

# City of Mississauga Department Comments

Date Finalized: 2022-05-25	File(s): A257.22 Ward 3
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-06-02 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 accessory structure proposing:

1. To permit an accessory structure projecting the front wall of the dwelling by 1.57m (approx. 5.15ft) whereas By-law 0225-2007, as amended, does not permit an accessory structure between the front wall of the dwelling and the front lot line in this instance;
2. To permit an area of attachment of the dwelling and attached garage with a length of 4.07m (approx. 13.35ft) whereas By-law 0225-2007, as amended, requires an area of attachment of a dwelling and attached garage with a minimum length of 5.00m (approx. 16.40ft) in this instance;
3. An accessory structure height of 5.75m (approx. 18.86ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.50m (approx. 11.48ft) in this instance;
4. A lot coverage of 5.43% for all accessory buildings and structures whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 5.00% for all for all accessory buildings and structures on the subject property in this instance; and,
5. An accessory structure area of 35.83sq.m (approx. 385.67sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq.m (approx. 215.28sq.ft) in this instance.

## Background

**Property Address:** 690 Hillman Cres

**Mississauga Official Plan**

Character Area: Applewood Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

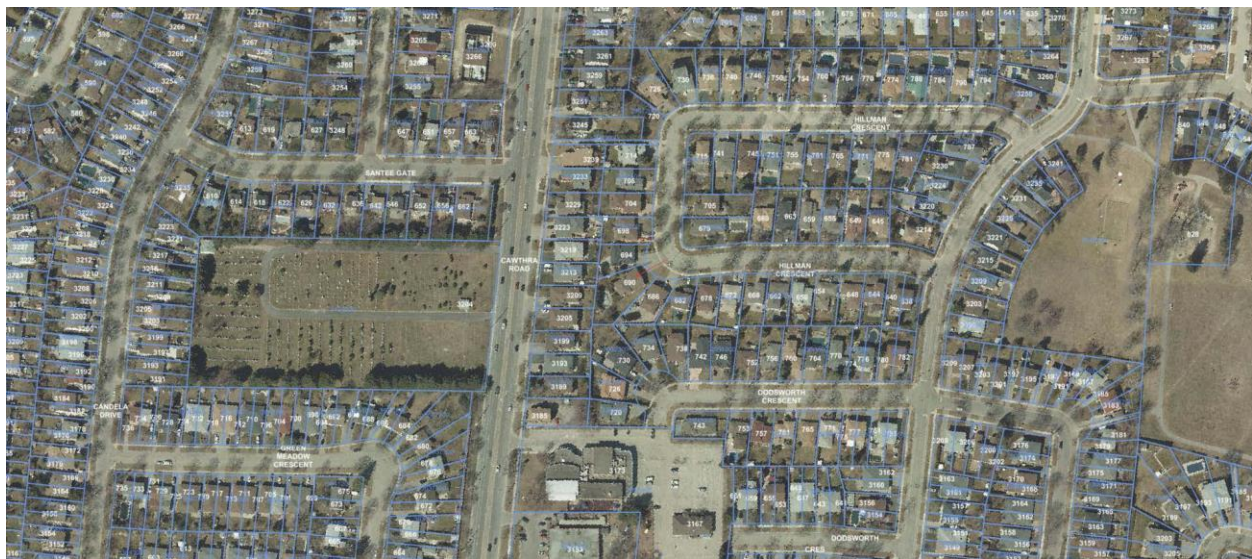
**Zoning:** R3 - Residential

**Other Applications:** BP 9ALT 22-57

### Site and Area Context

The subject property is located south-east of the Cawthra Road and Bloor Street intersection in the Applewood neighbourhood. It is a pie shaped lot on the curve of Hillman Crescent with a lot area of +/- 1004.3m<sup>2</sup> (10,810.19ft<sup>2</sup>). The property currently contains a two-storey detached dwelling with an attached garage and limited landscaping and vegetative elements. The surrounding area context is primarily residential, consisting of a mix of detached and semi-detached dwellings on lots of varying sizes.

The applicant is proposing renovations to the existing dwelling requiring variances relating to accessory structure provisions and area of attachment for the attached garage.



## 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 Applewood 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, 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 intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot and dwelling and clearly accessory while not presenting any massing concerns to neighbouring lots. In this instance the applicant is not constructing a detached accessory structure, but instead additional floor space above the garage and entirely within the existing structure. Access to the floor space would be from the interior of the dwelling. As there will be no additional structures or massing added to the property staff are satisfied that there will be no impacts to either abutting properties or the streetscape. Planning staff find the variances to be technical in nature.

Given the above, Planning staff are satisfied that the application 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

From our site inspection of the property we note that we have no drainage related concerns with the accessory structure.



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 22-57. Based on review of the information currently available in this permit application, the variances, as requested are 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: Sherri Takaloo, Zoning Examiner