

City of Mississauga Department Comments

Date Finalized: 2024-07-17	File(s): A294.24 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-07-25 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a deck proposing a lot coverage of 43.22% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance.

Background

Property Address: 7260 Milano Court

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R11- Residential

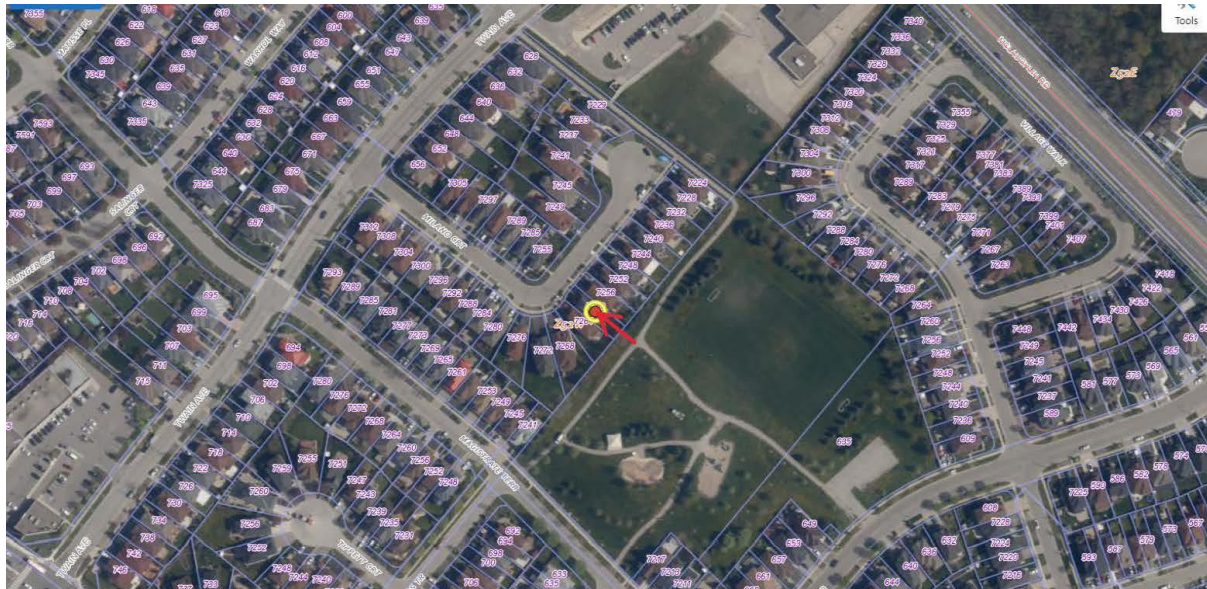
Other Applications: BP 9ALT 23-7584

Site and Area Context

The subject property is located north-west of the Derry Road West and McLaughlin Road intersection in the Meadowvale Village Neighbourhood Character Area. It is an interior lot containing a two-storey detached dwelling with an attached garage. Limited landscaping and vegetation is present on the subject property. The surrounding context is predominantly

residential, consisting of detached dwellings. Additionally, Neebin Park abuts the subject property to the rear.

The applicant is proposing to construct 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:

The subject property is located in the Meadowvale Village Neighbourhood Character Area and is designated Residential Low Density II by the Mississauga Official Plan (MOP). 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. Staff are of the opinion that the proposal represents compatible development that is in line with the planned and existing character of the area.

The sole variance requests an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot and to limit massing impacts on abutting properties. Staff note the main dwelling accounts for 36.55% of the total lot coverage on the subject property while the remaining 6.67% will be attributed to the proposed rear yard deck. Staff are of the opinion that this additional lot coverage will have no significant impact on the

surrounding properties and no additional variances for setbacks have been requested. Staff are satisfied that proposal does not contribute to an overdevelopment of the lot or create any massing impacts on abutting properties. It is staff's opinion that the variances requested are in keeping with the neighbourhood and are minor in nature.

Given the above, staff are satisfied the proposal maintains the general intent and purpose of the official plan and zoning by-law, is minor in nature and contributes to orderly development for the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

From our site inspection of this property we observed no drainage related concerns with the rear deck.



Comments Prepared by: Mike Russo, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file BP 9ALT 23-7584. Based on review of the information currently available in this permit 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: Tage Crooks, Planner Zoning Examination

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner