

# City of Mississauga Department Comments

Date Finalized: 2022-11-09	File(s): A480.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-11-17 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 for an existing shed on the subject property proposing:

1. An accessory structure with an area of 46.77sq m (approx. 502.67sq ft) whereas By-law 0225-2007, as amended, permits an accessory structure with a maximum area of 20.00sq m (approx. 215.28sq ft) in this instance; and,
2. A rear yard setback to a shed of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard shed setback to a shed of 1.20m (approx. 3.94ft) in this instance.

## Background

**Property Address:** 1262 Canvey Cres

### Mississauga Official Plan

Character Area: Clarkson – Lorene Park Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R3 - Residential

**Other Applications:** BP 9NEW 22-2393

## Site and Area Context

The subject property is located within the Clarkson – Lorne Park Neighbourhood Character Area, southwest of the Southdown Road and Truscott Drive intersection. The immediate area consists of a mix of older and newer one-storey detached dwellings on lots with limited vegetation in the front yards. Further south of the subject property, semi-detached and townhouse dwellings can be found. The subject property contains an existing one-storey detached dwelling with limited vegetation in the front yard.

The applicant is requesting approval for an existing shed that requires variances related to accessory structure area and rear yard setback.



## 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 designated Residential Low Density Schedule II on Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached dwellings.

Planning staff are of the opinion that the application is incomplete. The applicant's drawings show one accessory structure (shed) on the subject property, however, Transportation and Works staff's photos (Appendix 1) show two existing accessory structures on the subject property. Planning staff are unable to evaluate the applicant's request to legalize the existing

accessory structures without detailed information on both accessory structures. Planning staff recommend that the application be deferred to allow the applicant an opportunity to provide revised drawings indicating the area, setbacks and dimensions of both accessory structures. Furthermore, staff recommend that the applicant submit a building permit application to allow Zoning staff the opportunity to evaluate the applicant's proposal to confirm the accuracy of the requested variances and identify if additional variances, such as lot coverage and combined accessory structure, are required to accommodate two accessory structures on the subject property.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed are photos of the existing 2 sheds on the property. We advise that both structures are to be equipped with eaves trough and down spout directed in such a manor to not impact adjacent lands. The smaller shed would require an eaves along the rear side. The larger shed would require an eaves at the right side where the single man door is located. All down spouts are to be directed in such a manor to not impact the adjacent lands.













Comments Prepared by: John Salvino, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

We note that a Building Permit application is required. In the absence of a Building Permit application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Amy Campbell, Planner-in-Training

## **Appendix 3 – Region of Peel**

We have no comments or objections.

Comments Prepared by:      Patrycia Menko, Junior Planner