

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-03-03	File(s): A48.21 Ward: 8
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-11 1:00 PM

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 applicant requests the Committee to approve a minor variance to allow the construction of a shed proposing:

1. An area of an accessory structure of 32.37sq.m (approx. 348.43sq.ft) whereas By-law 0225-2007, permits a maximum area of an accessory structure 10.00sq.m (approx. 107.64sq.ft) in this instance; and
2. An area occupied by all accessory structures of 32.37sq.m (approx. 348.43sq.ft) whereas By-law 0225-2007, permits a maximum area occupied by all accessory structures of 30.00sq.m (approx. 322.92sq.ft) in this instance.

Amendments

The Building Department is currently processing a Building Permit under file BP 9NEW 20-1775. Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

3. A height of an accessory structure of 3.64m (approx. 11.94sq.ft) whereas By-law 0225-2007, permits a maximum height of an accessory structure 3.0m (9.84sq.ft) in this instance.

Background

Property Address: 3183 Folkway Drive

Mississauga Official Plan

Character Area: Erin Mills Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3 (Residential)

Other Applications

Building Permit: 20-1775

Site and Area Context

The subject property is located within the Erin Mills Neighbourhood Character Area, northeast of Winston Churchill Boulevard and Burnhamthorpe Road East. The neighbourhood is entirely residential consisting of two storey detached dwellings with mature vegetation. The subject property contains an existing two storey dwelling with mature vegetation within the front yard.

The applicant is proposing an accessory structure in the rear yard, requiring variances related to an increase in occupied area and combined area of an accessory structure.



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 zoning by-law allows for three accessory structures with an area of 10 m² per structure and a maximum of 30 m² combined for all structures. The proposed area of the structure is minor deviation from the combined area permitted within the by-law and would have a similar impact if the structure was broken up into three separate structures. Additionally, the proposed structure has a sloped roof, minimizing the impact to the neighbouring property. As such, 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 in this instance.

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 shed will be addressed through the Building Permit process, File BP 9NEW 20/1775.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9NEW 20-1775. Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

3. A height of an accessory structure of 3.64m (approx. 11.94sq.ft) whereas By-law 0225-2007, permits a maximum height of an accessory structure 3.0m (9.84sq.ft) in this instance.

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: Brandon Eidner, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has no objections to the minor variance application and advises as follows:

1. The lands to the rear of the subject property are owned by the City of Mississauga, known as Glen Erin Trail (P-079).
2. Construction access from the park is not permitted.
3. Stockpiling of construction materials and encroachment in the adjacent park is not permitted.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email jim.greenfield@mississauga.ca

Comments Prepared by: Jim Greenfield, Park Planner

Appendix 5 – Region of Peel Comments

We have no comments or objections to the following applications:

Minor Variance Applications: A-48/21, A-58/21, A-69/21, A-72/21, A-73/21, A-75/21, A-76/21, A-77/21, A-78/21, A-79/21, A-80/21, A-81/21.

Comments Prepared by: Diana Guida, Junior Planner