

City of Mississauga Department Comments

Date Finalized: 2022-07-20	File(s): A349.22
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2022-07-28 3:00:00 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 an existing accessory structure (shed) proposing a total lot coverage of 34.9% whereas By-law 0225-2007, as amended, permits a maximum total lot coverage of 30.0% in this instance.

Background

Property Address: 7036 Darcel Avenue

Mississauga Official Plan

Character Area: Malton Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-69 - Residential

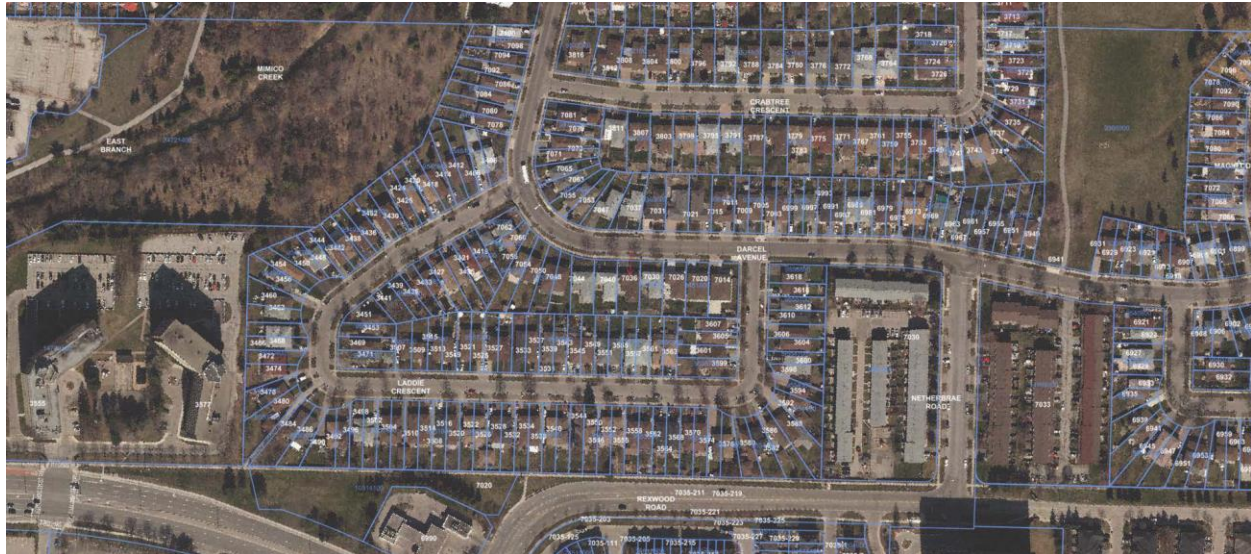
Other Applications: BP 22-1396

Site and Area Context

The subject property is located north-west of the Derry Road East and Highway 427 interchange in the Malton neighbourhood. It currently contains a single storey detached dwelling with a lot frontage of +/- 15.27m (50.10ft) and a lot area of +/- 557.23m² (5,997.97ft²). Limited vegetative and landscaping elements are present in both the front and rear yards. The surrounding area

context is predominantly residential, consisting of a mix of detached, semi-detached, and townhouse dwellings on lots of varying sizes. Industrial uses are present to the south of Derry Road East.

The applicant is proposing to construct a new accessory structure 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 Malton 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 accessory structure is appropriately sized for the property, maintains an appropriate 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 accessory structure shown on the site plan is appropriately located and sized for the subject property, and note that the structure is placed up against the house in a location that will not impact abutting properties or the streetscape. It is the opinion of staff that the proposal 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.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the existing accessory structure (shed) and note that we have no drainage related concerns with the request.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

Application Received, Correct Variances

The Building Department is currently processing a building permit under file BP 22-1396. 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: Jeanine Benitez, Zoning Examiner (ST)