

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-03-08	File(s): A108.21 Ward: 6
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-04-08 1:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred to allow the applicant the opportunity to provide more information.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory structure (gazebo) proposing:

1. A lot coverage of an accessory structure of 14.99sq.m (approx. 161.35sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of an accessory structure of 10.00sq.m (approx. 107.64sq.m) in this instance; and
2. An accessory structure height of 3.63m (approx. 11.91ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00m (approx. 9.84ft) in this instance.

## Amendments

1. An occupied area of an accessory structure of 14.99sq.m (approx. 161.35sq.ft) whereas By-law 0225-2007, as amended, permits a maximum occupied area of per accessory structure of 10.00sq.m (approx. 107.64sq.m) in this instance;
2. An accessory structure height of 3.63m (approx. 11.91ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00m (approx. 9.84ft) in this instance and;
3. A lot coverage of 44.63 % (172.46 sq. m.) for the zone R4, whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% (154.57 sq. m.) for zone R4.

## Background

**Property Address:** 6736 Lisgar Drive

## Mississauga Official Plan

Character Area: Lisgar Neighbourhood  
Designation: Residential Low Density II

## Zoning By-law 0225-2007

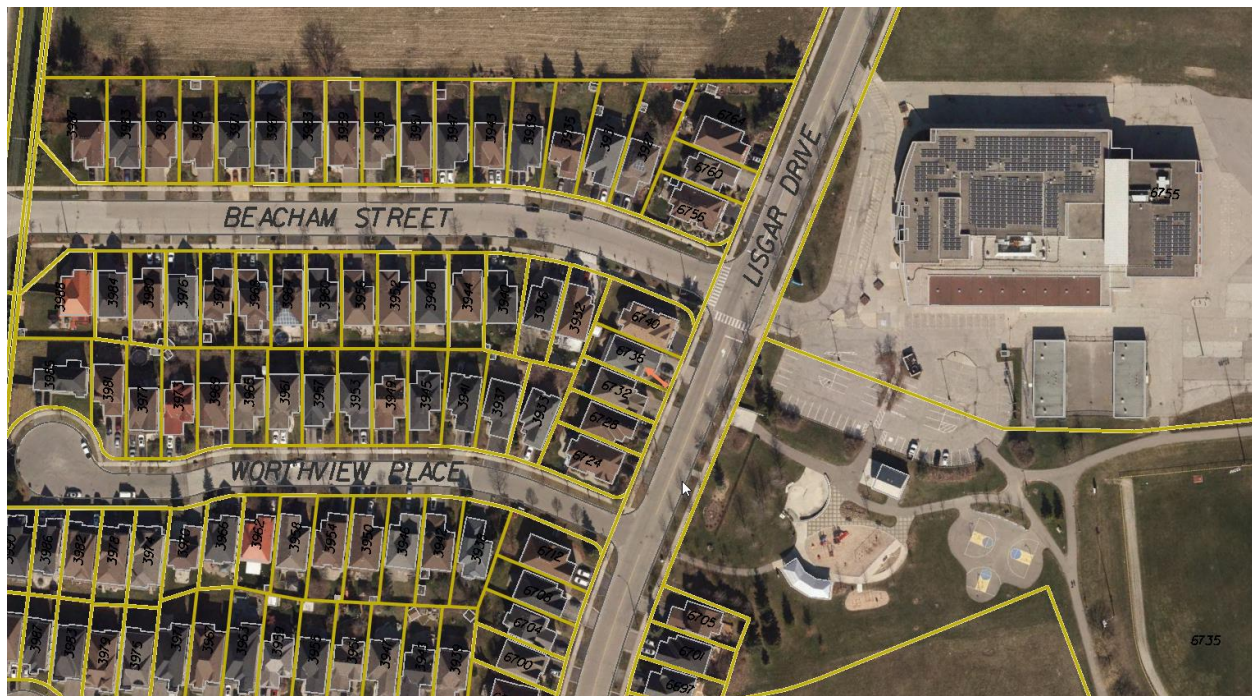
Zoning: R4 - Residential

Other Applications: None

## Site and Area Context

The property is located south-east of the Ninth Line and Beachman St intersection, and currently houses a two-storey detached dwelling with minimal vegetation and landscape elements in the front and rear yards. The subject property is an interior parcel, with a lot area of approximately +/- 386.42m<sup>2</sup> and a lot frontage of approximately +/- 11.99m. Contextually, the surrounding neighbourhood consists exclusively of two-storey detached dwellings. The properties within the immediate area possess lot frontages of +/- 12.0m, with minimal vegetative / natural landscaped elements within the front yards.

The applicant is proposing a new accessory structure that requires variances related to lot coverage, and height.



## 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:

Through correspondence with Transportation and Works on March 19, 2021 as well as the Applicant on March 24<sup>th</sup> 2021, Staff have been made aware that there is an existing fireplace located within the gazebo structure. Staff note, the applicant has provided measurements through email correspondence but recommend that the submitted drawings be updated to include the fireplace. As such, more information is required to verify the accuracy of the requested variances, and to determine whether additional variance(s) will be required.

Planning staff note that until this additional information is provided, staff is unsure if this proposal meets the general intent and purpose of the zoning by-law. Furthermore, staff cannot determine whether the above-noted variances represent the orderly development of the lands, or whether the resulting effects are in fact minor in nature. As a result, the application should be deferred.

## Conclusion

Planning Staff recommend that the application be deferred to allow the applicant the opportunity to submit the requested information.

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

## Appendices

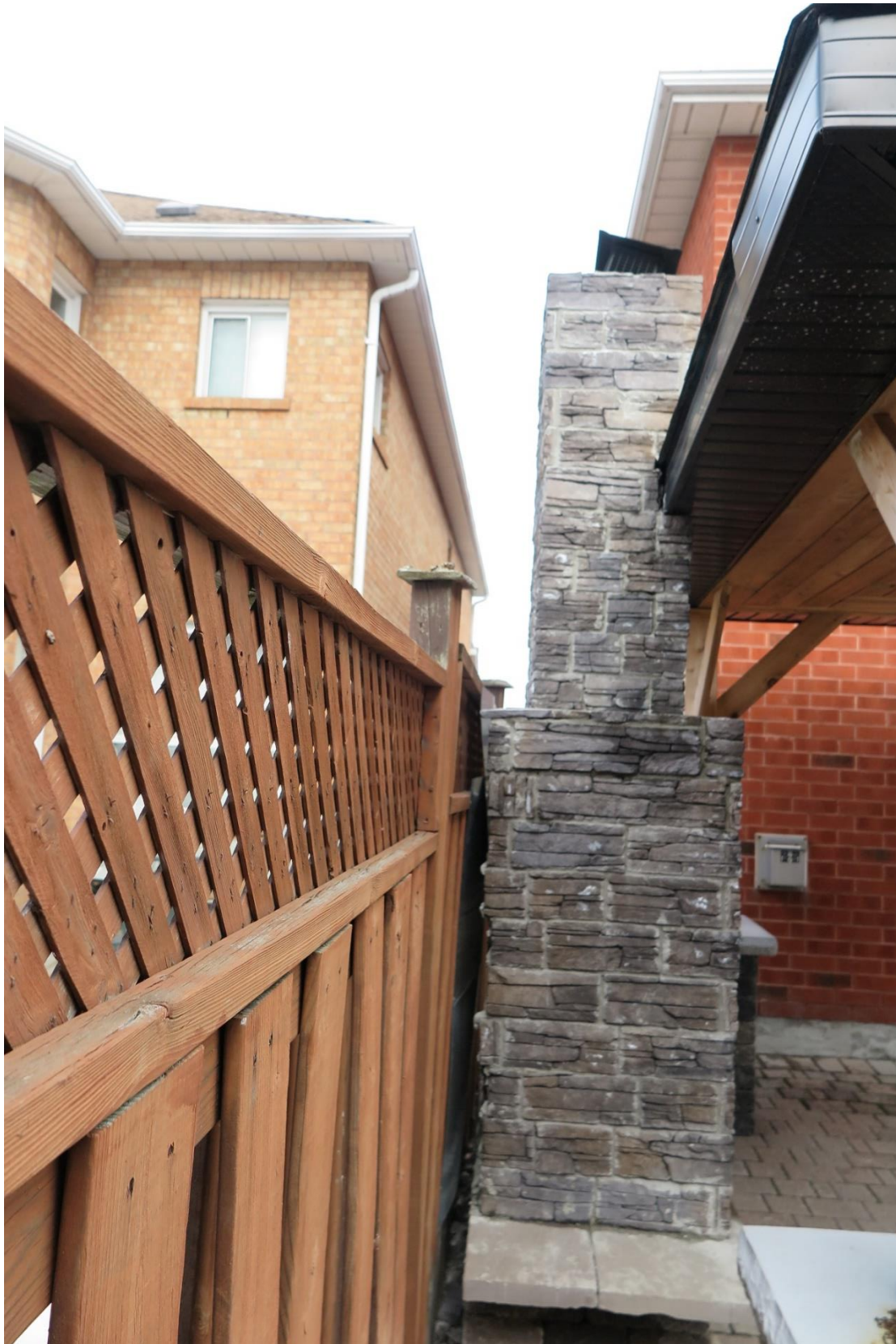
### Appendix 1 – Transportation and Works Comments

We are noting that the Grading Plan approved for this property (Grade Control Plan C-31902) depicts a split drainage pattern where the high point shown is approximately at the rear of the dwelling. This grading pattern means that any drainage from the rear of the dwelling (area where structure constructed) was intended to be directed to the rear yard and then in a southerly direction (to a catchbasin located at 3933 Worthview Place).

The accessory structure constructed does have an adequate setback from the fence to allow for a drainage swale; however, a fireplace/structure has been constructed between the accessory structure and fence which may slightly impede the minimal amount of drainage which was intended to be accommodated through this area.









Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The applicant requests the Committee to approve a minor variance to allow an accessory structure (gazebo) proposing:

1. An occupied area of an accessory structure of 14.99sq.m (approx. 161.35sq.ft) whereas By-law 0225-2007, as amended, permits a maximum occupied area of per accessory structure of 10.00sq.m (approx. 107.64sq.m) in this instance;
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3. A lot coverage of 44.63 % (172.46 sq. m.) for the zone R4, whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% (154.57 sq. m.) for zone R4.

Comments Prepared by: Sherri Takaloo, Zoning Examiner

## Appendix 5 – Region of Peel Comments

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We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner