

# City of Mississauga Department Comments

Date Finalized: 2023-04-12	File(s): A74.23
To: Committee of Adjustment	Ward: 4
From: Committee of Adjustment Coordinator	Meeting date:2023-04-20 3:30:00 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 46.2% of the lot area whereas By-law 0225-2007, as amended, permits a lot coverage of 40% of the lot area in this instance.

## Background

**Property Address:** 4619 Jethro Court

### Mississauga Official Plan

Character Area: Hurontario Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R5-Residential

**Other Applications:** PREAPP 22-1195

### Site and Area Context

The subject property is located south-east of the Eglinton Avenue West and Confederation Parkway intersection in the Hurontario neighbourhood. It currently contains a two-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present in both the front and rear yards. The surrounding area context is predominantly

residential, consisting of detached dwellings on similarly sized lots. A commercial plaza is located in close proximity to the subject site.

The applicant is proposing 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 Hurontario Neighbourhood Character Area and is designated Residential Low Density II 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 proposed additions maintain the residential character of the dwelling and will have no negative impacts to the streetscape. Staff are therefore satisfied 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?**

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 note that the existing lot

coverage is divided up between various aspects of the subject property that do not have significant impacts on massing such as an existing rear yard shed, oversized eaves, and the front porch. The addition proposes a limited number of windows and maintains all required setbacks. It is therefore the opinion of staff that the proposal does not represent an overdevelopment of the lot and that the general intent and purpose of the zoning by-law are 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 are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition will be addressed through the Building Permit process. We note that the existing drainage pattern for this property is such that any drainage from the rear yard is directed to the rear lot catch basin on the abutting property to the northeast.





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 22-1195. Based on review of the information currently available in this 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: Sherri Takaloo, Zoning Examiner