

# City of Mississauga

Memorandum:

## City Department and Agency Comments

Date Finalized: 2021-04-28	File(s): A160.21 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-05-06 1:00 PM

## Consolidated Recommendation

The City has no objection to the variances, as requested.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an existing shed to remain proposing:

1. A setback measured from the shed to the side lot line of 0.43m (approx. 1.41ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured from a shed to a side lot line of 0.61m (approx. 2.00ft) in this instance; and
2. A setback measured from the shed to the rear lot line of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured from a shed to a rear lot line of 0.61m (approx. 2.00ft) in this instance.

## Background

**Property Address:** 7113 Baskerville Run

### Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

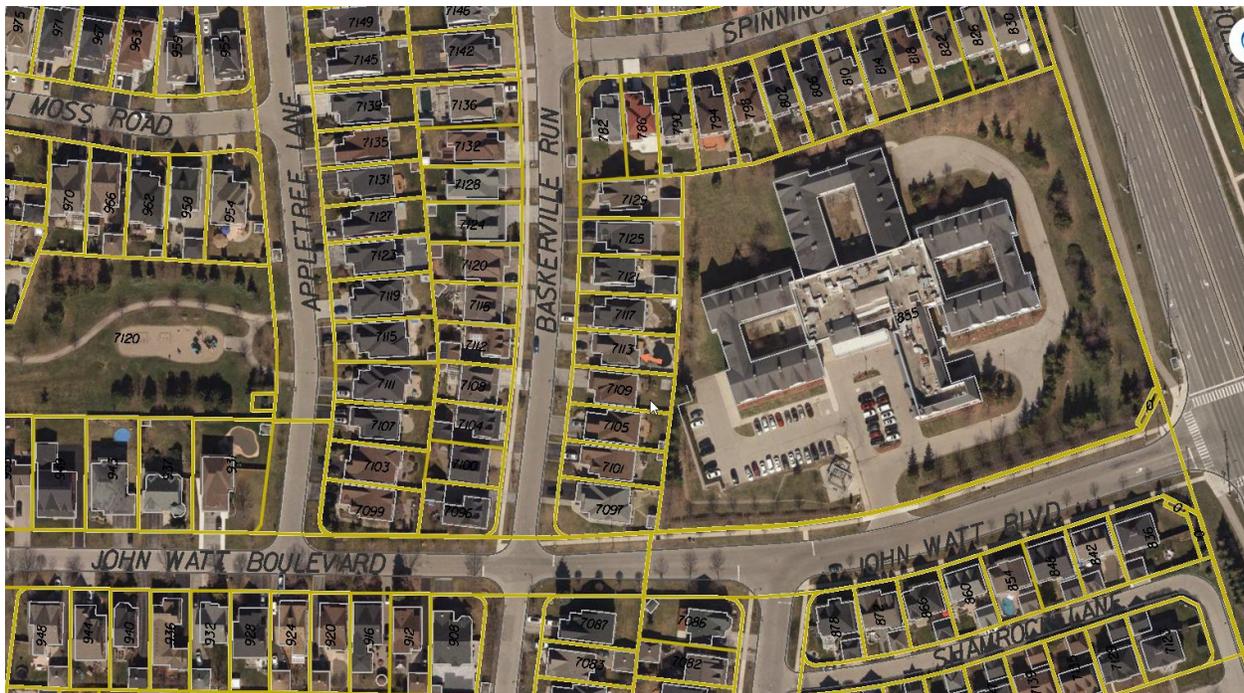
**Zoning:** R10-2 - Residential

**Other Applications:** None

## Site and Area Context

The subject property is located south-west of the Derry Rd West and Mavis Road intersection. The subject property is an interior parcel with a lot area of +/- 457.90m<sup>2</sup> and a lot frontage of +/- 12.71m. The property currently houses a two-storey, detached dwelling with minimal vegetation and landscape elements within the front and rear yards. Contextually, the area is comprised exclusively of residential detached dwellings with minimal vegetation and landscape elements within the front yards. The properties within the immediate area possess lot frontages of +/- 12.0m.

The applicant is proposing a shed requiring a variances for both side and rear yard setbacks.



## 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 site is located within the Meadowvale Village Neighbourhood Character Area, and is designated Residential Low Density II by the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached dwellings; semi-detached dwellings, duplex dwellings, and Triplexes. Section 9 of 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. The variance, as requested, meets the purpose and general intent of the Official Plan.

Generally, staff recommend a side yard setback of at least 0.30 m to allow for sufficient drainage and a swale, should one be required in the future. In this instance, Planning Staff note the proposed shed is sufficiently setback from the lot line and poses no drainage concerns. The proposal maintains the context of the surrounding neighbourhood and does not present any massing concerns to the neighbouring properties. Through a detailed review of the application, 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 City has no objection to the variance, as requested.

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

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the existing shed and note from our site inspection that we have no drainage related concerns.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### **Appendix 2 – Zoning Comments**

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Brandon Eidner, Zoning Examiner

### **Appendix 5 – Region of Peel Comments**

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner