

City of Mississauga Department Comments

Date Finalized: 2023-02-22	File(s): A654.22
To: Committee of Adjustment	Ward: 11
From: Committee of Adjustment Coordinator	Meeting date:2023-03-02 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 cabana and pergola proposing:

1. A lot coverage of 27.2% (338.66sq m (approx. sq. 3645.31ft)) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% (311.40sq m (approx. 3351.88sq ft)) in this instance; and,
2. A pergola with a flat roof whereas By-law 0225-2007, as amended, does not permit a pergola with a flat roof in this instance.

Background

Property Address: 6830 Second Line West

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-10 - Residential

Other Applications: BP 9NEW 22-2413

Site and Area Context

The subject property is located on the west side of Second Line West, north of the intersection with Silverthorn Mill Avenue. It contains a two-storey detached dwelling and has a lot area of +/- 1,245.6m² (13,408ft²). Limited vegetative elements are present on the subject property. The surrounding context is exclusively residential, consisting of detached dwellings on lots of varying sizes.

The applicant is proposing accessory structures in the rear yard requiring variances for lot coverage and a flat roof.



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 Meadowvale Village Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached dwellings on lots with frontages of at least 18 metres (59.06ft). 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. Planning staff are satisfied that the proposed accessory structures are appropriate given the existing site conditions and will not create negative impacts upon abutting properties or the larger character area. Staff are therefore of the opinion 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?

Variance 1 requests an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff are satisfied that the proposal does not represent an overdevelopment of the subject property and note that the location of the structures will result in no impacts to the streetscape. The structures are not excessively sized and are spread across the property, limiting massing impacts to abutting properties.

Variance 2 requests a flat roof for a pergola. The intent of limiting flat roofs in the area is to maintain a continuous character and aesthetic along Second Line West and the surrounding area. The proposed pergola is a relatively small structure that will not have an impact on the overall character of the area and is not visible from the streetscape.

Given the above, Planning staff are satisfied that the application maintains the general intent and purpose of the zoning by-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Planning staff are satisfied that the variances, both individually and cumulatively, are minor in nature and will not create significant impacts on abutting properties or the streetscape. The proposal represents an appropriate development of the subject property in the opinion of staff.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

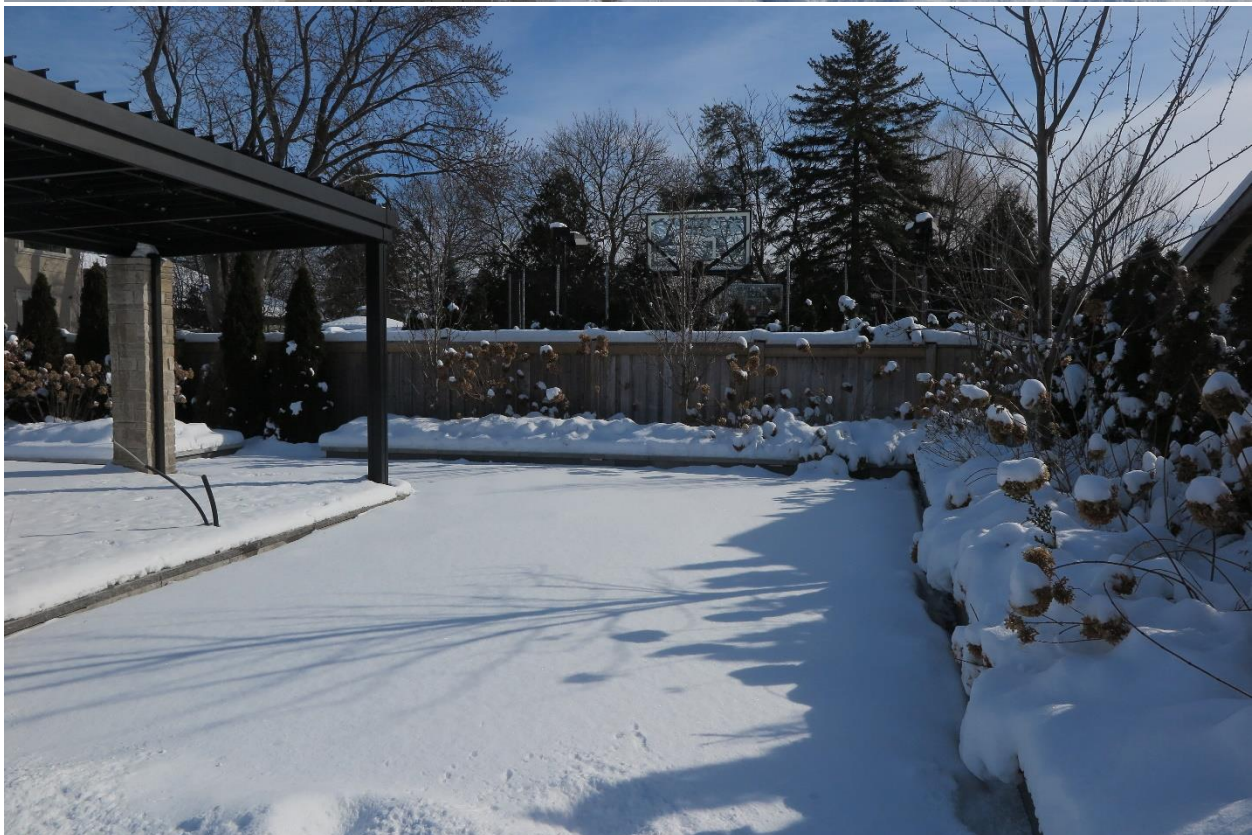
Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the as constructed cabana and pergola. Acknowledging the snow cover at the time of our site inspection, we note that we have no drainage related concerns with the request.







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Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9NEW 22-2413. 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 submitted on 10/18/2022 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

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko – Junior Planner, Planning and Development Services