

City of Mississauga Department Comments

Date Finalized: 2022-04-27	File(s): A1.22 Ward 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-05-05 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 deck proposing a lot coverage of 39.9% (approx. 226.68sq.m or 2,439.96sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.0% (approx. 198.53sq.m or 2,136.96sq.ft) in this instance.

Background

Property Address: 5170 Amana Place

Mississauga Official Plan

Character Area: Central Erin Mills Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3 - Residential

Other Applications: BP 9ALT 21-7708

Site and Area Context

The subject property is located north-east of the Mississauga Road and Barbertown Road intersection in the Central Erin Mills neighbourhood. It currently contains a detached dwelling with an attached garage. Some vegetative and landscape elements are present on the property,

located in both the front and rear yards. The surrounding context is predominantly detached residential on lots of varying sizes, however townhouses and a church are also present.

The applicant is proposing a rear 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 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 Central Erin Mills Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, and duplex dwellings. 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 accessory structure is appropriately sized for the subject property and is clearly accessory to the primary dwelling use. No variances have been requested for height or floor area of the structure. Staff are satisfied that the request maintains the general intent and purpose of the official plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot and to limit massing impacts on abutting properties. Planning staff are of the opinion that the proposed deck is appropriately located and sized for the subject property, and note that the existing dwelling appears to account for the entirety of the permitted lot coverage. The proposal aims to improve the rear yard amenity area without impacting the established streetscape. It is staff's opinion that the addition of the deck does not represent an overdevelopment of the lot. Staff are therefore 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?

Planning staff are of the opinion that any negative impacts to abutting properties will be minor in nature. Furthermore the proposal represents appropriate development of the subject property and improves the rear yard amenity area.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

From our site inspection of this property we observed no drainage related concerns with the proposal to replace the existing deck.



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 21-7708. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on 08/24/2021 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