

City of Mississauga Department Comments

Date Finalized: 2022-11-09	File(s): A501.22
To: Committee of Adjustment	Ward: 7
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 minor variances to allow the construction of a cabana proposing:

1. A maximum area of 67.4 sq.m (approx. 725.48 sq.ft) occupied for each accessory structure whereas By-law 0225-2007, as amended, permits a maximum area of 20 sq.m (approx. 215.27 sq.ft) for each accessory structure in this instance; and,
2. A maximum area of 70 sq.m (approx. 753.47 sq.ft) occupied for combined accessory structures whereas By-law 0225-2007, as amended, permits a maximum area of 60 sq.m (approx. 645.83 sq.ft) occupied for combined accessory structures.

Background

Property Address: 2138 Parker Drive

Mississauga Official Plan

Character Area: Cooksville Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R1-7

Other Applications: PREAPP 21-8510

Site and Area Context

The subject property is located south-west of the Hurontario Street and Queensway West intersection in an area known as Gordon Woods. It currently contains a two-storey detached dwelling and has a lot area of +/- 1,786.83m² (19,233ft²). Mature vegetation is present in both the front and rear yards. The surrounding area context is exclusively residential, consisting of detached dwellings on lots of varying sizes.

The applicant is proposing a new accessory structure requiring variances for floor area and combined floor area of all accessory structures.



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

context, and the landscape of the character area. The property also forms part of Special Site 4, which includes policies surrounding the maintenance of vegetation and generous setbacks.

Upon review of the submitted drawings, staff note that the proposed accessory structure appears to be located within a Region of Peel easement. At this time Planning staff are not in receipt of comments from the Region of Peel specifically noting no objections to the encroachment into their easement. Staff therefore recommend that the application be deferred in order to allow the applicant to submit materials from the Region permitting an encroachment within their easement.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We note from our review of this application and as also as depicted on the Site Plan submitted that there is an existing 8.0M Sanitary Sewer Easement traversing the northerly limits of this property in favour of the Region of Peel. The Site Plan submitted shows encroachments into this easement which are not permitted, however, from our discussion on site with the owner we were advised that the proposal will be revised to remove all encroachments within the limits of the 8.0M Easement and new drawings re-submitted.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a preliminary zoning review application under file PREAPP 21-8510. 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 submitted on 04/18/2022 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

Appendix 3 – Region of Peel

Servicing – Iwona Frandsen (905) 791-7800 x7920

Comments:

- There is a 8m wide Regional sanitary sewer easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title.

Conditions:

- Existing easements dedicated to the Region of Peel for the purpose of sanitary sewer, must be maintained or relocated to the satisfaction to the Region of Peel.

Planning – Patrycia Menko (905) 791-7800 x3114

- Please be advised that a portion of the subject property is located within an area the Regional Official Plan (ROP) designates as Natural Areas and Corridors (NAC) - Woodland of the Greenlands System in Peel, under Policy 2.3.2. which seeks to protect environmental resources.

Comments Prepared by: Patrycia Menko, Junior Planner