

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-01-09	File(s): A560.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:1/16/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to legalize garage area proposing:

1. A minimum rectangular area measured from the inside face of the walls of a garage of 2.11m x 4.79m (approx. 6.92ft x 15.72ft) whereas By-law 0225-2007, as amended, requires a minimum rectangular area of 2.75m x 6.00m (approx. 9.02ft x 19.69ft) in this instance.
2. An unobstructed area for parking in a garage of 2.11m x 4.79m (approx. 6.92ft x 15.72ft) whereas By-law 0225-2007, as amended, requires a minimum unobstructed area for parking in a garage of 2.75m x 5.20m (approx. 9.02ft x 17.06ft) in this instance.

Background

Property Address: 530 Louis Dr

Mississauga Official Plan

Character Area: Cooksville Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

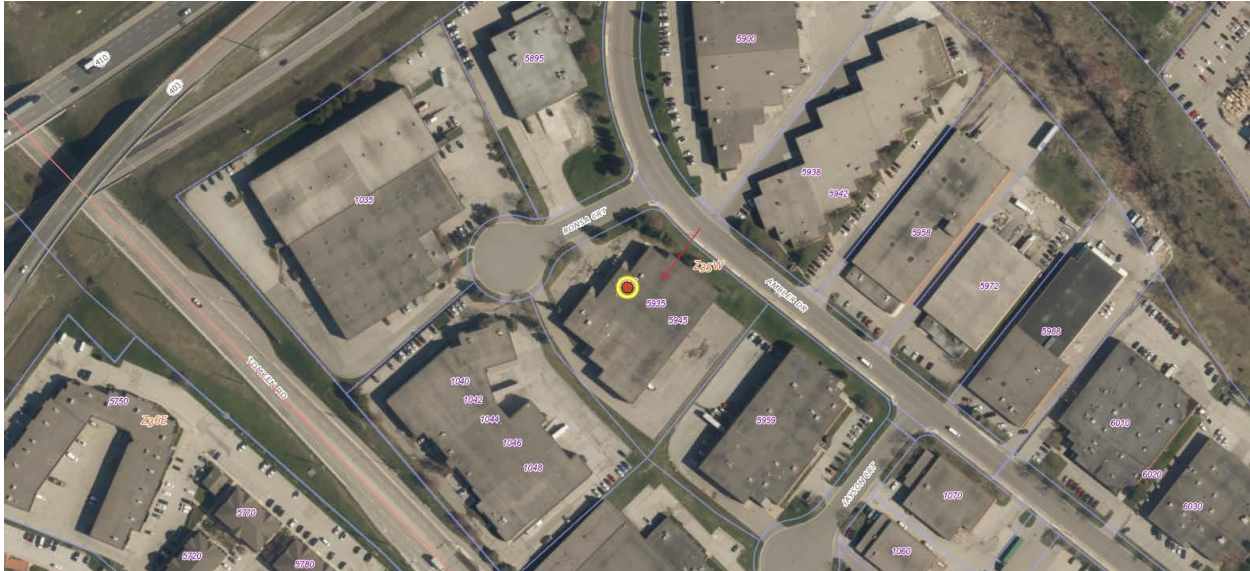
Zoning: R3 - Residential

Other Applications: BPA-96488

Site and Area Context

The subject property is located north-east of the Queensway West and Mavis Road intersection in the Cooksville 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 throughout the subject property. The surrounding area is exclusively residential, consisting of detached dwellings on similarly sized lots.

The applicant is proposing to legalize the existing garage area requiring variances for reduced garage area and unobstructed parking 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:

The subject property is located within the Cooksville Neighbourhood (West) Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP).

Variations 1 and 2 pertain to the unobstructed, interior parking space size within the existing garage. The intent of this provision is to ensure the garage can accommodate the parking of motor vehicles entirely within the garage. Staff note the variations are triggered by the proposed below grade entrance to the dwelling, which is to be located at the rear of the garage. Staff further note the existing double car garage was designed to fit two motor vehicles parked side-by-side. In reviewing the site plan, staff note the proposed below grade entrance does not extend along the entirety of the rear wall of the garage, thereby providing sufficient space to park a typical vehicle on the right side of the garage. The right side of the garage provide an unobstructed width of 2.42m (7.93ft) and an unobstructed length of 6.06m (19.88ft). Staff are of the opinion that despite the proposed reduced area, the garage will maintain the ability to provide parking for vehicles of average length. Staff further note that additional parking is available for the applicant on the driveway.

The request as proposed represents appropriate development of the lands and presents no significant impacts to the surrounding properties. Staff are of the opinion that the proposal maintains the general intent and purpose of the official plan and zoning by-law, and that the variations are minor in nature.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections to the applicant's request.



Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

Building Permit Application BPA-96488 is still in a pre-screening review. Zoning has not yet had the opportunity to review the drawings and materials. Without the benefit of a fulsome review of the drawings and materials, the variances requested cannot be confirmed at this time. There may be some changes to the variances as requested, and there may also be some additional variances required. Zoning staff would like the opportunity to complete the review and advise the applicant through the process the variances required to the applicable zoning provisions.

Comments Prepared by: Emily Majeed, Planner-in-Training

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

A Tree Removal Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner