

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-01-06	File(s): A395.20 Ward: 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: January 14, 2021

Consolidated Recommendation

The City has no objection to the variance(s), as requested. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicants request the Committee to approve a minor variance to allow the construction of an accessory structure proposing:

1. A lot coverage of 43% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% of the lot area in this instance;
2. A height of 3.8m (approx. 12.47ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.0m (approx. 9.84ft) in this instance; and
3. An occupied area of 15.7sq.m (approx. 168.99sq.ft) whereas By-law 0225-2007, as amended, permits a maximum occupied area of 10.00sq.m (approx. 107.64sq.ft) in this instance.

Amendments

The Building Department is currently processing a building permit application under file 20-3303. Based on review of the information currently available for this building permit, we advise that the following variance(s) should be amended as follows:

2. A maximum height of an accessory building on a lot less than 750m² of 3.8m whereas by-law 0225-2007, as amended permits a maximum height of an accessory building on a lot less than 750m² of 3.0m.
3. A maximum floor area of an accessory building on a lot less than 750m² of 15.7m² whereas by-law 0225-2007, as amended permits a maximum floor area of an accessory building on a lot less than 750m² of 10m².

Background

Property Address: 3256 Coralbean Place

Mississauga Official Plan

Character Area: Lisgar Neighbourhood Character Area
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R5

Other Applications: BP 9NEW 20-3303

Site and Area Context

The property is located south-east of the Burnhamthorpe Road east and Cawthra Road intersection, and currently houses a semi-detached dwelling. Contextually, the surrounding neighbourhood consists exclusively of semi-detached dwellings. The properties within the immediate area possess lot frontages of +/- 9.0m, with minimal vegetative / natural landscaped elements within the front yards.

The subject property is an interior parcel, with a lot area of approximately +/-350.14m² and a lot frontage of approximately +/- 9.19m. The applicant is proposing a new accessory structure, requiring variances related to lot coverage, height, and occupied area.



The intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot, dwelling and are clearly accessory. The proposed is a

single storey structure that abuts the primary structure with a roof line that is inline with the first floor, and open on three sides. This structure does not pose a significant massing impact and will not impede upon the neighbouring properties. Staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application 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. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Comments Prepared by: Brooke Herczeg RPP, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

From our site inspection of the property we note that we do not have any drainage related concerns with the accessory structure.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit application under file 20-3303. Based on review of the information currently available for this building permit, we advise that the following variance(s) should be amended as follows:

2. A maximum height of an accessory building on a lot less than 750m² of 3.8m whereas by-law 0225-2007, as amended permits a maximum height of an accessory building on a lot less than 750m² of 3.0m.

3. A maximum floor area of an accessory building on a lot less than 750m² of 15.7m² whereas by-law 0225-2007, as amended permits a maximum floor area of an accessory building on a lot less than 750m² of 10m².

Notwithstanding the above, we note that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required. A request was made through the application process for additional information with respect to lot coverage and established grade

Our comments are based on the plans reviewed by Zoning staff on 10/10/2020 for the above captioned building permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted

through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Sandra Morrison

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the January 14th, 2021 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Minor Variance Applications: A-395/20, A-408/20, A-410/20, A-411/20, A-412/20, A-417/20, A-418/20, A-2/21, A-4/21, A-6/21.

Comments Prepared by: Diana Guida, Junior Planner