

City of Mississauga Department Comments

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| Date Finalized: 2022-07-06 | File(s): A281.22 |
| To: Committee of Adjustment | Ward: 1 |
| From: Committee of Adjustment Coordinator | Meeting date:2022-07-14 1:00:00 PM |

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45(1) of the Planning Act. The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow an existing canopy proposing a lot coverage of 40.2% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.0% in this instance.

Background

Property Address: 918 Ribston Rd

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3-75 - Residential

Other Applications: Building Permit under file BP 9ALT 21-7452.

Site and Area Context

The subject property is located in the Lakeview Neighbourhood Character Area, northwest of the Cawthra Road and North Service Road intersection. The immediate neighbourhood primarily consists of older and newer two-storey detached dwellings with mature vegetation in the front yards. The subject property contains a two-storey detached dwelling with mature vegetation in the front yard.

The applicant is seeking a variance related to 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 are as follows:

The subject property is designated Residential Low Density I in the Mississauga Official Plan (MOP). This designation permits detached, semi-detached and duplex dwellings.

Staff note that the only variance required is to facilitate the proposed canopy (rear yard covered deck) - Variance #1. Variance #1 pertains to lot coverage. The applicant is proposing a lot

coverage of 40.02% where a maximum lot coverage of 35% is permitted. The intent of the zoning by-law is to ensure there isn't an overdevelopment of the lot. In this instance, the dwelling footprint maintains a lot coverage of approximately 34%, less than the maximum permitted under the by-law. The remaining portion of the lot coverage that exceeds the by-law is attributable to the proposed canopy and existing front porch. Staff note that the combination of the canopy and front porch are open structures and do not add significant massing to the overall dwelling from what is currently permitted.

Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos of the existing canopy. This department has no drainage related concerns.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9ALT 21-7452. 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 01/21/2022 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