

City of Mississauga Department Comments

Date Finalized: 2023-07-05	File(s): A208.23
To: Committee of Adjustment	Ward: 7
From: Committee of Adjustment Coordinator	Meeting date:2023-07-13 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 variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow an addition proposing a lot coverage of 38.32% whereas By-law 0225-2007, as amended permits a maximum lot coverage of 35.00% in this instance.

Background

Property Address: 3524 Palgrave Road

Mississauga Official Plan

Character Area: **Fairview Neighbourhood**
Designation: **Residential Low Density I**

Zoning By-law 0225-2007

Zoning: **R3- Residential**

Other Applications: 23-6896

Site and Area Context

The subject property is located north-east of the Central Parkway West and Confederation Parkway intersection in the Fairview Neighbourhood. It has a lot frontage of +/- 15.24m (50.0ft), a lot area of +/- 557.48m² (6,000.7ft²), and currently contains a two storey detached dwelling with

an attached garage. Limited landscape elements are present in both the front and rear yards. The surrounding context includes detached dwellings on lots of various sizes, as well as the Bishop Scalabrini School to the rear.

The applicant is proposing a new porch on the subject property requiring variances for lot coverage and the side yard setback.



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 Fairview Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, and duplex dwellings. 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 variance is triggered by the relocation of a master bathroom on the second storey in the rear portion of the dwelling. The proposal conforms to the designation and staff are of the opinion that the proposed addition appropriately balances the planned character of the area and the existing built form of the surrounding

context. Furthermore the addition will not be visible from the streetscape. Staff are satisfied that the general intent and purpose of the official plan are maintained. Staff are 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 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 is in line with dwellings in the surrounding context. Staff is of the opinion that the addition will not be visible from the streetscape and does not extend beyond the rear wall of the existing dwelling. Furthermore, staff note that the subject property has previously been before the Committee under file number A348/21. It was previously approved by the Committee for a minor increase in lot coverage that was completely attributable to the front porch and below grade cold storage. The currently proposed increase is minor and does not propose any significant exterior changes in the opinion of staff. Given this, 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?

Staff are satisfied that the proposal represents appropriate development of the subject lands and is minor in nature. The variance represents minimal deviations from the Zoning By-law that are not anticipated to create adverse effects impacting surrounding properties.

Comments Prepared by: Shivani Chopra, Planner in Training

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. From our site inspection of the property we note that we do not foresee any drainage related concerns with the addition provided that the existing drainage pattern be maintained.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file 23-6896. 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.

Please note that comments reflect those provided through the above permit application on 4/26/23 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: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel**Minor Variance: A-23-208M – 3524 Palgrave Road**Development Engineering: Camila Marczuk (905) 791-7800 x8230**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

Comments Prepared by: Patrycia Menko, Junior Planner