

City of Mississauga Department Comments

Date Finalized: 2023-01-04	File(s): A617.22
To: Committee of Adjustment	Ward: 9
From: Committee of Adjustment Coordinator	Meeting date:2023-01-12 1:00:00 PM

Consolidated Recommendation

The City has no objections to the requested variance. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow an existing shed and trailer parking proposing:

1. A shed size of 16.72sq m (approx. 180.08sq ft) whereas By-law 0225-2007, as amended, permits a maximum shed size of 9.29sq m (approx. 100.00sq ft) in this instance; and,
2. A trailer parking on the driveway with a height of 2.36m (approx. 7.74ft) whereas By-law 0225-2007, as amended, permits a trailer parking on the driveway with a maximum height of 2.00m (approx. 6.56ft) in this instance.

Background

Property Address: 2877 Strata Crt

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

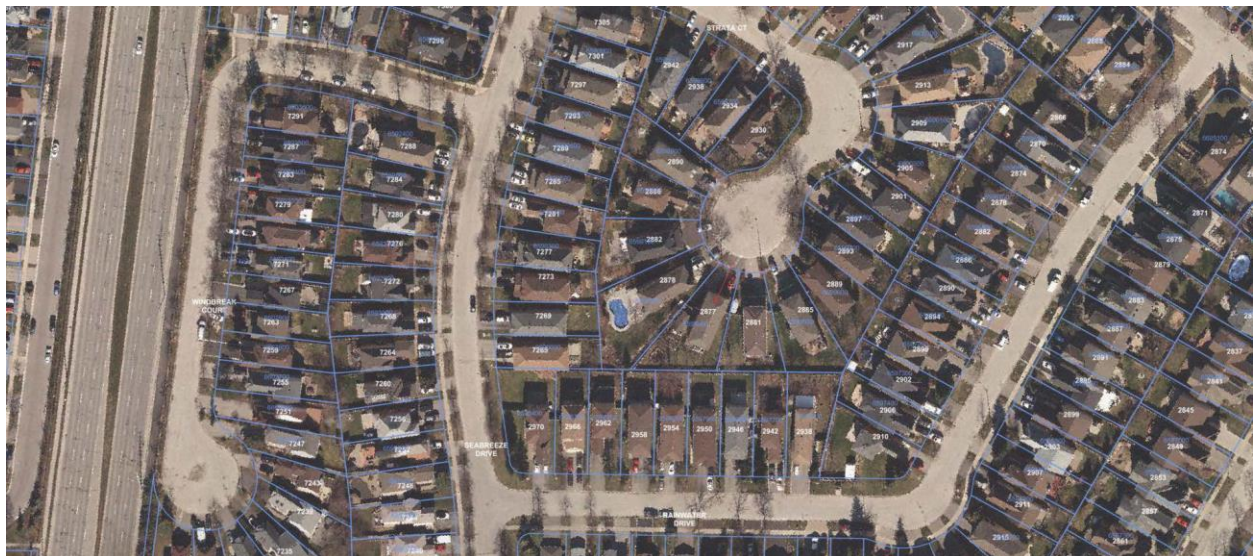
Zoning: R5-5- Residential

Other Applications: None

Site and Area Context

The subject property is located north-east of the Winston Churchill Boulevard and Tradewind Drive intersection in the Meadowvale neighbourhood. It currently contains a two-storey dwelling with an attached garage. Limited landscaping and vegetative features are present in both the front and rear yards. The property is a pie shaped lot at the end of the Strata Court cul-de-sac with a lot area of +/- 633.7m² (6,821.1ft²). The surrounding area context is predominantly residential, consisting of detached dwellings on lots of generally similar sizes.

The applicant is proposing to maintain the existing shed and trailer requiring variances for shed size and trailer 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 of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is located in the Meadowvale Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP).

Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is to be compatible with the existing site conditions, surrounding context, and landscape of the character area. Planning staff are of the opinion that the proposed accessory structure is appropriately located on the subject property and will not create any impacts to the surrounding context. Planning staff are also satisfied that the trailer is appropriately sized for a residential area and will not impact the residential look and nature of the area. Staff are therefore satisfied that the general intent and purpose of the official plan are maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variance 1 relates to the accessory structure's area. 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. Staff note that the proposed height represents a small deviation from what is currently permitted as of right in the zoning by-law and do not anticipate any massing concerns as a result of the variance request. Further, staff note that no setback or height variances are requested, further limiting any potential impacts.

Variance 2 relates to the height of the trailer to be parked on the property. The requested height represents a minor deviation from the as of right permission and is only slightly taller than some passenger SUVs and trucks. Staff are satisfied that there will be no additional impact over as of right conditions and that the trailer will not have a significant impact to the streetscape.

As such, Planning staff have no concerns with the proposed variances and are of the opinion that the general intent and purpose of the zoning by-law is maintained.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Planning staff are of the opinion that the impacts of the proposal on both the streetscape and abutting properties are minor in nature in this instance. Furthermore, the proposal represents appropriate development of the subject property at an appropriate scale.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

From our site inspection of this property we observed no drainage related concerns with the existing shed.

Comments Prepared by: Tony Iacobucci, 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: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner