

City of Mississauga Department Comments

Date Finalized: 2022-11-30	File(s): A254.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-12-08 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, 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 the construction of a porch and deck proposing:

1. A lot coverage of 35.89% (approx. 256.6sq.m or 2,762.02sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% (approx. 222.15sq.m or 2,391.20sq.ft) in this instance; and,
2. A front yard setback of 7.23m (approx. 23.72ft) to the deck whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.40m (approx. 24.28ft) in this instance.

Amendments

The Building Department has completed the review of a Preliminary Zoning Review application under file PREAPP 21-7902. Additional information was required in order to finalize the zoning review.

Based on review of the architectural plans that were available for the preliminary zoning review application, staff note variance #1 should be amended as follows:

1. A lot coverage of 265.6m² (2858.9ft²); whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 222.15m² (2391.2ft²) in this instance.

Background

Property Address: 1674 Valentine Garden

Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-1 - Residential

Other Applications: PREAPP 21-7902

Site and Area Context

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area, southeast of the Clarkson Road South and Lakeshore Road West intersection. The immediate neighbourhood primarily consists of a mix of older one and two-storey detached dwellings with mature vegetation in the front yards. The subject property contains a one-storey detached dwelling with mature vegetation in the front yard.

The applicant proposes a new front porch and deck requiring variances related to lot coverage and front yard 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 subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached dwellings.

Variance #1 relates to lot coverage. The intent of the zoning by-law is to ensure there is not an overdevelopment of the lot. In this instance, the applicant is proposing a lot coverage of 35.89% where a maximum lot coverage of 30% is permitted. The proposed dwelling represents 26% of the total lot coverage. The remaining lot coverage is attributable to the proposed front and side porches, deck and an accessory structure. These structures add minimal massing to the dwelling and subject property.

Variance #2 relates to front yard setbacks. The intent of a front yard setback is to ensure that a consistent character is maintained along the streetscape and that a sufficient front yard space is incorporated into the design of neighbourhoods. Staff note that the front yard setback is to a deck with negligible massing. The dwelling itself exceeds the minimum front yard setback requirement. Furthermore, the applicant's request represents a minor deviation from the zoning by-law's requirement.

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

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed renovations will be addressed by our Development Construction Section through the future Building Permit Application process.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department has completed the review of a Preliminary Zoning Review application under file PREAPP 21-7902. Additional information was required in order to finalize the zoning review.

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Based on review of the architectural plans that were available for the preliminary zoning review application the following variance should be amended:

1. A lot coverage of 265.6m²; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 222.15m² in this instance; and,

Variance 2 appears correct.

Additional information was requested with respect to the width of the walkway attachment to the driveway. A maximum of 1.5m is permitted measured at the widest point.

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: Brian Bonner, Supervisor

Appendix 3 – Region of Peel

Development Planning: Patricia Menko (905) 791-7800 x3114

Comments:

- The subject land is located in the regulated area of the Credit Valley Conservation (CVC) Authority. We rely on the environmental expertise of the CVC Authority for the review of development applications located within or adjacent to the regulated area in Peel and their potential impacts on the natural environment.
- We therefore request that the City of Mississauga Committee of Adjustment and staff consider comments from the CVC Authority and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC Authority.

Comments Prepared by: Patricia Menko, Junior Planner

Appendix 4 – Credit Valley Conservation

Although the property appears to be regulated based on our mapping, I can confirm that the proposed development is outside of CVC's regulated area and CVC review/approval are not required. As such, CVC will not be providing comments on the application.

Comments Prepared by: Beata Pakulski, Junior Planner