

# City of Mississauga Department Comments

Date Finalized: 2022-01-12	File(s): A559.21 Ward 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-01-20 1:00:00 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 a balcony proposing a lot coverage of 35.9% (approx. 225.86sq.m or 2,431.14sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.0% (approx. 220.33sq.m or 2,371.61sq.ft) in this instance.

## Background

**Property Address:** 5917 Rayshaw Crescent

### Mississauga Official Plan

Character Area: Streetsville Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R3 - Residential

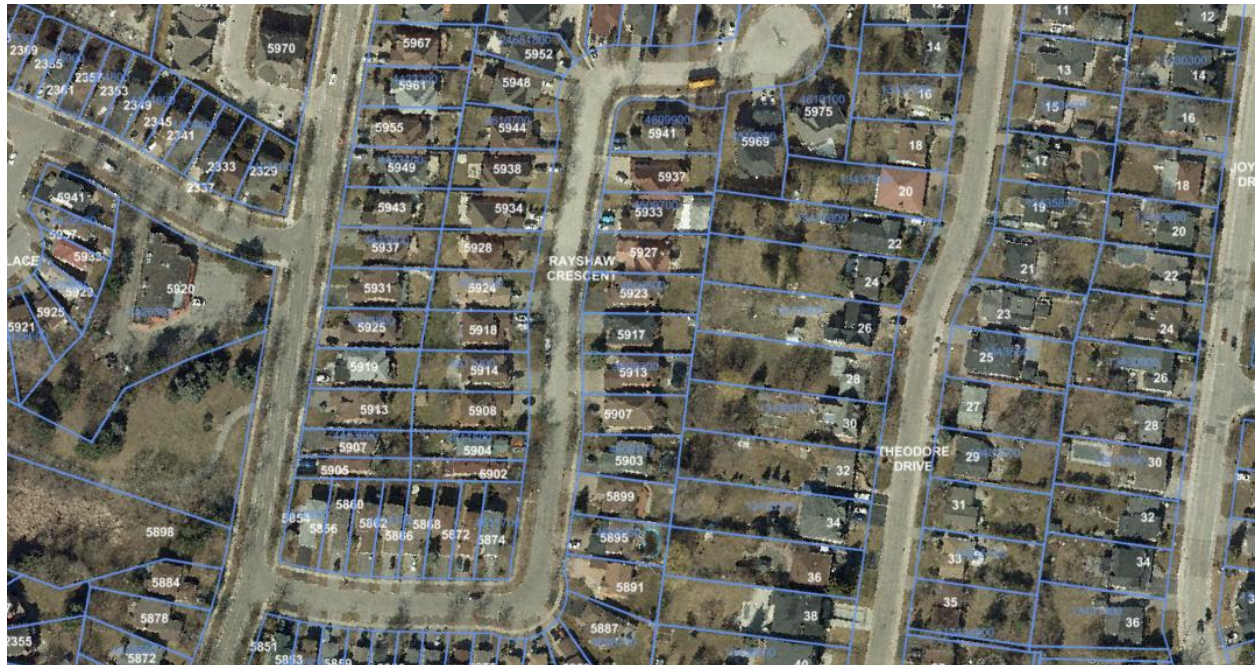
**Other Applications:** PREAPP 21-8248

### Site and Area Context

The subject property is located south-east of the Britannia Road West and Turney Drive intersection in the Streetsville neighbourhood. It has a lot frontage of +/- 15m (49.2ft), a lot area of +/- 629.01m<sup>2</sup> (6,770.6ft<sup>2</sup>) and currently contains a detached dwelling with an attached garage.

Limited landscaping and vegetation elements are present in both the front and rear yards. The surrounding area is exclusively residential and is comprised predominantly of detached dwellings, however some townhouse and semi-detached dwellings are also present.

The applicant is proposing to reconstruct and expand the existing balcony 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:

The subject property is located in the Streetsville Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex and triplex dwellings, as well as other low-rise dwellings with individual frontages. 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 intent of the lot coverage regulations in the By-law is to prevent the overdevelopment of the lot and mitigate potential massing concerns on abutting properties. The applicant is requesting an increase to lot coverage of 0.9%, which represents approximately 5m<sup>2</sup> (54ft<sup>2</sup>) of additional coverage. Staff are satisfied that this request is minor in nature and does not represent overdevelopment of the lot. The proposal is for an open balcony, which does not create significant massing impacts. Furthermore staff are satisfied that the proposal does not create any additional loss in privacy to abutting properties when compared to as-of-right permissions for the property. Staff are therefore of the opinion that the proposal maintains the general intent and purpose of both the Official Plan and Zoning By-law, is minor in nature, and represents appropriate development of the subject property.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting that the proposed balcony will have no impact on the existing grading and drainage pattern for this property.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is currently processing a Preliminary Zoning Review application under file PREAPP 21-8248. Based on review of the information currently available, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on 09/22/2021 for the above captioned building permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Adam McCormack, Zoning Examiner