

City of Mississauga Department Comments

Date Finalized: 2021-11-02	File(s): A458.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-11-11 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

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

1. An area occupied by an accessory structure of 25.64sq.m (approx. 275.99sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area occupied by an accessory structure of 10sq.m (approx. 107.64sq.ft) in this instance;
2. A combined area occupied by all accessory structures of 34.56sq.m (approx. 372.00sq.ft) whereas By-law 0225-2007, as amended, permits a maximum combined area occupied by all accessory structures of 30.00sq.m (approx. 322.92sq.ft) in this instance; and
3. A height of 3.67m (approx. 12.04ft) to the highest point of the structure whereas By-law 0225-2007, as amended, requires a maximum height of 3.00m (approx. 9.84ft) to the highest point of the structure in this instance.

Recommended Conditions and Terms

Should Committee see merit in the applicant's request, we ask that as a condition of approval, the shed be equipped with an eaves trough and downspout on the rear side directed in such a manor to not impact the adjacent property to the west.

Background

Property Address: 1580 Winterhaven Road

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

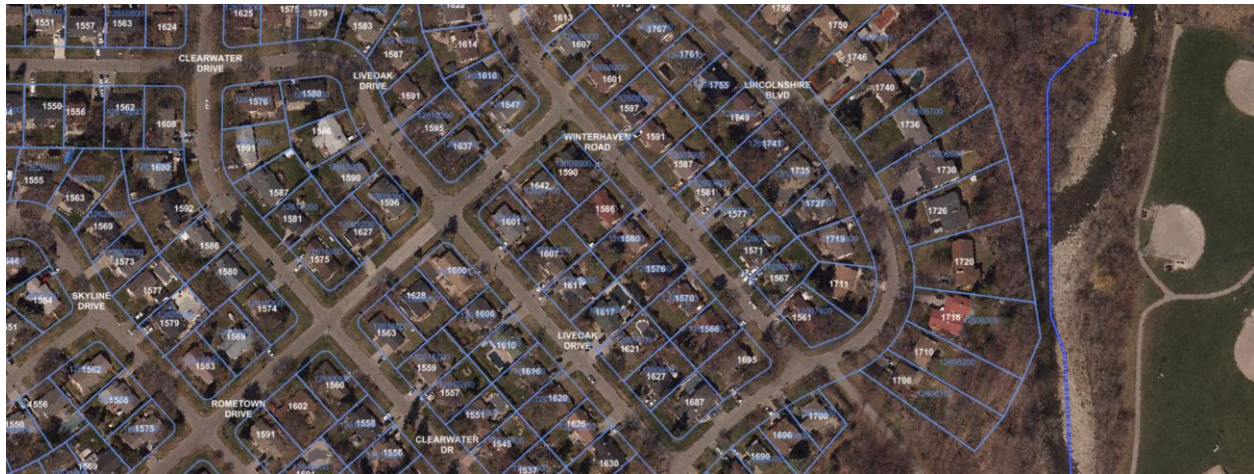
Zoning: R3-75 - Residential

Other Applications: None

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, northeast of Dixie Road and South Service Road, south of the Queen Elizabeth Way. The immediate area consists primarily of one storey detached dwellings with mature vegetation in the front yards. The subject property contains an existing one-storey dwelling with little vegetation in the front yard.

The applicant is proposing to construct an accessory structure requiring variances for accessory structure area 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:

The subject property is located in the Lakeview Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan. The designation permits detached dwellings.

Planning staff note that only a site plan drawing was submitted in support of this application. The site plan raises questions regarding the dimensions of the proposed structure and does not provide enough information about the proposal. Without elevation drawings and accessory structure dimensions, planning staff are unable to determine the extent in which the application meets the criteria established by Section 45 of the Planning Act.

In the absence of additional supportive documentation illustrating the scope of work, planning staff are of the opinion that any variance in this regard is premature until such time that the requested information is provided. As such, planning staff recommend that the application be deferred.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's easy reference are photos of the existing shed. Should Committee see merit in the applicant's request, we ask that as a condition of approval, the shed be equipped with an eaves trough and downspout on the rear side directed in such a manor to not impact the adjacent property to the west.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Preliminary Zoning Review application under file PREAPP 21-8794. Zoning has not had the opportunity to review the application and can't confirm the variances at this time.

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