

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-01-23	File(s): A599.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:1/30/2025 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 a minimum length of a rectangular area measured from the inside face of the garage walls of 5.3m (approx. 17.4ft) whereas By-law 0225-2007, as amended, requires a minimum length of a rectangular area measured from the inside face of the garage walls of 6.0m (approx. 19.7ft) in this instance.

Background

Property Address: 4260 Wakefield Cres

Mississauga Official Plan

Character Area: Creditview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

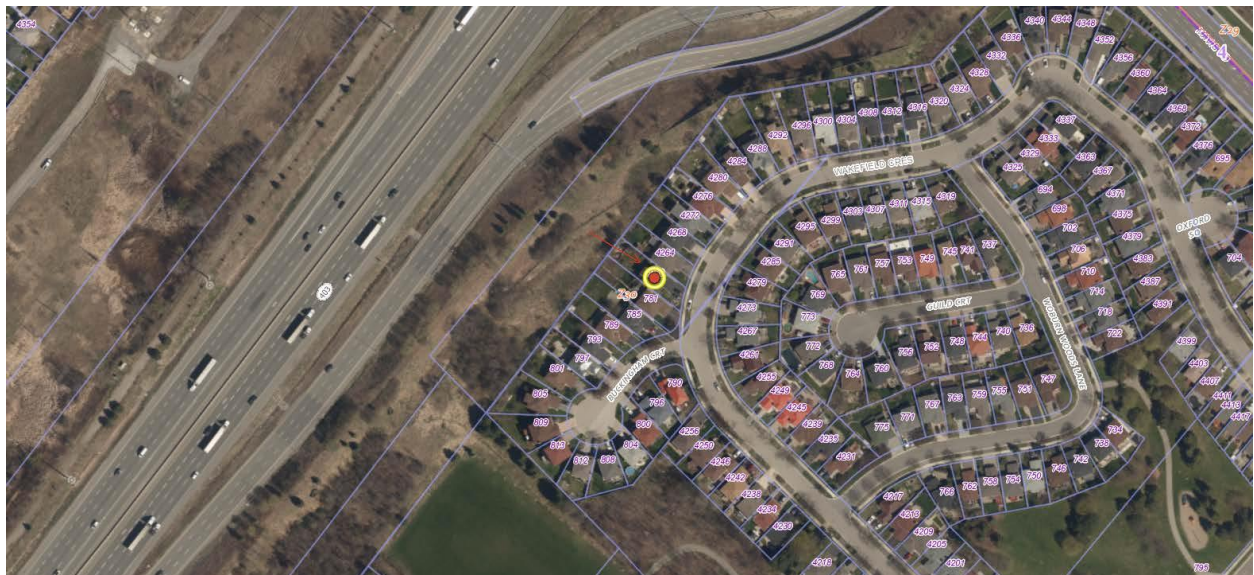
Zoning: RM2-2 - Residential

Other Applications: SEC UNIT 24-4893

Site and Area Context

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

The applicant is proposing to construct a below grade entrance along the interior rear face of the garage to facilitate an attached additional residential unit requiring a variance for minimum length of a garage 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 Creditview Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP).

The sole variance pertains to a reduction to the minimum length required for the garage area. The intent of this provision is to ensure the garage can accommodate the parking of motor vehicles entirely within the garage. Staff note the variances are triggered by the proposed below grade entrance to the dwelling located along the interior rear wall of the garage. Staff note the requested depth of the carport is larger than a legal parking space in the City and that, despite the proposed reduced length, the garage will maintain the ability to accommodate the parking of vehicles of average length.

The request as proposed represent appropriate development of the lands and is minor in nature. It is the opinion of staff that the proposal maintains the general intent and purpose of the official plan and zoning by-law.

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

The Building Division is processing Building Permit application SEC UNIT 24-4893. 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: Jeanine Benitez, Zoning Examiner

Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 4 – MTO

Regarding the property municipally known as 4260 Wakefield Cres, although located within the MTO Permit Control Area, the subject Minor Variance will not require a Building & Land Use Permit from this office. Therefore, we have no further comments.

Comments Prepared by: Nicole Hajjar, Corridor Management Officer