

City of Mississauga Department Comments

Date Finalized: 2022-06-08	File(s): A63.22
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2022-06-16 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow an existing accessory structure with:

1. An accessory structure area of 55.3sq.m (approx. 595.2sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 10.0sq.m (approx. 107.6sq.ft) in this instance;
2. An accessory structure height of 3.38m (approx. 11.09ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00m (approx. 9.84ft) in this instance;
3. An interior side yard setback and a rear yard setback of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback and rear yard setback of 0.61m (approx. 2.00ft) in this instance; and,
4. A lot coverage of 34.8% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% in this instance.

Background

Property Address: 900 Atwater Avenue

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

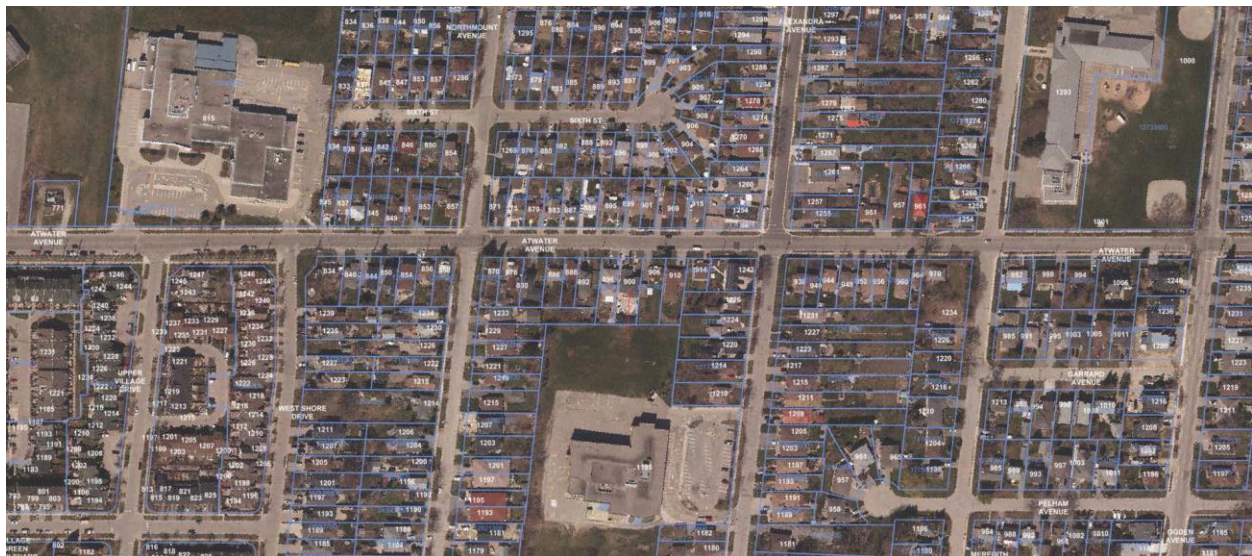
Zoning: RM1-26 - Residential

Other Applications: Building Permit – BP 9NEW 20-3296

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, east of the Atwater Avenue and Cawthra Road intersection. Directly abutting the subject property to the north is Queen of Heaven Separate School. The residential portion of the neighbourhood consists of one and two storey-detached dwellings, on lots with mature vegetation in the front yards. The subject property contains a two-storey detached dwelling with no vegetation in the front yard.

The applicant is requesting to permit an existing accessory structure remain requiring variances for accessory structure area & height, lot coverage and setbacks.



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 are as follows:

The Committee of Adjustment previously deferred this application on February 17th, 2022. Planning, Zoning and Transportation and Works staff identified concerns with the applicant's proposal related to drainage, excessive gross floor area and an incorrect established grade calculation. The applicant's agent has worked with staff to try to address these issues; however, has only satisfied Transportation and Works' staff's concerns. Issues related to excessive gross floor area and height calculations remain unresolved. Staff is of the opinion that the resubmission of this application was premature and recommends deferral of the application to allow the applicant an opportunity to address staff's concerns.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

The applicant has provided this Department with a revised grading plan on March 21, 2022 that shows the down spout locations located in such a manner that will not impact the adjacent properties. Our Development Construction Section has reviewed the revised plan and finds it acceptable.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9NEW 20-3296. 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.

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: Alana Zheng, Zoning Examiner