

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-06-16	File(s): A250.21 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-24 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 of an addition proposing a lot coverage of 29.19% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance.

Background

Property Address: 6889 Second Line West

Mississauga Official Plan

Character Area: Meadowvale Village NHD
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-10 - Residential

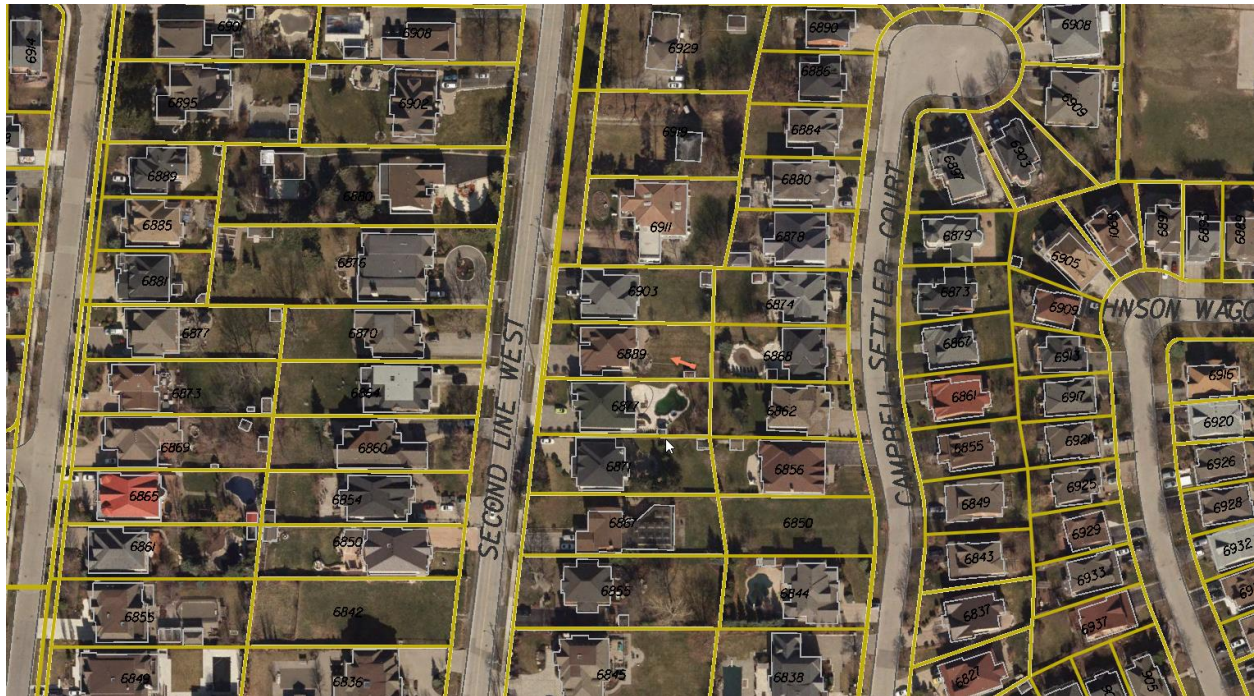
Other Applications: BP 9New 99-1405

Site and Area Context

The subject property is located north-east of the Second Line West and Silverthorn Mill Avenue intersection. The property is an interior parcel with a lot area of +/- 1,078.41m² and a lot frontage of +/- 18.94m. Currently the property houses a two-storey, detached dwelling with

mature vegetation and landscape elements in both the front and rear yards. Contextually, the area is comprised exclusively of detached dwellings possessing lot frontages of +/- 20.95m, with and mature vegetation and landscape elements in both the front and exterior side yards.

The applicant is proposing an addition requiring a variance 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 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 site is located within the Meadowvale Village Character Area, and is designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings; semi-detached dwellings and duplex

dwelling. 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 existing residential dwelling is permitted within this designation. Staff is of the opinion that the general intent and purpose of the MOP is maintained.

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

The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot. Overdevelopment negatively impacts the neighbourhood streetscape and neighbouring properties by disrespecting the neighbourhood's existing character and massing. The proposed canopy addition will not add structural massing to the dwelling or impact the abutting neighbours. As a result the proposed addition does not represent the overdevelopment of the lot. Furthermore, with the proposed canopy being located at the rear of the property, it will not have any impact on the streetscape. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

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

The proposed canopy does not represent the overdevelopment of the lot and will not negatively impact neighbouring properties or the streetscape. Staff are of the opinion that this application represents the orderly development of the lands, and is minor in nature.

Conclusion

Based upon the preceding information, it is the opinion of Staff that the variances, as requested, meet the general intent and purpose of both the MOP and Zoning By-law; are minor in nature; and, are desirable for the orderly development of the lands. To this end, the Planning and Building Department has no objection to the variances, as requested. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Comments Prepared by: Connor DiPietro, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition will be addressed through the Building Permit Process. From our site inspection of the property we note that we do not foresee any drainage related concerns with the addition provided that the existing drainage pattern be maintained.



Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file BP 9ALT 21-6313. 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.

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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