

City of Mississauga Department Comments

Date Finalized: 2021-11-16	File(s): A485.21
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2021-11-25 1:00:00 PM

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. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a deck proposing a total lot coverage of 42.1% whereas By-law 0225-2007, as amended, permits a maximum total lot coverage of 40.0% in this instance.

Background

Property Address: 894 Eighth Street

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

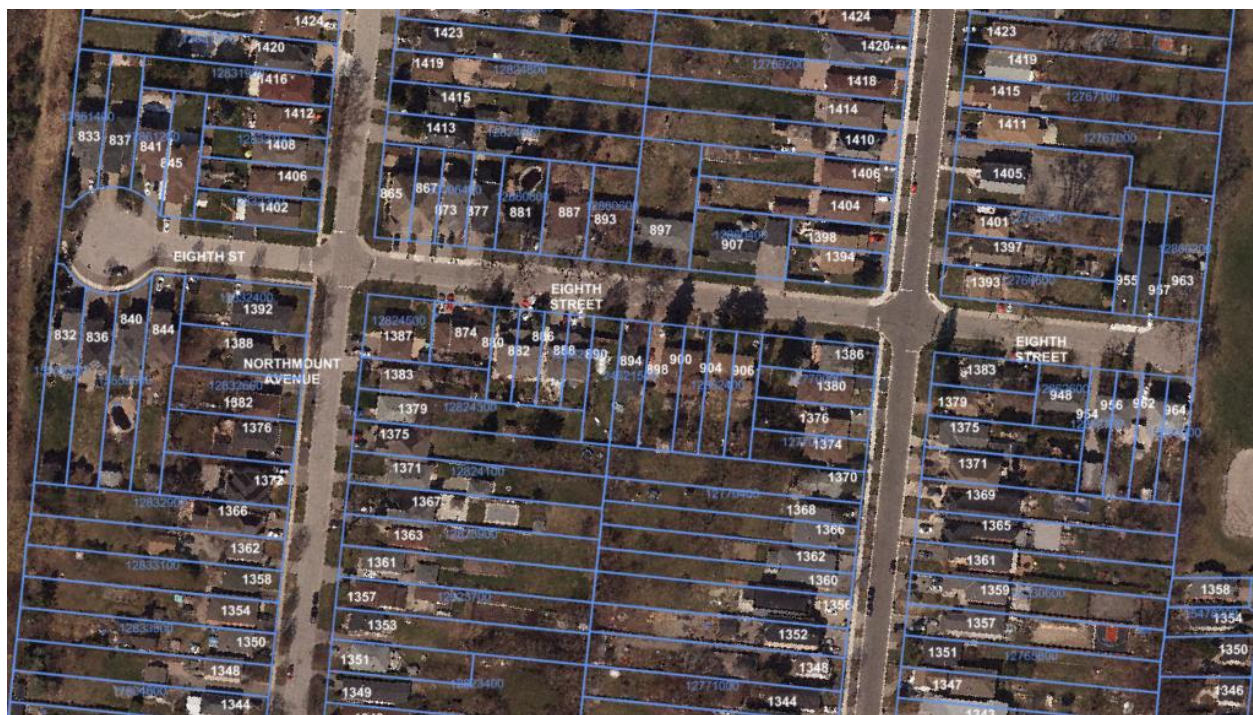
Zoning: RM1-26 - Residential

Other Applications: Site Plan (no. unknown), Building Permit 03 7587 and Pre-Application Zoning Review BP 9ALT 09 5775

Site and Area Context

The subject property is located within the Lakeview Neighbourhood, northeast of Atwater Avenue and Cawthra Road. The immediate neighbourhood is residential consisting of one and two storey detached and semi-detached dwellings, on lots with mature vegetation in the front yards. The subject property is a two storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a deck 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 are as follows:

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached and duplex and triplex dwellings. The intent of the zoning by-law is to ensure there is not an overdevelopment of the lot. In this

instance, the applicant is proposing a lot coverage of 42.1% when a maximum lot coverage of 40% is permitted. Staff note that based off the drawings provided, the variance requested is only required to accommodate the proposed deck. Staff cannot confirm how much of the lot coverage is attributable to the detached dwelling's footprint, as a lot coverage breakdown was not provided. Furthermore, staff contacted the applicant on November 5th and did not receive a response. 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

Comments Prepared by: Connor DiPietro, 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 proposed deck will be addressed through the future Building Permit process.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Daniel Grdasic, Planning Associate