

# City of Mississauga Department Comments

Date Finalized: 2024-01-04	File(s): A352.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2024-01-11 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 a minor variance to allow a 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 and BP 9ALT 23-9698

### 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:

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached and duplex dwellings.

The subject application was deferred on September 21, 2023. Planning staff were of the opinion that the subject application was premature and recommended that the applicant submit a building permit to confirm the accuracy of the requested variance and to determine if additional variances are required. Staff note that the applicant has submitted a new building permit and that the above noted variance is correct.

The applicant is requesting an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff note that the application requests an overall increase of only 1.29% from the permissible regulation, which is primarily attributed to the front porch and rear deck. Staff are of the opinion that these elements do not pose the same massing impacts as an

enclosed structure and present negligible massing concerns. Staff are satisfied that the requested increase in the overall lot coverage represents a minor deviation from the zoning by-law requirements.

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 dwelling will be addressed by our Development Construction Section through Building Permit BP 9ALT-23/9698.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9ALT 23-9698. Based on review of the information available in this application, we advise that the variances, as requested, are correct.

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: Alana Zheng, Planner Zoning Examination

### Appendix 3- Region of Peel

Please apply previous comments.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner