

City of Mississauga Department Comments

Date Finalized: 2023-09-13	File(s): A352.23 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-09-21 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow an dwelling proposing a lot coverage of 41.29% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance.

Background

Property Address: 52 Maple Ave S

Mississauga Official Plan

Character Area: Port Credit Neighbourhood (West)
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R15-2- Residential

Other Applications: BP 9ALT-22/4729.

Site and Area Context

The subject property is located within the Port Credit Neighbourhood Character Area, southwest of Mississauga Road and Lakeshore Road West. The neighbourhood is entirely residential consisting of one and two storey detached dwellings with mature vegetation. The subject

property is currently under construction and contains limited vegetation within the front portion of the lot.

The applicant is proposing a new two-storey dwelling requiring 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:

Planning staff are of the opinion that the above noted application is premature. Through discussions with Zoning and Transportation and Works staff, Planning staff have determined that a building permit (BP 9NEW 21-6953) was issued in 2021 for a new two-storey detached dwelling. An additional building permit (BP 9ALT 22-4729) was issued earlier this year for a revision to the plans approved under the original permit.

Staff note a new building permit application must be submitted for any revisions to the proposal that are not consistent with plans approved through the above noted building permits. As such, Planning staff are of the opinion that the proposal is premature and recommend that the application be deferred to allow the applicant an opportunity to submit a building permit to confirm the accuracy of the requested variance and to determine if additional variances are required.

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 dwelling will be addressed by our Development Construction Section through the future Building Permit process.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner