

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-27	File(s): A217.21
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-03 3:00 PM

Consolidated Recommendation

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

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction a new dwelling proposing a lot coverage of 36.08% (267.26sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (259.27sq.m) in this instance.

Background

Property Address: 2440 Cliff Road

Mississauga Official Plan

Character Area: Cooksville Neighbourhood East
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3- Residential

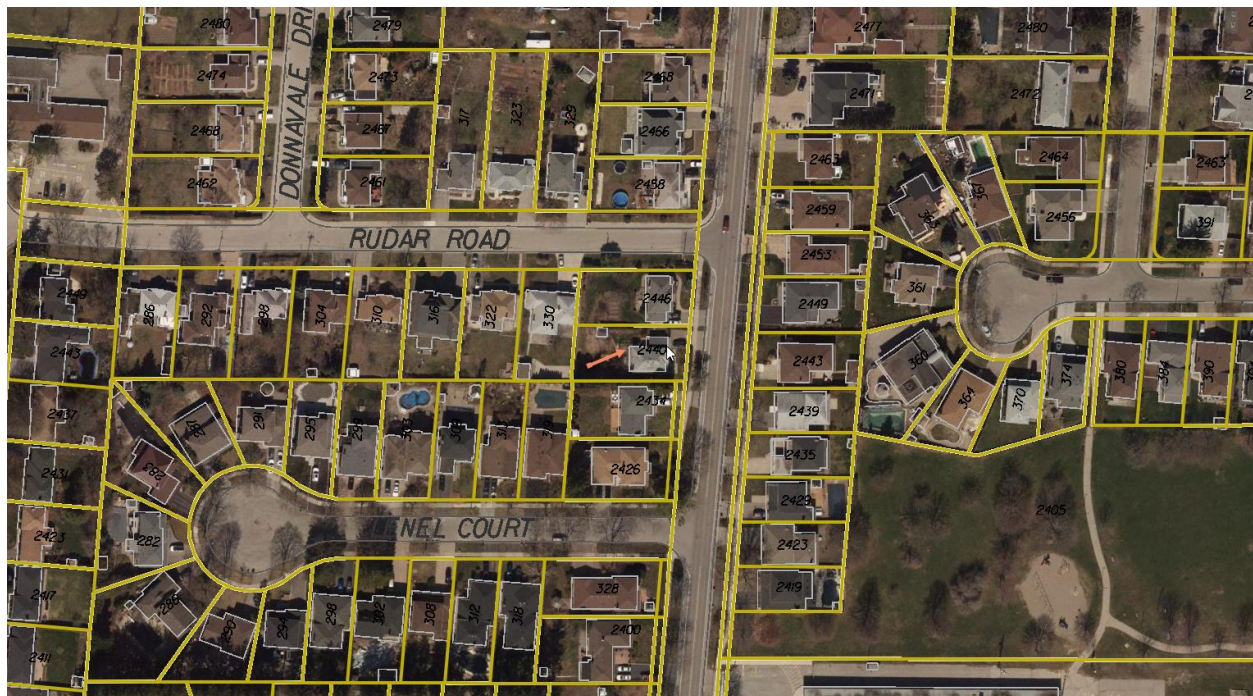
Other Applications: BP 9NEW 20-3395/ BP 9ALT 21-4594
PREAPP 21-5695

Site and Area Context

The property is located south-west of the Dundas St E and Cliff Rd intersection. The site currently houses a one-storey detached dwelling with moderate vegetation and landscaping

elements in the front and rear yards. The subject property is an interior parcel with a lot area of approximately +/- 740.79m² and a lot frontage of approximately +/- 18.99m. Contextually, the surrounding neighbourhood consists of one and two-storey detached dwellings. These properties possess lot frontages of +/- 18.0m with moderate vegetation and landscaping in the front yards.

The applicant is proposing a new dwelling that requires variances for lot coverage.



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 are as follows:

The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot. In this instance, the excessive lot coverage is due to the front and rear porches, which have a cumulative area of 5.26m². Excluding the porches, the dwelling would have a lot coverage of approximately 35%, which maintains by-law provisions. Overall, the proposed increase in lot coverage is minor, any reduction would still result in comparable structural massing on the

property. Furthermore, the subject property maintains the context of the surrounding neighbourhood and preserves the established character of the streetscape. Through a detailed review of the application, 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: Brooke Herczeg RPP, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the new dwelling have been addressed through the Building Permit process.



Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing preliminary zoning review application PREAPP 21-5695. From a review of this application it appears the variances requested are correct.

Our comments are based on the plans received by Zoning staff on 2021-03-16 for the above captioned application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the preliminary zoning review process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission

procedure, separately through the preliminary zoning review process in order to receive updated comments.

Comments Prepared by: Brian Bonner, Zoning Examiner

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner