

# City of Mississauga Department Comments

Date Finalized: 2023-07-05	File(s): A217.23
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-07-13 3:30:00 PM

## Consolidated Recommendation

The City has no objection to the variances, as requested. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an addition proposing a lot coverage of 45% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30% in this instance.

## Background

**Property Address:** 1401 Bridgestone Lane

### Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R2-1 - Residential

**Other Applications:** Building Permit under file BP 9ALT 23-5896 and also a Pool Permit under file POOL 22-214

### Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southwest of the Bexhill Road and Lakeshore Road West intersection. The immediate

neighbourhood is primarily residential consisting of two-storey detached dwellings on lots with mature vegetation in the front yards. The subject property contains a two-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a new addition and accessory structures 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 Clarkson-Lorne Park Character Area and is designated Residential Low Density II 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 proposal conforms to the designation and staff are of the opinion that the proposed built form is compatible with detached dwellings in the immediate area. 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 pertains to lot coverage. The intent of the zoning by-law is to ensure there is not an overdevelopment of the lot. Staff note that the proposed addition involves enclosing an existing front porch and erecting a new cabana and shed in the rear yard. The remaining lot coverage is attributable to a covered porch located in the rear yard. Staff have no concerns with the applicant's proposal, as the enclosed front porch enclosure does not add significant massing to the property and represents a negligible increase to the existing dwelling's footprint. Furthermore, the proposed and existing structures comply with all setback, height and area requirements and will not present any massing concerns to adjacent properties.

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

The requested variance represents appropriate development of the lands. The request is minor and is compatible with the surrounding context. Staff are of the opinion that the impacts of the requested variance are minor and will not cause undue impacts on adjacent properties.

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 addition are being addressed by our Development Construction Section through the Building Permit process, File BP 9ALT-23/5896.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9ALT 23-5896 and also a Pool Permit under file POOL 22-214. Based on review of the information currently available in these permit applications, 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 applications 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: Gary Gagnier; Zoning Examiner

### **Appendix 3 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner