

City of Mississauga Department Comments

Date Finalized: 2023-08-09	File(s): A251.23 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-08-17 1:00:00 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 minor variances to allow the construction of a cabana in the rear yard proposing:

1. A lot coverage of 44.32% of the lot area whereas By-law 0225-2007, as amended, permits a lot coverage of 35% of the lot area in this instance;
2. An accessory structure height of 3.28m (approx. 10.76ft) whereas By-law 0225-2007, as amended, permits an accessory structure height of 3.00m (approx. 9.84ft) in this instance; and,
3. An area of 27.87 sq.m (approx. 299.99sq.ft) occupied by an accessory structure whereas By-law 0225-2007, as amended, permits an area of 10 sq.m (approx. 107.63sq.ft) occupied by an accessory structure in this instance.

Background

Property Address: 918 Goodwin Road

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-75-Residential

Other Applications: BP 9NEW 22-4489.**Site and Area Context**

The subject property is located within the Lakeview Neighbourhood Character Area, southeast of Lakeshore Road East and Aviation Road. The immediate neighbourhood contains a mix of one and two-storey detached dwellings, with mature vegetation in the front yards. The subject property contains a two-storey detached dwelling with minimal vegetation in the front yard.

The applicant is proposing an accessory structure requiring variances for accessory structure area, height and 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 located in the Lakeview Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached, semi-detached, duplex, triplex, street townhouses and other forms of low-rise dwellings with individual frontages.

The intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot and dwelling and are clearly accessory, while not presenting any massing concerns to neighbouring lots. The proposed structure is clearly

accessory, proportional to the lot and dwelling, and creates no massing concerns. Staff note that the proposed structure covers approximately 4.6% of the lot and no variances for setbacks, are required. Furthermore, a majority of the proposed lot coverage is attributable to the existing dwelling (33%), with the remaining coverage attributable to the proposed structure, and front and rear covered porches, which are primarily open and do not pose massing concerns. Staff also note that no additional accessory structures are proposed. As such, the proposal, inclusive of the existing accessory structure is still below the combined accessory structure area requirement. Lastly, the proposed height represents a minor deviation from the maximum height permitted.

Through a detailed review of the application, staff are of the opinion that the proposed use is desirable and is appropriate to be handled through the minor variance process and that 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 cabana are being addressed by our Development Construction Section through the Building Permit process BP9 NEW-22/4489.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing an application under file BP 9NEW 22-4489. 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: Gary Gagnier; Zoning Examiner

Appendix 3- Region of Peel Comments

Minor Variance: A-23-251M / 918 Goodwin Rd

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: Ayoola Ayooluwa, Junior Planner