

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-11-04 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A360/20 Ward: 1
	Meeting date: 2020-11-12

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 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 an addition on the subject property proposing a lot coverage of 40.15% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance.

Amendments

The variance should be amended as follows:

A lot coverage of 40.15% (220.39m sq) of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% (192.12m sq) of the lot area in this instance.

Background

Property Address: 1295 Haig Boulevard

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

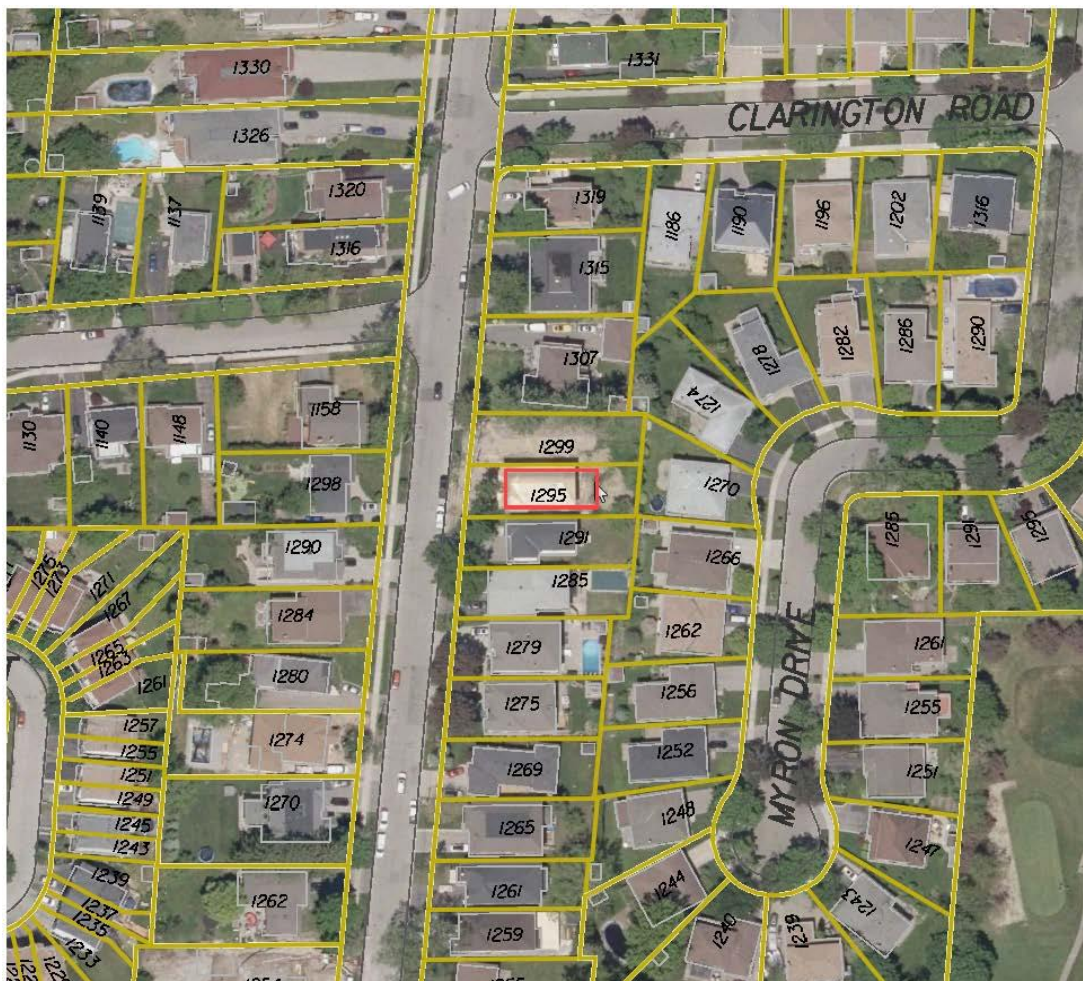
Zoning: R3-75 (Residential)

Other Applications:

Building Permit: 20-3033

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, situated west of Dixie Road and north of Atwater Avenue. The surrounding area consists of one and newer two storey detached dwellings with little mature vegetation. The subject property contains a new two storey dwelling with little vegetation. The application proposes a rear covered patio requiring a variance related to increased 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 are as follows:

The excessive lot coverage is due to the rear covered patio which makes up approximately 7% of the total lot coverage. The dwelling itself, maintains a coverage of approximately 33.55%, maintaining by-law provisions. The proposed covered patio is open on all three sides, thereby reducing the massing of the dwelling and any negative impact to abutting lots. As such, staff is of the opinion that the application is appropriate to be handled through the minor variance process and 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 meets the requirements of Section 45 (1) of the *Planning Act*.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed through the future Building Permit process.



Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Planning and Building Department is currently processing a building permit application under file 20-3033. Based on review of the information currently available for this building permit, we advise that the following variance should be amended as follows:

A lot coverage of 40.15% (220.39m sq) of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% (192.12m sq) 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 November 12th, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Minor Variance Applications: DEF-A-261/20, A-346/20, A-347/20, A-353/20, A-354/20, A-357/20, A-360/20, A-363/20, A-364/20, A-365/20, A-367/20, A-368/20, A-370/20, A-372/20

Comments Prepared by: Diana Guida, Junior Planner