

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-07-13	File(s): A292.21 Ward 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-07-22 1:00 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 the construction of an accessory structure proposing a lot coverage of 32.91% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance.

### Amendments

"[Enter amendments to variances]"

### Recommended Conditions and Terms

"[Enter terms and conditions here]"

## Background

**Property Address:** 6802 Loganberry Court

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

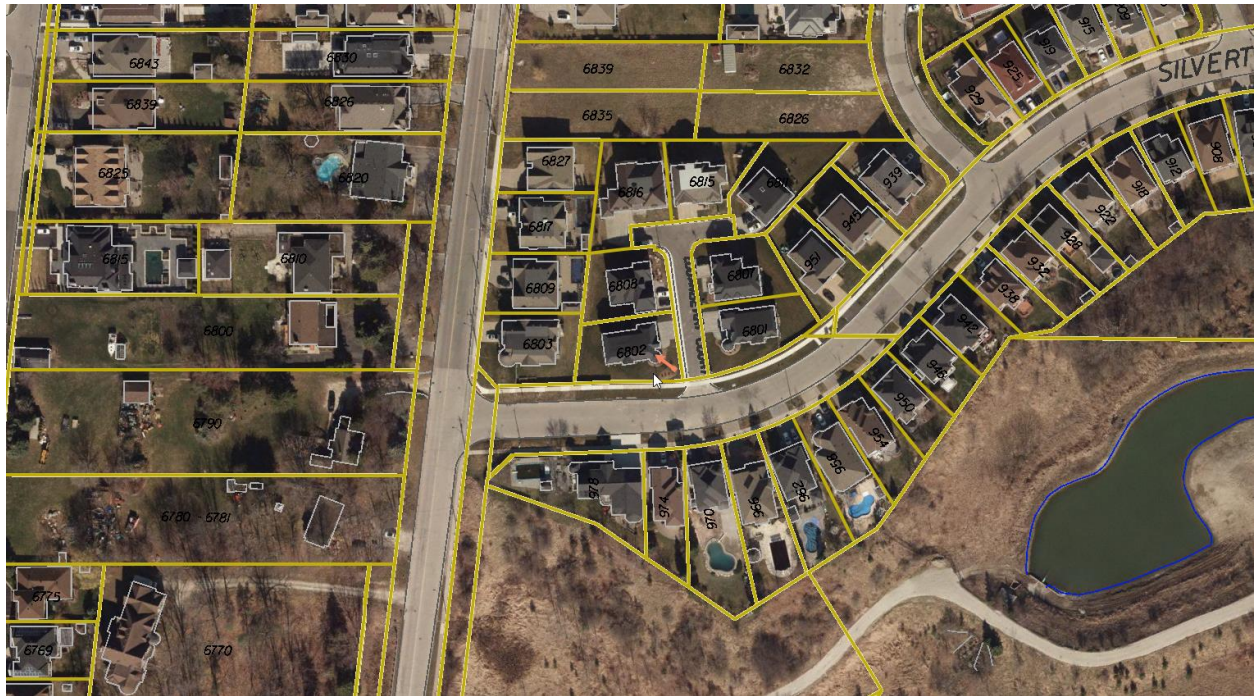
**Zoning:** R16-7 - Residential

**Other Applications:** BP 9NEW 21-5905

## Site and Area Context

The subject property is located east of Second Line West, between Old Derry Road and Highway 401. Currently the property contains a two storey detached dwelling accessed from a condominium road. The property is a corner lot with a lot area of +/- 753.6m<sup>2</sup> and no notable vegetation. The surrounding neighbourhood contains single detached dwellings exclusively, however lot sizes vary greatly.

The applicant is proposing an accessory structure in the rear yard 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?**

Located in the Meadowvale Village Neighbourhood Character Area, the subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). The residential designations permits detached dwellings. 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. While the proposed accessory structure is to be located in the rear yard of the property, it is important to recognize that the subject property is a corner lot resulting in the structure not being entirely removed from the public view. Upon review of the application, the structure does not appear to require additional variances for height, setbacks, or floor area. Given this, staff are of the opinion that the structure is appropriately sized 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?**

The intent of the variance requested is to permit an increase in the maximum permitted lot coverage for the subject property. The intent of the lot coverage provision in the Zoning By-law is to ensure that the lot is not overdeveloped to the detriment of the streetscape and neighbouring properties. The proposed structure is located away from the main dwelling, thereby breaking up the overall massing on the subject property. Furthermore it has been clarified through a discussion with the applicant that the proposed structure is to be open with no walls on any side, reducing any potential impact the accessory structure could have on the overall massing on the subject property. Staff are of the opinion that the general intent and purpose of the by-law is maintained in this instance.

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

Staff is of the opinion that the proposed accessory structure will not have any significant impacts on neighbouring properties or the streetscape and represent appropriate development of the subject lands. As such, the variances are minor in nature and result in the orderly development of the subject property.

## Conclusion

The Planning & Building Department has no objections to the application.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the area where the accessory structure is being proposed. We also note that there is an existing catch basin in close proximity to the proposed structure which will accommodate any drainage from this property.







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 21-5905. 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: Brandon Eidner, Zoning Examiner

## **Appendix 3 – Parks, Forestry & Environment**

N/A

## **Appendix 4 – Heritage**

N/A

## **Appendix 5 – Region of Peel Comments**

We have no comments or objections.