

# City of Mississauga

Memorandum:

## City Department and Agency Comments

Date Finalized: 2021-04-14	File(s): A132.21 Ward:7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-04-22 1:00 PM

### Consolidated Recommendation

The City has no objection to the variances, as requested.

### Application Details

The applicants request the Committee to approve a minor variance to allow the construction of an accessory structure on the subject property proposing:

1. A lot coverage of 37.7% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.0% of the lot area in this instance;
2. Maximum area occupied of 20.08sq.m (approx. 216.14sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00sq.m (approx. 107.64sq.ft) in this instance; and
3. A height of 4.0m (approx. 13.1ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.0m (approx. 9.8ft) in this instance.

### Background

**Property Address:** 215 Louis Drive

#### Mississauga Official Plan

Character Area: Cooksville Neighbourhood West  
Designation: Residential Low Density II

#### Zoning By-law 0225-2007

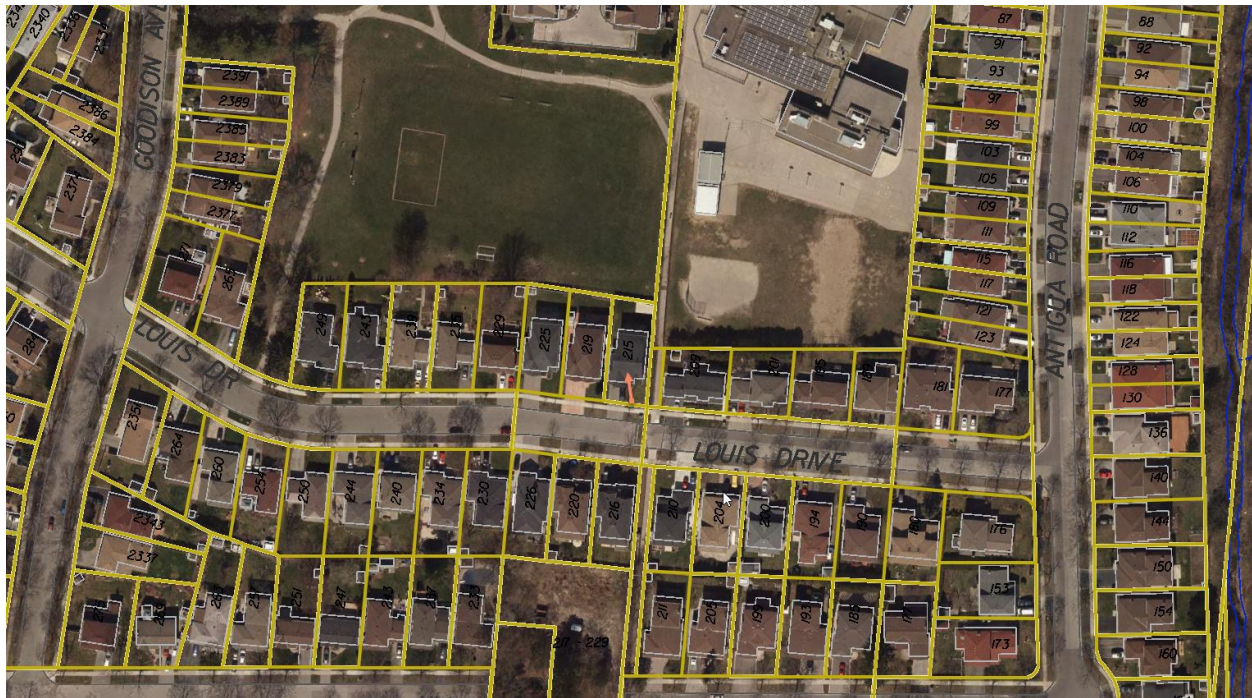
**Zoning:** R3-49 - Residential

**Other Applications:** BP 9NEW 20-2506

## Site and Area Context

The subject property is located north-west of the Queensway and Confederation Parkway intersection. The property is an interior parcel, with a lot area of +/- 530m<sup>2</sup> and a lot frontage of +/- 14.73m. Currently the property houses a two-storey, detached dwelling with minimal vegetation and landscape elements within the front and rear yards. Contextually, the area is comprised exclusively of two-storey detached dwellings. The properties within the immediate area possess lot frontages of +/- 15m, with minimal vegetative / natural landscaped elements within the front yards.

The applicant is proposing an accessory structure that requires variances for lot coverage, area of an accessory structure and height of the accessory structure.



## 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 Cooksville Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex dwellings and triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. 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. The proposed accessory structure is compatible with the surrounding area and does not pose any significant impact to the abutting properties. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

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

Variances #1- #3 as requested pertain to an accessory structure:

The intent of the zoning by-law is to ensure that accessory structures are proportional to the lot and dwelling, thereby remaining secondary to the principle use, while not presenting any massing concerns. Accessory structures contribute massing to the entirety of the property and should not over burden the primary structure. The proposed accessory structure is a stand alone structure, located in the rear yard. While the shed portion of the proposed structure is enclosed on all sides, the remainder is an open canopy. The proposed height of 4.0m, whereas a maximum of 3.00m is permitted, will not have any significant impact on the neighbouring properties as the property abuts a park and pedestrian walkway. The location and slope of the roof for the proposed accessory structure reduces any massing impacts on the neighbouring properties. Staff is of the opinion that variances #1-#3 are minor in nature and raise no concerns of a planning nature.

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

Staff is of the opinion that proposed accessory structure will not have any impact on the neighbouring properties and is consistent with the surrounding neighbourhood. As such, the variances requested are minor in nature and result in the orderly development of the lands.

## **Conclusion**

The City has no objection to the variances, as amended. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Comments Prepared by: Brooke Herczeg RPP, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We note that there is walkway and field (school/park) immediately abutting the accessory structure. From our site inspection we can also confirm that the catch basin depicted on the Site Plan submitted exists and should remain free and clear of any obstructions in order that drainage from this property can be directed into the catch basin.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file BP 9NEW 20-2506. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Alana Zheng, Zoning Examiner

## Appendix 5 – Region of Peel Comments

We have no comments or objections

Comments Prepared by: Diana Guida, Junior Planner