

# City of Mississauga Department Comments

Date Finalized: 2022-08-10	File(s): A243.22
To: Committee of Adjustment	Ward: 4
From: Committee of Adjustment Coordinator	Meeting date:2022-08-18 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 48% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance.

## Recommended Conditions and Terms

The addition shall be equipped with an eavestrough and the downspout(s) shall be located such that the existing grading and drainage pattern is maintained on this property.

## Background

**Property Address:** 529 Kelvedon Mews

### Mississauga Official Plan

Character Area: Rathwood Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** RM1 - Residential

**Other Applications:** SEC UNIT 21-7213

## Site and Area Context

The subject property is located north-west of the Rathburn Road East and Cawthra Road intersection. It currently contains a two-storey link dwelling with an attached garage and a lot area of +/- 347.88m<sup>2</sup> (3,744.55ft<sup>2</sup>). Limited landscaping and vegetative elements are present in both the front and rear yards. The surrounding area context is exclusively residential, consisting of a mix of detached, semi-detached, link, and townhouse dwellings on lots of varying sizes.

The applicant is proposing to construct an addition 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 Rathwood 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, duplex and triplex dwellings, as well as other low-rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the

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existing site conditions, the surrounding context, and the landscape of the character area. The proposed addition is only to the basement, presenting only as an uncovered deck at grade. Staff are satisfied that the request maintains the general intent and purpose of the official plan.

**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 addition, presenting only as an uncovered deck at grade, will not create any massing issues and note that a portion of the increase is attributable to the dwelling as it currently exists. The proposal will improve the rear yard amenity area, increase the usable space within the dwelling, and will not impact the established streetscape or abutting properties. It is staff's opinion that the addition does not represent an overdevelopment of the lot. Staff are therefore satisfied that the general intent and purpose of the zoning by-law is 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

We note that the Transportation and Works Department has no objections to the proposed basement and walkout addition. Should Committee see merit in the request we would recommend that the addition be equipped with an eavestrough and the downspout(s) be located such that the existing grading and drainage pattern is maintained on this property.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file SEC UNIT 21-7213. 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: Alana Zheng, Zoning Examiner

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**Appendix 3 – Region of Peel**

Development Engineering: Camila Marczuk (905) 791-7800 x8230

**Comments:** Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at

[siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Region of Peel Site Servicing connection approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

Comments Prepared by: Joseph Filice, Junior Planner