

City of Mississauga Department Comments

Date Finalized: 2023-06-14	File(s): A210.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-06-22 3:30:00 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 an accessory structure proposing a lot coverage of 31.5% whereas By-law 0225-2007, as amended permits a maximum lot coverage of 30.0% in this instance.

Background

Property Address: 1343 Milton Ave

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-1 - Residential

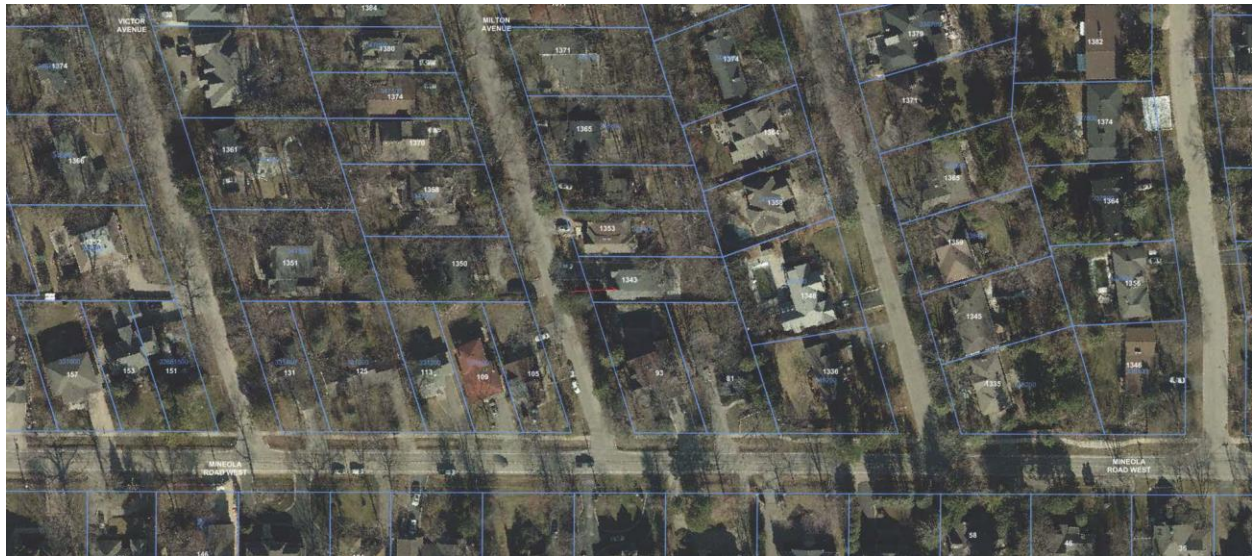
Other Applications: Building Permit application under file 23-5630.

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, northwest of the Hurontario Street and Mineola Road West intersection. The neighbourhood is entirely

residential, consisting of a mix of older and newer one and two-storey detached dwellings with significant mature vegetation in the front, rear and side yards. The subject property contains a one-storey single detached dwelling with vegetation in the front yard.

The application proposes an accessory structure 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 are as follows:

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached and duplex dwellings.

The intent in restricting lot coverage is to ensure there is not an overdevelopment of the lot. In this instance, the applicant is proposing a lot coverage of 31.5% when a maximum lot coverage of 30% is permitted.

The applicant is proposing to construct an accessory structure and requires a variance for lot coverage. Based on the drawings submitted, approximately 2.5% of the lot coverage is attributable to the proposed structure. The proposed structure is primarily unenclosed, containing only one wall. Staff note no additional variances are required for accessory structure height, area or deficient setbacks, which can have the effect of exacerbating a structure's massing. Furthermore, the proposed lot coverage represents a negligible increase from what is currently permitted and the remaining lot coverage is attributable to the existing detached dwelling's footprint and front and back porches.

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 structure are being addressed by our Development Construction Section through the Building Permit process, File BP 9NEW-23/5630.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing an Building Permit application under file 23-5630. Based on review of the information currently available in this 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: Andrea Patsalides, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner