinx and its assigns and successors in interest operate commuter transit service within 300 metres from the subject land. In addition to the current use of these lands, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx or any railway assigns or successors as aforesaid may expand their operations, which expansion may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual units. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under these lands.

Comments Prepared by: Farah Faroque, Project Analyst

Appendix 4- Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Planner