

# City of Mississauga Department Comments

Date Finalized: 2024-03-01	File(s): A107.24 Ward: 6
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-03-07 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a deck attached to the house proposing a lot coverage of 35.84% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance.

## Background

**Property Address:** 3467 Oakglade Cres

### Mississauga Official Plan

Character Area: **Erindale Neighbourhood**  
Designation: **Residential Low Density II**

### Zoning By-law 0225-2007

**Zoning:** **RM1- Residential**

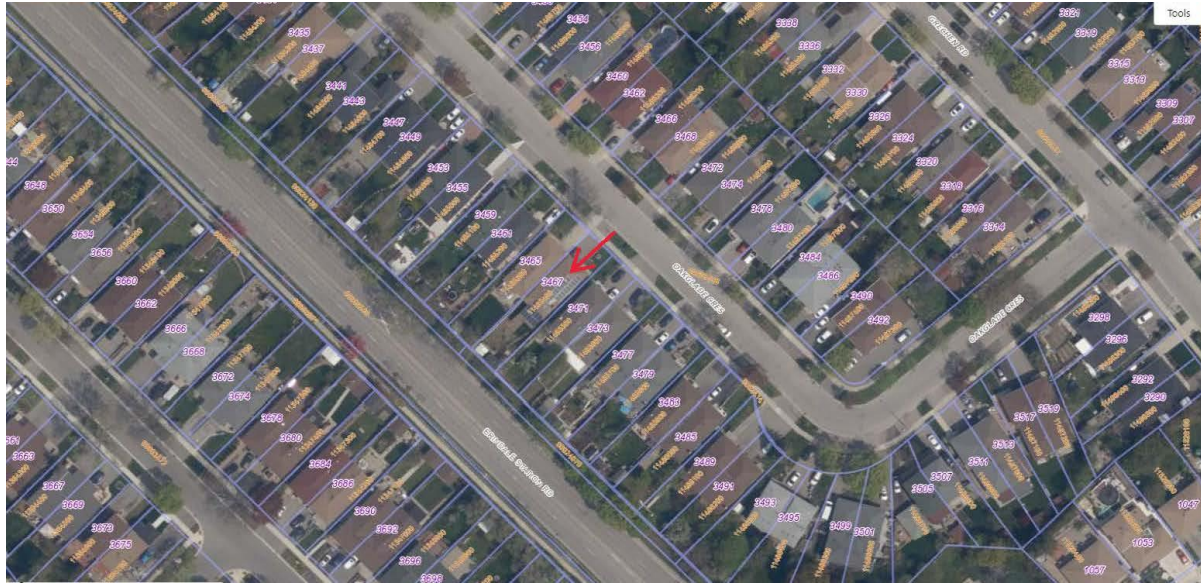
**Other Applications:** None

### Site and Area Context

The subject property is located north-east of the Dundas Street West and Erindale Station intersection in the Erindale Neighbourhood Character Area. It currently contains a semi-detached dwelling and has a lot area of +/- 417.75m<sup>2</sup> (4,496.62ft<sup>2</sup>). Limited landscaping and

vegetative elements are present on the subject property. The surrounding area context is exclusively residential, consisting of detached and semi-detached dwellings on varied lot sizes.

The applicant is proposing to legalize a deck in the rear yard requiring a 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 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 Erindale Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan. The designation permits detached, semi-detached and duplex dwellings. Section 9 of the 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. Staff are of the opinion that the proposal represents compatible development that is in line with the planned character of the area and meets the general intent and purpose of the official plan.

**Does the proposal maintain the general intent and purpose of the Zoning By-law?**

The variance proposed is for an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot that will impact the streetscape as well as abutting properties. Staff note that the proposed lot coverage is generally in line with other dwellings in the surrounding area. The dwelling itself represents 27.78% of the total lot coverage. Additionally, the shed, porch and concrete landing increase the lot coverage to 32.22%, or an additional 4.44%. The deck increases the lot coverage by 3.62%, bringing the total lot coverage to 35.84%, 0.84% more than what the by-law permits. Staff are satisfied that the increase in lot coverage does not represent overdevelopment of the lot. Furthermore, the proposed coverage represents an appropriate balance between the existing and planned character of the area in this instance.

**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 appropriate development of the subject lands. The variance is 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: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We note that the Transportation and Works Department has no objections to the existing deck as it does not impact or alter the existing grading and drainage pattern for this property.





Comments Prepared by: Tony Iacobucci, Development Engineering.

## **Appendix 2 – Zoning Comments**

The Building Department is processing Building Permit application BP 9ALT 23-7293. Based on review of the information available in this application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

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: Brooke Herczeg, Zoning Examiner

## **Appendix 3 – Metrolinx**

**3467 Oakglade Cres - A107.24**

Metrolinx is in receipt of the Minor Variance application for 3467 Oakglade Cres to facilitate the construction of a deck to the existing dwelling. Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300m of the CP Galt Subdivision which carries Metrolinx's Milton GO Train service.

Advisory Comments:

- The Proponent is advised the following:
  - **Warning:** Metrolinx and its assigns and successors in interest operate commuter transit service within 300 metres from the subject land. In addition to the current use of these lands, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx or any railway assigns or successors as aforesaid may expand their operations, which expansion may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual units. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under these lands.

Comments Prepared by: Farah Faroque, Project Analyst

**Appendix 4 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Planner