

# City of Mississauga Department Comments

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|-------------------------------------------|---------------------------------------|
| Date Finalized: 2023-10-11                | File(s): A373.23                      |
| To: Committee of Adjustment               | Ward: 2                               |
| From: Committee of Adjustment Coordinator | Meeting date:2023-10-19<br>1:00:00 PM |

## Consolidated Recommendation

The City has no objection to the variances.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing:

1. A lot coverage of 30.09% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30% of the lot area in this instance; and
2. A gross floor area - infill residential of 364.84sq.m (approx. 3,927.11sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 330.60sq.m (approx. 3,558.55sq.ft) in this instance.

## Background

**Property Address:** 1270 Saginaw Cres

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

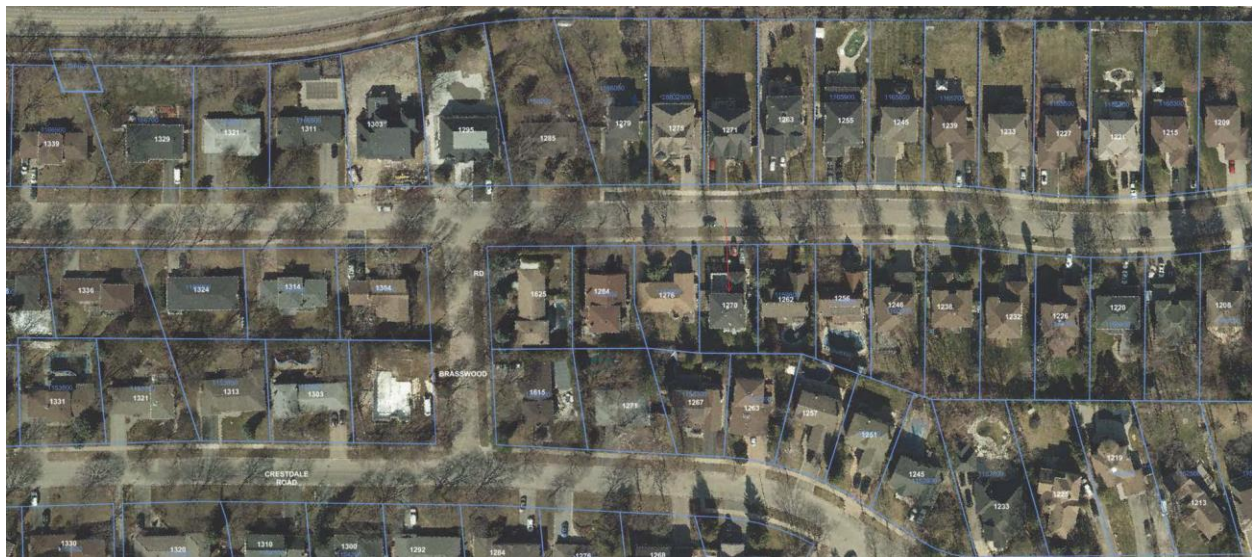
**Zoning:** R2-1 - Residential

**Other Applications:** File BP 9ALT-22/4482.

### Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, east of the South Sheridan Way and Indian Road intersection. The immediate neighbourhood is entirely residential consisting of one and two-storey detached dwellings, on large 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 requesting to construct an addition requiring variances for lot coverage and gross floor area.



## 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 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 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?**

Variance #1 pertains to lot coverage. The intent of the zoning by-law is to ensure there is not an overdevelopment of the lot. In this instance, the applicant is proposing a lot coverage of 30.09% where a maximum lot coverage of 30% is permitted. Staff note that the request represents a negligible increase from the zoning by-law's requirement. As such, this results in a negligible impact to the streetscape and neighbouring properties.

Variance #2 pertains to gross floor area. The intent of the zoning by-law is to maintain compatibility between existing and newer dwellings to ensure the existing and planned character of the neighbourhood is preserved. The proposed addition is for a second storey over the existing one-storey attached garage. Staff are of the opinion that the applicant's proposal to add livable area over the garage will better incorporate the existing garage into the dwelling. Furthermore, the addition contains architectural features that break up its massing such as new windows, and it will maintain the same eave height as the existing dwelling. The proposal is consistent with newer two-storey dwellings in the immediate area and does not pose a negative impact to the established neighbourhood character.

Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained

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

Upon review of the application, staff are satisfied that the proposal represents the appropriate development of the subject lands. The variances, both individually and cumulatively, are minor in nature and will not create any undue impacts to adjoining properties or the planned or existing character of the area.

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-22/4482.

We note that the supplied plans show a widened driveway. We cannot support the driveway as shown. The increased hard surface within the Municipal boulevard is not supported.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit application under file BP 9ALT 22-4482. 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: Brandon Eidner, Zoning Examiner

### **Appendix 3 – Region of Peel**

#### **Minor Variance: A-23-373M / 1270 Saginaw Cres**

Development Engineering: Brian Melnyk (905)-791-7800 x3602

#### **Comments:**

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be 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](mailto:siteplanservicing@peelregion.ca)

Comments Prepared by: Ayooluwa Ayoola, Junior Planner