

# City of Mississauga Department Comments

Date Finalized: 2021-11-23	File(s): A532.21
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2021-12-02 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

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an accessory structure proposing:

1. An area occupied by an accessory structure of 25.84sq.m (approx. 278.14sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area occupied per accessory structure of 20.00sq.m (approx. 215.28sq.ft) in this instance; and,
2. A lot coverage of 25.15% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance.

## Background

**Property Address:** 1428 Broadmoor Avenue

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R1-2 - Residential

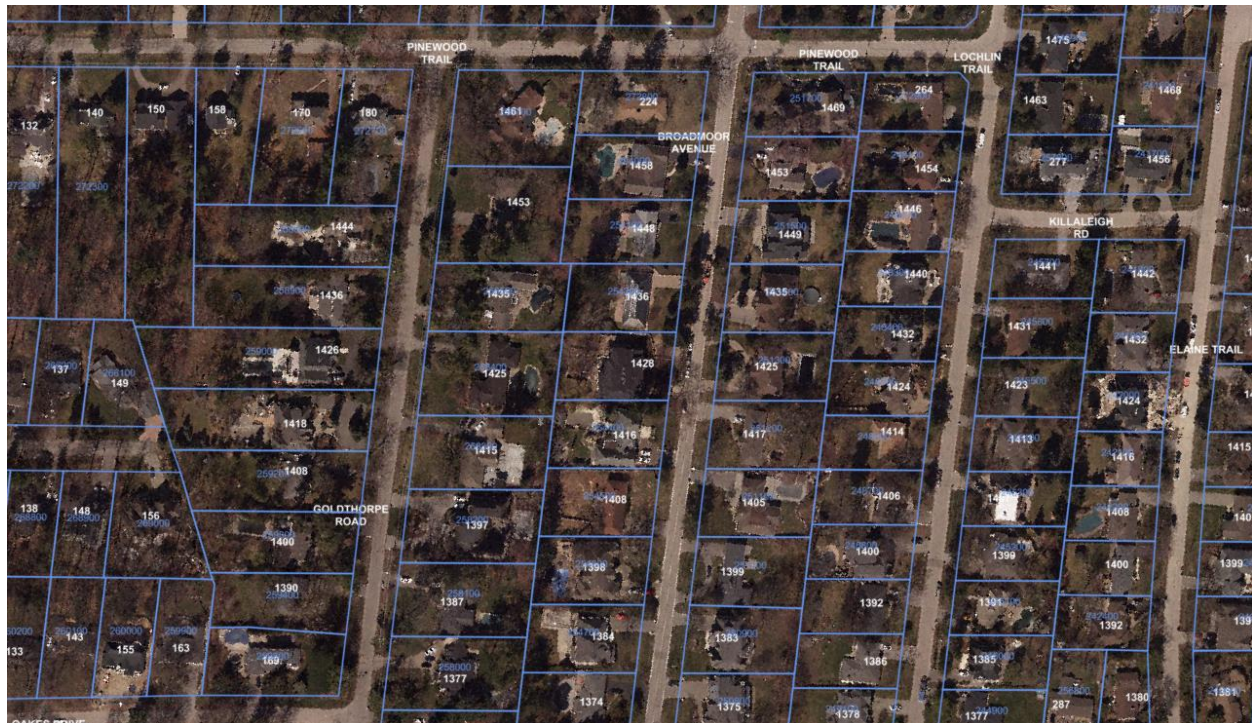
### Other Applications:

None

## Site and Area Context

The subject property is located in the Mineola Neighbourhood Character Area, northeast of Hurontario Street and Mineola Road East. The immediate neighbourhood contains an eclectic mix of newer and older one and two storey-detached dwellings with mature vegetation in the front yards. The subject property contains a two storey detached dwelling with mature vegetation in the front yard.

The application proposes the construction of an accessory structure requiring variances related to accessory structure area and 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 located within the Mineola Neighbourhood Character Area, and is designated Residential Low Density I by the Mississauga Official Plan (MOP). The proposed structure is permitted within this designation. Staff is of the opinion that the intent and purpose of the Official Plan is maintained.

Variances #1 and 2 are required to permit the construction of an accessory structure. The applicant is proposing an area occupied by an accessory structure of 25.84m<sup>2</sup> (278.14ft<sup>2</sup>) where a maximum area occupied per accessory structure of 20.00m<sup>2</sup> (215.28ft<sup>2</sup>) is permitted. The by-law also permits a maximum lot coverage of 25.15% where a maximum lot coverage of 25.00% is permitted.

The intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot and dwelling and are clearly accessory, while not presenting any massing concerns to neighbouring lots. In this case, the proposed structure is clearly subordinate to the main dwelling and is proportional to the lot. The Zoning By-law permits a maximum occupied combined area of 60m<sup>2</sup> (645.84 ft<sup>2</sup>) for all accessory buildings and structures on lots with areas over 750m<sup>2</sup> (8072ft<sup>2</sup>). The proposal meets this requirement.

Variance #2 pertains to lot coverage. A lot coverage of 25.15% is proposed, where a maximum lot coverage of 25% is permitted. Only 23.45% of the lot coverage is attributed to the dwelling's footprint. The remaining lot coverage is attributed to the proposed accessory structure. The increase in lot coverage raises no concerns of a planning nature. Furthermore, the lot coverage that exceeds the maximum permitted is negligible.

As such, staff are of the opinion that the application is appropriate to be handled through the minor variance process and 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 accessory structure 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 currently processing a Preliminary Zoning Review application under file PREAPP 21-8308. 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