

# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A471.23 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 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 request the Committee to approve a minor variance to allow an accessory structure proposing an area of 20.81sq m (approx. 224.00sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 10.00sq m (approx. 107.64sq ft) in this instance.

### Amendments

The Building Department is processing Building Permit Application BP 9NEW 23-9493. Based on review of the information available in this application, we advise that following additional variance should be added;

- Proposed Lot Coverage of 39.52%; where as By-Law 0225-02007, as amended, requires maximum lot coverage of 35% in this instance.

## Background

**Property Address:** 588 Curzon Ave

### Mississauga Official Plan

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II

## Zoning By-law 0225-2007

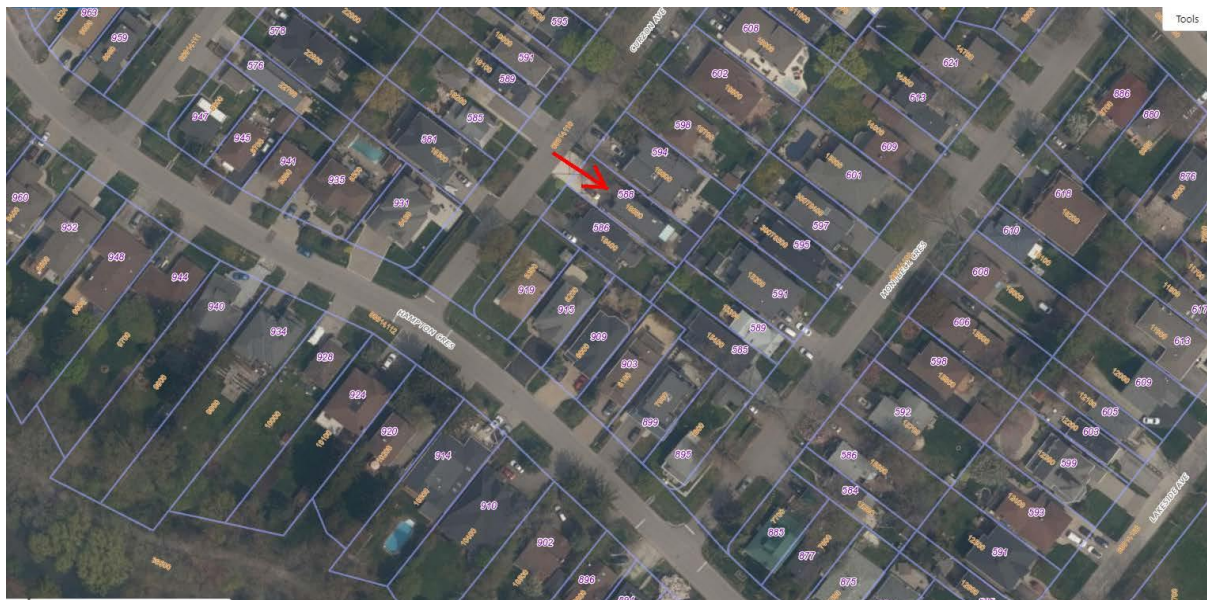
**Zoning: R3-75- Residential**

**Other Applications: Building Permit Application BP 9NEW 23-9493.**

### Site and Area Context

The subject property is located within the Lakeview Neighbourhood, southwest of the Cawthra Rd. and Lakeshore Rd. W. intersection. The immediate neighbourhood is entirely residential consisting of one, two and three-storey detached dwellings on lots with mature vegetation in both the front and rear yards. The subject property contains a three-storey detached dwelling with vegetation in the front yard.

The applicant is proposing a new accessory structure requiring variances for lot coverage and accessory structure 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 are as follows:

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached, duplex, triplex, street townhouses and other forms of low-rise dwellings with individual frontages.

The requested variance pertains to accessory structure area. Zoning staff recommended an amendment to this variance, however, their review is based on a permit drawing that does not match the drawings submitted. 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 no variances for setbacks, lot coverage or height are required, which can create an accessory structure with excessive massing. Furthermore, no additional accessory structures exist on the subject property, and the proposal is still below the combined accessory structure area requirement.

Planning staff note that zoning staff has identified an additional variance for lot coverage. Planning staff note that the existing dwelling's footprint covers 31.52% of the subject property, which is below the permitted maximum. The additional coverage is attributed to a porch, second floor overhang and gazebo, which do not pose massing concerns.

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 accessory structure are being addressed by our Development Construction Section through the Building Permit process, File BP 9NEW-23/9493.





Comments Prepared by: John Salvino, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is processing Building Permit Application BP 9NEW 23-9493. Based on review of the information available in this application, we advise that following amendment(s) is/are required:

1. Proposed Accessory Structure located in Rear Yard with a area of 20.97m<sup>2</sup>; where as By-Law 0225-2007, as amended has a maximum permitted area of 10m<sup>2</sup> per structure in this instance

And an additional variance should be added;

2. Proposed Lot Coverage of 39.56%; where as By-Law 0225-02007, as amended, requires maximum lot coverage of 35% in this instance.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Candice Williams, Zoning Examiner

### **Appendix 3 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner