

City of Mississauga Department Comments

Date Finalized: 2021-11-09	File(s): A396.21
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2021-11-18 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 a shed proposing an interior side yard of 0.31m (approx. 1.02ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 0.61m (approx. 2.00ft) in this instance.

Recommended Conditions and Terms

Should Committee see merit in the applicant's request, we ask that the rear side of both sheds be equipped with an eaves trough and down spout directed in such a manor to not impact the adjacent property to the rear.

Background

Property Address: 1674 Coram Crescent

Mississauga Official Plan

Character Area: Dixie Employment Area
Designation: Residential Low Density I

Zoning By-law 0225-2007

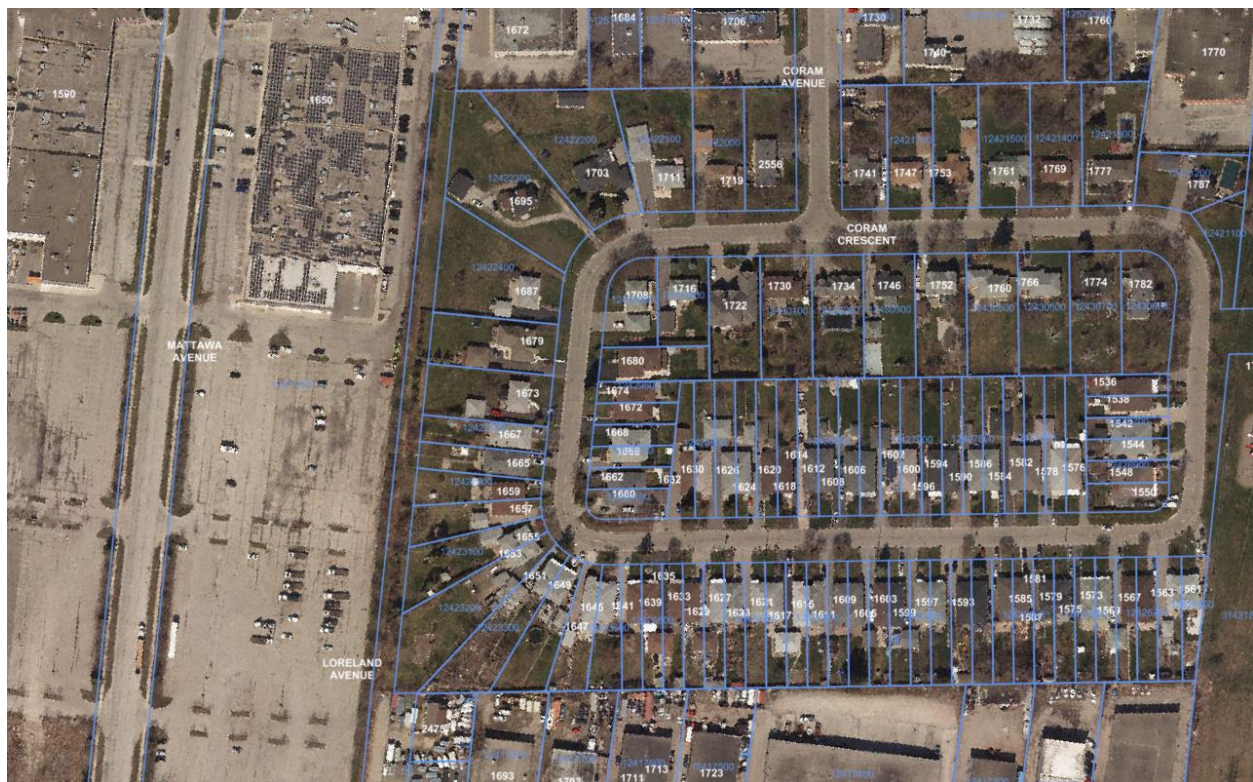
Zoning: RM1-26 - Residential

Other applications: None

Site and Area Context

The subject property is located within the Dixie Employment Character Area, southeast of the Dundas Street East and Dixie Road. The surrounding neighbourhood consists of commercial, institutional and residential uses. The residential housing consists of older and newer one and two storey detached-dwellings, and one-storey semi-detached dwellings on lots with mature vegetation in both the front and rear yards. The subject property contains an existing one storey semi-detached dwelling with mature vegetation in the front yard.

The application proposes an addition to the detached dwelling requiring a variance related to the setback 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 of the four tests to this minor variance request are as follows:

The site is located within the Dixie Employment Character Area, and is designated Residential Low Density I by the Mississauga Official Plan (MOP). The proposed structure is permitted within this designation. Staff is of the opinion that the intent and purpose of the Official Plan is maintained.

The applicant has requested a reduced setback of an accessory structure (shed) measured to an interior side lot line of 0.31m (1.02ft) when a minimum of 0.61m (2.0ft) is required. The intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot and dwelling and clearly accessory while not presenting any massing concerns to neighbouring lots.

During the site visit conducted by staff, a second accessory structure was found in the rear yard of the subject property that was not included on the applicant's drawings. Planning staff have conducted discussions with zoning staff and determined that additional variances may be required in order to accommodate both accessory structures on the subject property. As such, staff is unable to conduct an accurate assessment of the applicant's proposal and recommends that the application be deferred to give the applicant an opportunity to discuss the proposal with zoning staff.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the existing shed as well as a second shed. Should Committee see merit in the applicant's request, we ask that the rear side of both sheds be equipped with an eaves trough and down spout directed in such a manor to not impact the adjacent property to the rear.





Comments Prepared by: John Salvino, 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