

City of Mississauga Department Comments

Date Finalized: 2022-07-20	File(s): A358.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-07-28 3:00:00 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 an existing accessory structure with:

1. A setback of 0.3m (approx. 1.0ft) to the accessory structure whereas By-law 0225-2007, as amended, requires a minimum 0.61m (approx. 2.00ft) in this instance;
2. An accessory structure height of 4.82m (approx. 15.81ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00m (approx. 9.84ft) in this instance; and,
3. An accessory structure area of 19.27sq.m (approx. 207.42sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 10.00sq.m (approx. 107.64sq.ft) in this instance.

Background

Property Address: 2278 Homelands Dr

Mississauga Official Plan

Character Area: **Sheridan Neighbourhood**
Designation: Residential Low Density II

Zoning By-law 0225-2007

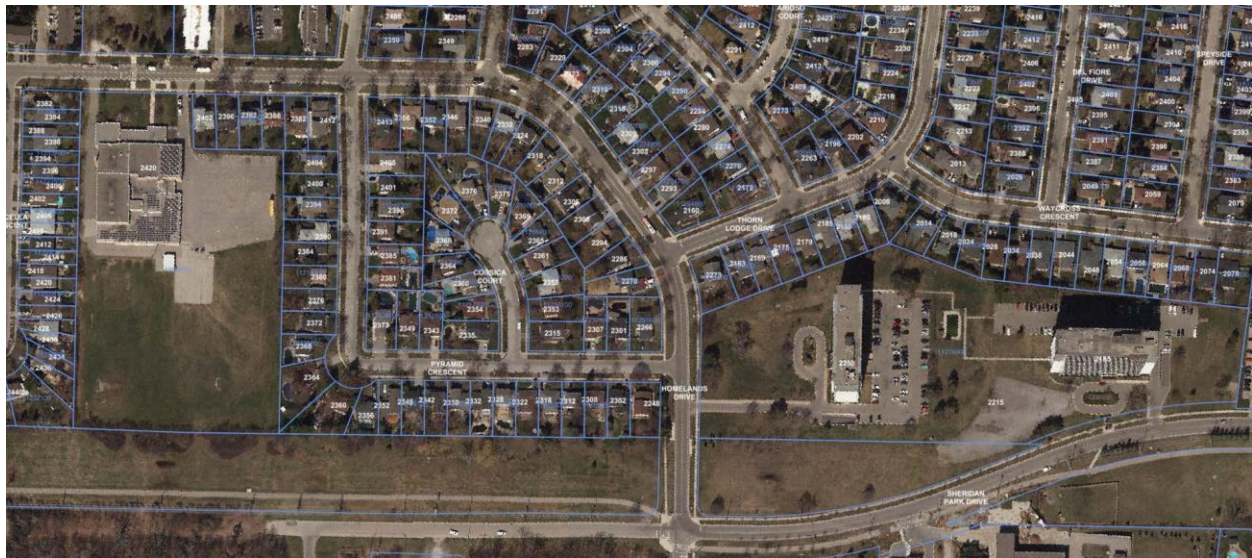
Zoning: R3 - Residential

Other Applications: Building permit under file BP 21-9637

Site and Area Context

The subject property is located within the Sheridan Neighbourhood Character Area, northwest of the Erin Mills Parkway and Sheridan Park Drive intersection. The immediate neighbourhood is primarily residential, consisting of one and two storey-detached dwellings and a 14-storey apartment building (east of the subject property) with mature vegetation elements in the front yards. The subject property contains an existing two storey detached dwelling with vegetation in the front yard.

The applicant is proposing an accessory structure requiring variances related accessory structure height, area and 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 are as follows:

The subject property is located within the Sheridan Neighbourhood Character Area, and is designated Residential Low Density II by Mississauga Official Plan (MOP). The proposed structure is permitted within this designation.

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 are clearly accessory while not presenting

any massing concerns to neighbouring lots. The applicant is proposing a height of 4.82m (15.81ft) where a maximum accessory structure height of 3.00m (9.84ft) is permitted. Staff are concerned that the proposed height is excessive and that the cumulative impact of increasing the accessory structure's height and area, as well as reducing its setbacks will cause significant massing concerns to adjacent property owners.

As such, staff recommends deferral of the application to give the applicant an opportunity to redesign the proposal.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are photos of the existing structure. We ask that the shed be equipped with an eaves trough and down spout directed in such a manner to not impact the adjacent properties. Our Development Construction is currently commenting through BP 9NEW 21/9637.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

Application Received, More Info Required

The Building Department is currently processing a building permit under file BP 21-9637. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

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: Jeanine Benitez, Zoning Examiner (ST)