

# City of Mississauga Department Comments

Date Finalized: 2022-02-23	File(s): A99.22 Ward 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-03-03 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 a rear canopy proposing a lot coverage of 45.24% (approx. 170.52sq.m or 1,835.46sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% (approx. 150.76sq.m or 1,622.78sq.ft) in this instance.

## Background

**Property Address:** 3413 Water Lily Court

### Mississauga Official Plan

Character Area: Lisgar Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R5 - Residential

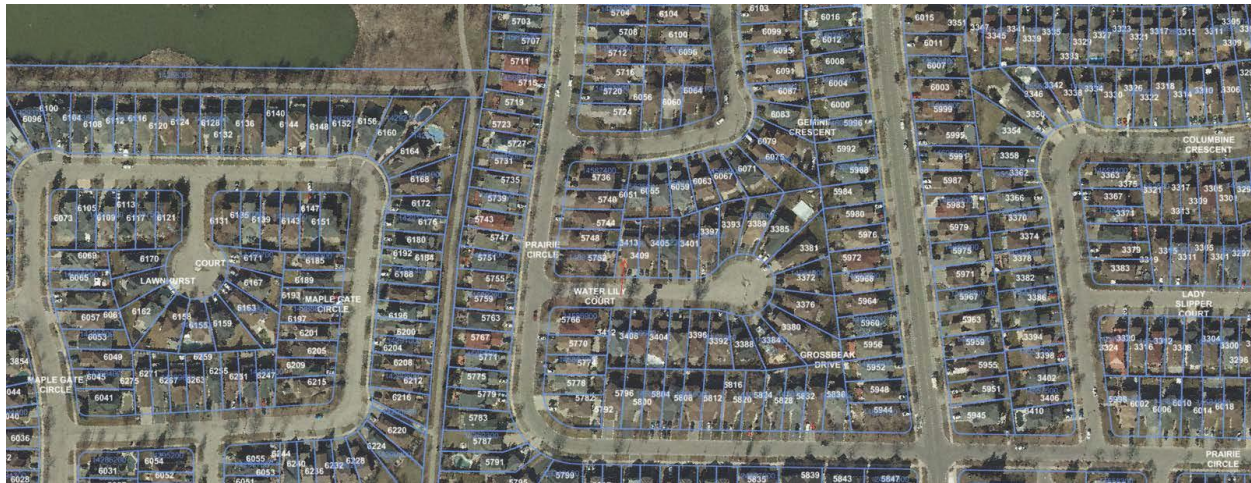
**Other Applications:** BP 9ALT 21-5791

### Site and Area Context

The subject property is located north-west of the Britannia Road West and Grossbeak Drive intersection in the Lisgar neighbourhood. It has a lot area of +/- 376.91m<sup>2</sup> (4,057ft<sup>2</sup>) and currently contains a detached dwelling with an attached garage. There are limited landscaping

and vegetation elements in both the front and rear yards. This surrounding area context is predominantly residential, consisting predominantly of detached dwellings on similarly sized lots.

The applicant is proposing a rear canopy 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 Lisgar Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density II 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 existing site conditions, the surrounding context, and the landscape of the character area. The proposed canopy is at the rear of the property and will not impact the streetscape. Furthermore it is appropriately sized and does not impact the residential use of the property. Staff are therefore of the opinion that the application 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. Considering the proposal, the scale of development does not appear to pose any significant negative impact on neighbouring properties due to the massing. Furthermore the canopy is open on the sides which further reduces its massing impact. The proposal aims to improve the rear yard amenity area, does not impact the streetscape, and in the opinion of staff 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 and improves the rear yard amenity area.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committee's information some photos depicting the rear canopy. Acknowledging that the canopy is a fair size, and drainage runoff has been increased, we do not believe that the existing drainage pattern has been altered (besides the fact that there is additional drainage runoff). As seen in the photos there was also considerable amount of snow cover which makes it difficult to assess any drainage patterns and drainage swales.

The Grade Control Plan DWG C- 26606 approved for this subdivision shows that the drainage pattern for this property was that drainage be directed towards the rear and then towards the west into a catch basin on the abutting Lot # 222 ( 5744 Prairie Circle).











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 21-5791. 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: Brandon Eidner, Zoning Examiner