

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-10-14	File(s): A319/20 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-10-22

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 amended, meets the requirements of Section 45(1) of the Planning Act.

Application Details

The Applicants request the Committee to approve a minor variance to allow the construction of a roof over a deck on the subject property, proposing a lot coverage of 39.7% of the lot area; whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 35.0% of the lot area, in this instance.

Amendments:

Staff notes that the Minor Variance application should be amended as follows, permitting:

1. A lot coverage of 39.7% (294.61m²) of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.0% (359.74m²) of the lot area, in this instance.

Background

Property Address: 6920 Rayah Court

Mississauga Official Plan

Character Area: Meadowvale Village
Designation: Residential Low Density I

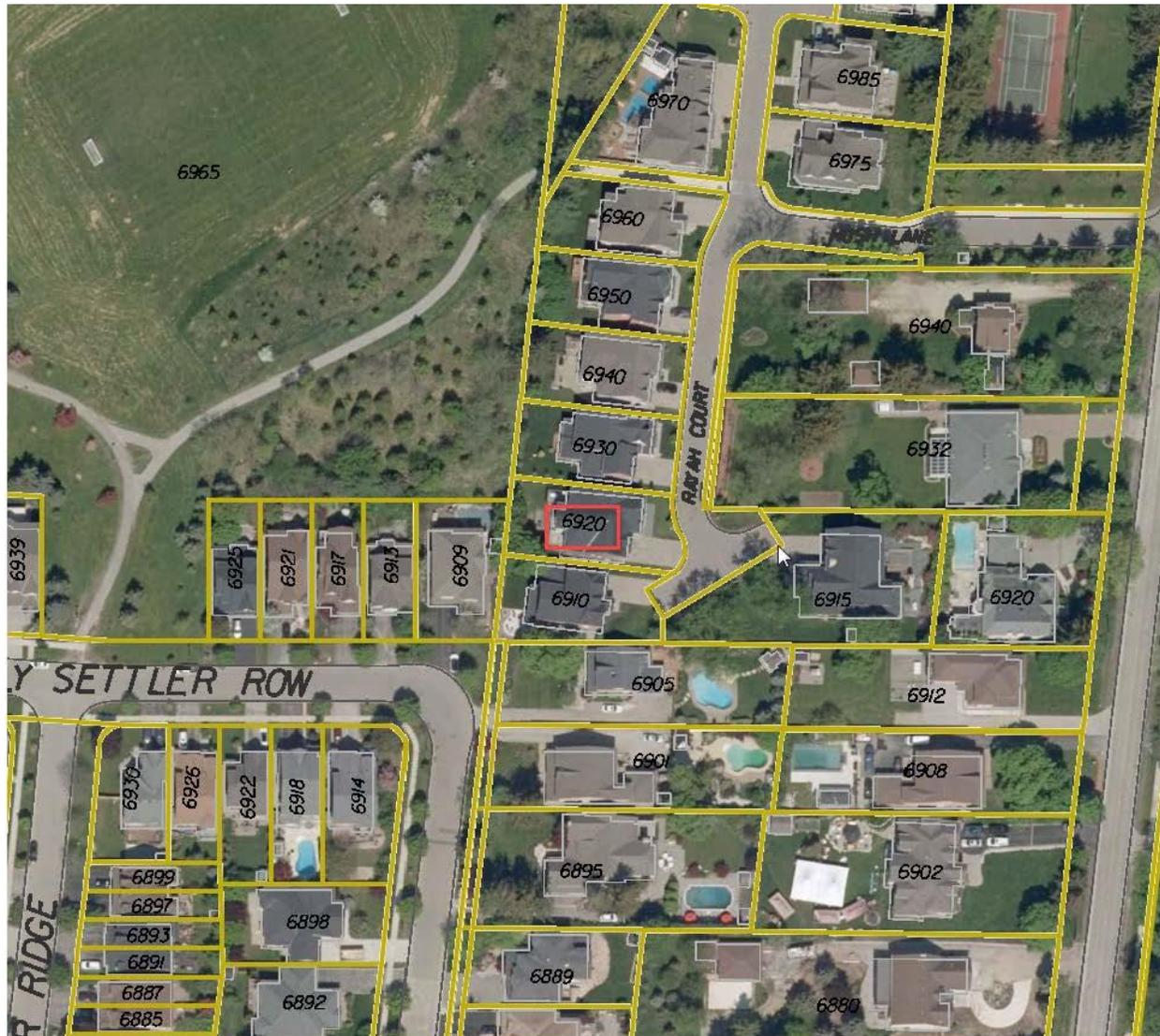
Zoning By-law 0225-2007**Zoning:** R16-4 (Residential)**Other Applications:**

Building Permit: 20-401

Site and Area Context

The subject property is located south-west of the Old Derry Road and Second Line West intersection, and currently houses a two-storey, detached dwelling. Contextually, the surrounding neighbourhood is comprised exclusively of detached residential structures, all of which sharing a contemporary architectural design. The properties within the immediate area possess lot frontages of +/-18.0m, and exhibit generous mature vegetative / natural landscaped elements within their front yards.

The subject property is an interior parcel, with a lot area of 741.5m² and a lot frontage of +/- 18.6m.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment the authority to grant relief from requirements of the municipal Zoning By-law; provided such applications meet the requirements set out under Section 45(1) and/or 45(2) (a) or (b) of the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

As is the case with the majority of covered-porch constructions, Planning Staff note the absence of any substantive massing resulting of the proposal.

Through a detailed review, Staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application, as amended, raises no concerns of a planning nature.

Conclusion

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application, as amended, meets the requirements of Section 45(1) of the *Planning Act*.

Comments Prepared by: Roberto Vertolli, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

From our site inspection of this property we note that we have no drainage related concerns with the roof constructed over the deck.





Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit application under file 20-401. Based upon review of this Application, Staff notes that the Minor Variance application should be amended as follows, permitting:

1. A lot coverage of 39.7% (294.61m²) of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.0% (359.74m²) of the lot area, in this instance.

Comments Prepared by: Adam McCormack, Zoning Examiner

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the October 22nd, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Minor Variance Applications: A-316/20, A-318/20, A-319/20, A-320/20, A-321/20, A-322/20, A-323/20, A-324/20, A-325/20, A-328/20, A-356/20.

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8243 or by email at diana.guida@peelregion.ca.

Comments Prepared by: Diana Guida, Junior Planner