

# City of Mississauga Department Comments

Date Finalized: 2022-03-23	File(s): A493.21 Ward 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-03-31 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

## Application Details

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

1. A lot coverage of 41.07% whereas By-law 0225-007, as amended, permits a maximum lot coverage of 40.00% in this instance; and
2. A rear yard setback of 5.17m (approx. 16.96ft) whereas By-law 0225-007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance.

## Background

**Property Address:** 6770 Gracefield Drive

### Mississauga Official Plan

Character Area: Lisgar Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

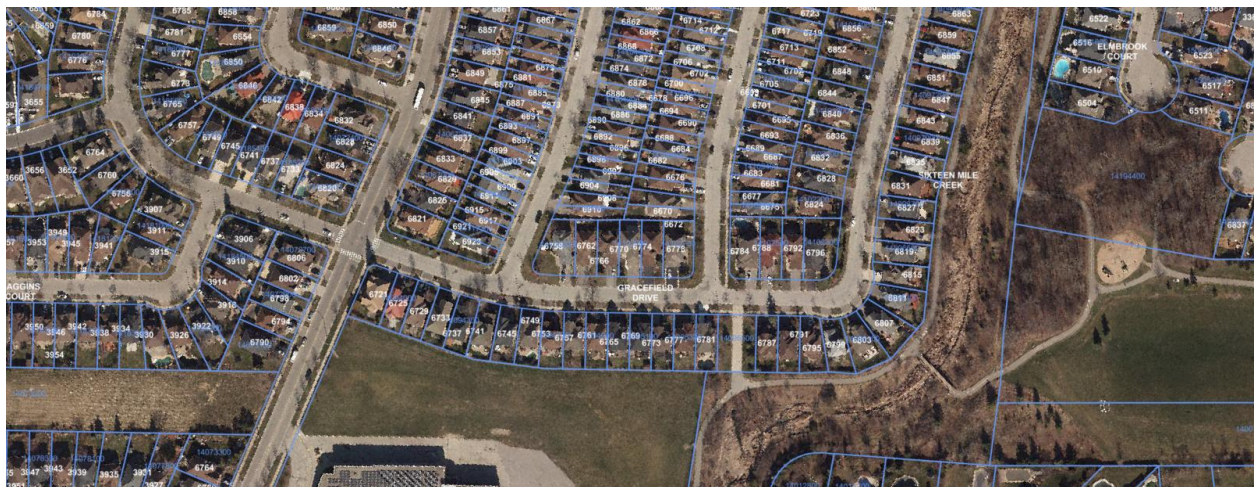
**Zoning:** R4 - Residential

**Other Applications:** BP 9ALT 16-3947

### Site and Area Context

The subject property is located north-east of the Lisgar Drive and Gracefield Drive intersection in the Lisgar neighbourhood. It currently contains a detached dwelling on a lot with an area of +/- 398.33m<sup>2</sup> (4,287.59ft<sup>2</sup>). Limited vegetation/landscaping elements are present in both the front and rear yards. The surrounding context is exclusively residential, consisting of a mix of detached and semi-detached dwellings. The existing dwelling and subject property are similar in size and scale to the surrounding properties and detached dwellings.

The applicant is proposing a rear sunroom addition requiring variances for lot coverage and rear yard setback.



## 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?**

The subject property is located in the Lisgar 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

proposed addition is at the rear of the property and will not impact the streetscape. It is appropriate given existing site conditions and will have no impact on the landscape of the character area. Staff are therefore satisfied 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?**

Variance 1 requests an increase in lot coverage. The intent of the lot coverage regulations are to prevent the overdevelopment of a lot that would create massing impacts for abutting properties. The proposed increase is minor and is limited to a single storey, and impacts to neighbouring properties are therefore limited. Staff are satisfied that the increase does not represent overdevelopment of the subject property.

Variance 2 requests a reduced rear yard setback to the addition. The intent of the rear yard setback is to ensure that both an adequate buffer exists between the massing of primary structures on adjoining properties, as well as create an appropriate amenity area within the rear yard. After working with the applicant to increase the rear yard setback staff are satisfied that an appropriate rear yard amenity area is maintained. Furthermore the location and orientation of the property allows for an ample buffer between structures when compared to properties along the rear lot line.

Given the above, Planning staff are satisfied that the general intent and purpose of the Zoning By-law is maintained.

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

Staff are satisfied that the proposal is minor in nature and will not create undue impacts on abutting properties or the streetscape. Furthermore staff are of the opinion that the application represents appropriate development of the subject lands.

Comments Prepared by: Alexander Davies, 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 addition will be addressed through the Building Permit process.

From our site inspection of the property we also note that there is a functioning catchbasin on this property and we foresee no drainage related concerns.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9ALT 16-3947. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

The last zoning review completed for this building permit was conducted on 2017/02/14. It appears the plans submitted with the minor variance application are different than the building permit application. Therefore Zoning staff are not in a position to provide any comment on the current proposal.

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: Brian Bonner, Supervisor