

# City of Mississauga Department Comments

Date Finalized: 2021-12-22	File(s): A526.21
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-01-13 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 44.80% whereas By-law 0225-2007, as amended, permits a maximum total lot coverage of 40.00% in this instance.

## Recommended Conditions and Terms

Should the Committee see merit in this application, we ask that the structure be equipped with an eaves trough and down spout directed in such a manor to not impact any of the adjacent properties.

## Amendments

1. The applicant requests the Committee to approve a minor variance to allow the construction of a deck proposing a total lot coverage of 45.40% whereas By-law 0225-2007, as amended, permits a maximum total lot coverage of 40.00% in this instance.

## Background

**Property Address:** 969 Cristina Crt

**Mississauga Official Plan**

Character Area: Clarkson – Lorne Park Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

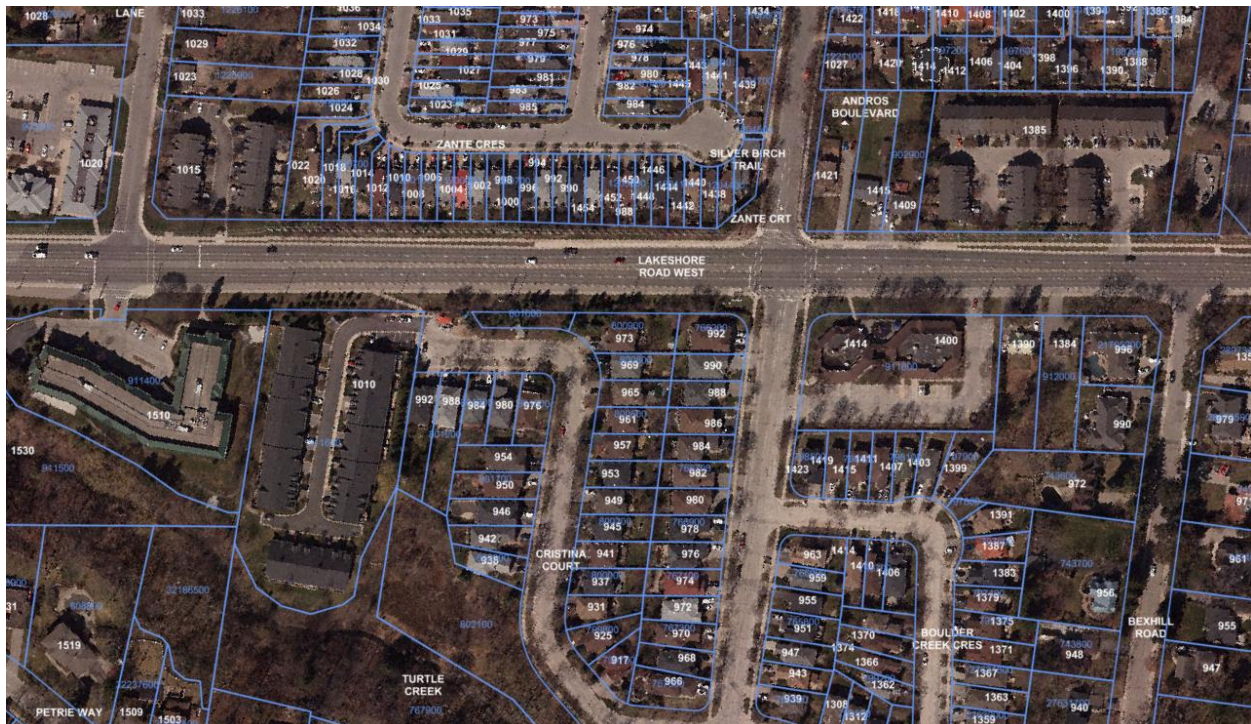
**Zoning:** R4-24 - Residential

**Other Applications:** Preliminary Application Zoning Review – PREAPP 21 7341

### Site and Area Context

The subject property is located within the Clarkson - Lorne Park Neighbourhood Character Area, southeast of Clarkson Road North and Lakeshore Road West. The immediate neighbourhood is entirely residential consisting of two storey detached-dwellings. The subject property contains an existing two-storey detached dwelling with mature vegetation in the front yard.

The application proposes the construction of 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 44.8% when a maximum lot coverage of 40% is permitted. Based on the drawings submitted, approximately 12% of the lot coverage is attributable to the proposed deck. However, the proposed deck does not add significant massing to the overall dwelling and represents a moderate increase from what is currently permitted. The remaining lot coverage is attributable to the detached dwelling's footprint. 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 Building Permit process, File BP 9ALT 21/6755. We ask that the structure be equipped with an eaves trough and down spout directed in such a manor to not impact any of the adjacent properties.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9ALT 21-6755. Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

1. The applicant requests the Committee to approve a minor variance to allow the construction of a deck proposing a total lot coverage of 45.40% whereas By-law 0225-2007, as amended, permits a maximum total lot coverage of 40.00% in this instance.

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