

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2024-11-14	File(s): A497.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:11/21/2024 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 proposing a lot coverage of 35.00% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance.

Background

Property Address: 13 Arch Rd

Mississauga Official Plan

Character Area: Streetsville Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3-69 - Residential

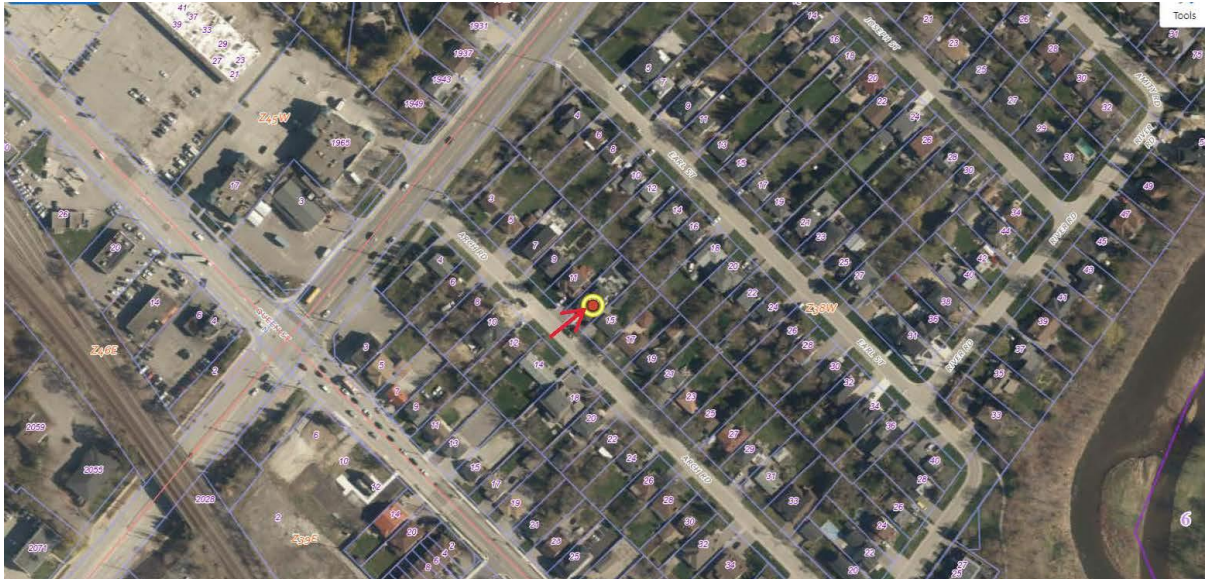
Other Applications: Building Permit 24-3099

Site and Area Context

The subject property is located south-east of the Britannia Road West and Queen Street South intersection in the Streetsville neighbourhood. It currently contains a single storey detached dwelling with a detached garage. Limited landscaping and vegetative elements are present in

both the front and rear yards. The property has a lot frontage of +/- 15.24m (50ft) and a lot area of +/- 690.27m² (7,450.13ft²), characteristic of the surrounding area. The surrounding area context is predominantly residential, consisting mostly of detached dwellings, however commercial and industrial uses are present along both Britannia Road West and Queen Street South.

The applicant is proposing to legalize the existing structures on the subject property 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:

Planning staff note the Committee of Adjustment approved an application (A114.24) for an increase in accessory structure area corresponding to the existing cabana on the subject property at the March 21st, 2024 hearing.

The subject property is located in the Streetsville Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of 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 therefore of the opinion that the proposal maintains the general intent and purpose of the official plan.

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 which would impact the streetscape as well as abutting properties. Staff note the existing dwelling and detached garage in the rear yard account for 24.43% of the lot coverage, whereas the existing covered porch, deck and accessory structure add an additional 11.34% to the lot coverage. Staff note the covered porch, deck and accessory structure are mostly open, limiting massing impacts to the abutting properties. Staff are satisfied that the proposal does not represent an overdevelopment of the subject property, as the elements contributing to the total lot coverage, are scattered appropriately throughout the site. Furthermore, staff are of the opinion that the proposal is sympathetic to both the planned character of the area and existing dwellings.

Given the above, Planning staff are of the opinion that the proposal meets the general intent and purpose of the official plan and zoning by-law, is minor in nature and represents appropriate development of the subject property. Additionally, the proposed development will have only minor impacts on the surrounding properties and the streetscape, and that the redevelopment of the welling represents appropriate development of the subject lands. The request is appropriate for the site and does not negatively impact the planned character of the neighbourhood.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the subject property. The variance being requested is for lot coverage and we are assuming that this was a result of the accessory structure constructed. We note that the accessory structure has been equipped with an eavestrough and downpipe.







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application 24-3099. Based on the review of the information available in this application, the requested variance(s) is/are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Minan Song, Zoning Examiner

Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 4 – Metrolinx

Metrolinx is in receipt of the Minor Variance application for 13 Arch Rd to permit an increased lot coverage for an existing 2-storey dwelling as circulated on October 23rd, 2024, and to be heard at Public Hearing on November 21st, 2024, at 1:00 PM. 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.

GO/HEAVY-RAIL – ADVISORY COMMENTS

- The Proponent is advised of 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.

Should you have any questions or concerns, please contact Farah.Faroque@metrolinx.com.

Comments Prepared by: Farah Faroque, Project Analyst, Third Party Project Review