

City of Mississauga Department Comments

Date Finalized: 2022-05-04	File(s): A219.22 Ward 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-05-12 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 an addition proposing a lot coverage of 43.76% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% in this instance.

Background

Property Address: 3977 Passway Rd

Mississauga Official Plan

Character Area: Lisgar Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R5-14 - Residential

Other Applications: BP 9ALT 22-123

Site and Area Context

The subject property is located north-east of the Terragar Boulevard and Ninth Line intersection in the Lisgar neighbourhood. It currently contains a two-storey detached dwelling with a lot frontage of +/- 11m (36ft) and a lot area of +/- 368.5m² (3,966.5ft²). Limited landscaping and vegetative elements are present in both the front and rear yards. The surrounding area context

is exclusively residential, consisting of detached dwellings on similarly sized lots and semi-detached dwellings on smaller lots. The larger area context includes vacant lands located along the west side of Ninth Line and a hydro corridor to the north.

The applicant is proposing an addition on the subject property 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 Lisgar Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). 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 patio cover is appropriately sized for the property, improves the rear yard amenity area, and will have no negative impacts to the streetscape. Staff are therefore satisfied that the general intent and purpose of the official plan are maintained.

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 patio cover 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, does not impact the streetscape, and in the opinion of staff does not represent an overdevelopment of the lot. Staff are therefore satisfied that the general intent and purpose of the zoning by-law are 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

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 note that we do not foresee any drainage related concerns with the addition provided that the existing drainage pattern be maintained.





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 22-123. Based on review of the information currently available in this permit application, the variance, as requested is 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: Maria Fernandez, Zoning Examiner