

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-01-17	File(s): A550.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:1/23/2025 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 a legalise an accessory structure proposing a lot coverage of 43.90% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance.

Background

Property Address: 138 Whitchurch Mews

Mississauga Official Plan

Character Area: Cooksville Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM2-2 - Residential

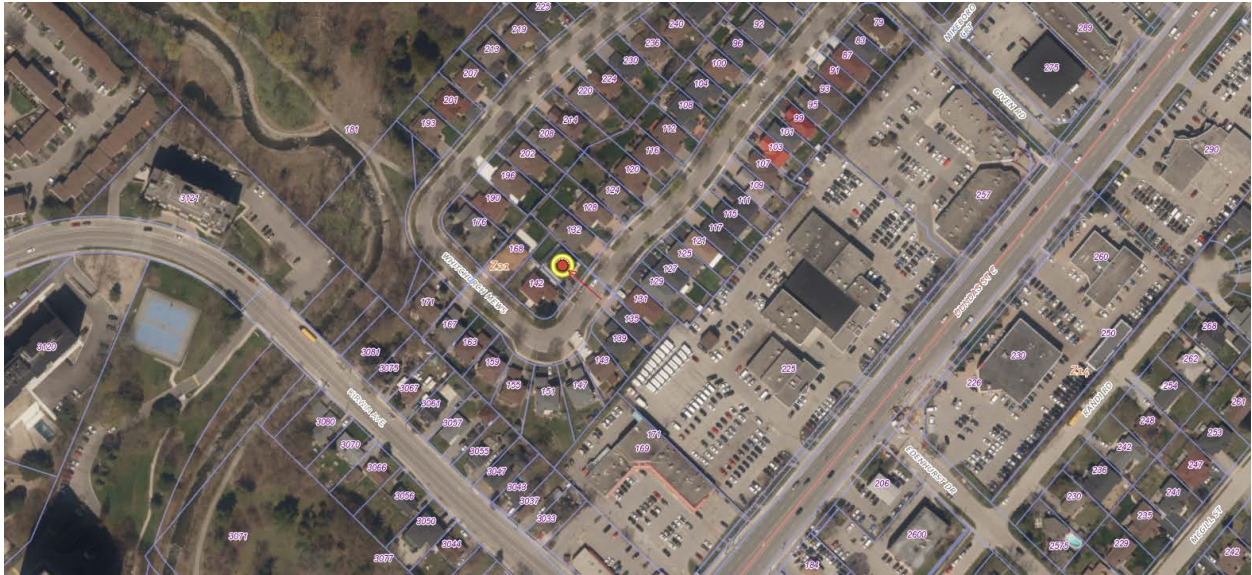
Other Applications: BP 9ALT 24-1841

Site and Area Context

The subject property is located north-east of the Dundas Street East and Hurontario Street intersection in the Cooksville Neighbourhood Character Area. It is an interior lot containing a two-storey detached dwelling with an attached garage. Limited landscaping and vegetative

elements are present throughout the subject property. The surrounding area context is residential, consisting of detached and semi-detached dwellings. Additionally, multiple commercial properties are located along Dundas Street East.

The applicant is proposing to legalize the accessory structure requiring variances 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 Cooksville Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan. 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. Planning staff are satisfied that the covered structure is appropriate for the subject property given the surrounding conditions and will not negatively impact the abutting properties or streetscape. Staff are therefore of the opinion that the application 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 porch accounts for 34.8% of the lot coverage, whereas the proposed covered structure will comprise the additional 8.7% of the lot coverage. Staff further note that the covered structure is open, resulting in limited massing impacts to the abutting property. Staff are satisfied that the proposal does not represent an overdevelopment of the subject property and is sympathetic to both the planned character of the area and existing dwellings.

Given the above, 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. 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 Committee's ease of reference are photos depicting the accessory structure. We note that any Transportation and Works Department concerns/requirements for this property will be addressed under application BP 9ALT 24-1841.







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application 24-1841. Based on the review of the information available in this application, the requested variance is 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: Sibila Lass Weldt, Zoning Examiner

Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner