

# City of Mississauga Department Comments

Date Finalized: 2023-03-22	File(s): A524.22
To: Committee of Adjustment	Ward: 7
From: Committee of Adjustment Coordinator	Meeting date:2023-03-30 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variance and that additional variances are not required.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an existing dwelling with a lot coverage of 37.80% whereas By-law 0225-2007, as amended, allows a maximum lot coverage of 35.00% in this instance.

## Background

**Property Address:** 3091 Parkerhill Rd

### Mississauga Official Plan

Character Area: Cooksville Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R3- Residential

**Other Applications:** PREAPP 21-5963

### Site and Area Context

The subject property is located north-west of the Confederation Parkway and Dundas Street West intersection in the Cooksville neighbourhood. It currently contains a single storey detached dwelling and has a lot area of +/- 702.5m<sup>2</sup> (7,561.65ft<sup>2</sup>). Some vegetation and landscaping

elements are present in both the front and rear yards. The surrounding area context is residential, consisting of detached, semi-detached, and townhouse dwellings on lots of varying sizes.

The applicant is proposing to legalize the existing balcony and shed 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:

The subject property is located in the Cooksville Neighbourhood Character Area and is designated Residential Low Density I 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 requested variance proposes 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 entirety of the overage is a result of the existing small balcony and shed, which do not create significant massing impacts.

Given the above, Planning staff are satisfied that the application maintains the general intent and purpose of both the official plan and zoning by-law, is minor in nature, and represents appropriate development of the subject property.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

This Department has no objections to the applicant's request.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department has processed a Preliminary Zoning Review application under file PREAPP 21-5963. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required as there has been updates to the Zoning By-law, specifically the definition of Lot Coverage.

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

**Appendix 3- Region of Peel**

We have no comments or objections to this application.

Comments Prepared by: Patrycia Menko, Junior Planner