

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-11-18	File(s): A369/20 Ward: 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-11-26

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, as requested, meets the requirements of Section 45(1) of the *Planning Act*.

Application Details

The Applicant requests the Committee to approve a minor variance to permit a side door entrance, proposing an above-grade side door facing a street on a corner lot; whereas, By-law 0225-2007, as amended, does not permit an above grade side door facing a street, in this instance.

Background

Property Address: 3876 Passway Road

Mississauga Official Plan

Character Area: Lisgar Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R5-31 (Residential)

Other Applications:

Second Unit: 20-2441

Site and Area Context

The subject property is located north-east of the Derry Road West and Ninth Line intersection, and currently houses a two-storey, detached dwelling with an attached double-car garage. Contextually, the area is comprised exclusively of detached residential structures. The properties within the immediate area possess lot frontages of approximately +/-11.1m, with minimal vegetative / natural landscaped elements within the front yards.

The subject property is an exterior parcel, with a lot area of approximately +/- 430.0m² and a lot frontage of approximately +/- 13.5m.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment the authority to grant relief from the requirements stipulated by the municipal Zoning By-law, provided that such applications meet the requirements set out under Section 45(1) and/or 45(2) (a) or (b) of the *Planning Act*.

Staff comments concerning this minor variance request are as follows:

No development has been proposed as a result of this application, with the existing dwelling's footprint to remain the same. Planning Staff cannot discern any additional undue impact created as a result of the requested variance, with the streetscape integrity along this portion Cork Tree Road being largely maintained.

Through a detailed review, Staff is 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.

Conclusion

The Planning and Building Department 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*.

Comments Prepared by: Roberto Vertolli, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We note that the Transportation and Works Department has no objections to the proposed side door entrance as it will not impact or alter the existing grading and drainage pattern for this property.





Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a Second Unit Permit application under file 20-2441. Based upon review of this application, this Department notes that the variance, as requested, is correct.

Comments Prepared by: Alana Zheng, Zoning Examiner

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the November 26th, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Minor Variance Applications: A-369/20, A-379/20, A-384/20, A-385/20, A-386/20, A-387/20, A-389/20

Comments Prepared by: Diana Guida, Junior Planner