

# City of Mississauga Department Comments

Date Finalized: 2023-02-06	File(s): A677.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-03-02 1:00:00 PM

## Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act. The applicant may choose to defer the application to confirm the accuracy of the request variance and to determine if additional variances are required.

## Application Details

The applicant requests the Committee to approve a minor variance to permit the existing garage and shed proposing to permit the existing garage and shed to remain on the severed lands of B36/20 whereas By-law 0225-2007, as amended, does not permit the existing garage and shed to remain in this instance.

## Background

**Property Address:** 2271 Fifth Line West

### Mississauga Official Plan

Character Area: Sheridan Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R2 - Residential

**Other Applications:** A59.21, A199.20, A198.20 and B36.20

### Site and Area Context

The subject property is located within the Sheridan Neighbourhood Character Area, southwest of Erin Mills Parkway and Sheridan Park Drive. The immediate neighbourhood is entirely residential with commercial uses in the greater area east of the subject property. One and two-storey detached dwellings with significant mature vegetation are present on lots within the immediate neighbourhood. The subject property received consent and minor variance approval (A198.20, A199.20 and B36.20) on August 25<sup>th</sup>, 2020 for the purpose of developing detached dwellings. The subject property contains an existing garage and shed.

Under application A59.21, the applicant received approval for the existing shed and garage to remain on the retained lot for a temporary period of two years. This application proposes to keep the existing garage and shed temporarily for an additional two years until construction for the new dwelling on the severed lot is completed.



## 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 applicant is requesting a two-year extension to keep an existing shed on the subject property. Planning staff have no concerns with the variance as staff supported the previous variance request under application A59.21. Therefore, staff is of the opinion that the application is appropriate and raises no concerns of a planning nature.

Planning staff note that the *Planning Act* indicates that a consent lapses at the expiration of two years from the date of the Certificate of Consent. The Certificate of Consent for application B36.20 was issued on April 20<sup>th</sup>, 2021 and will lapse if the parcels are not registered with the Land Registry Office by April 20<sup>th</sup>, 2023. If the Certificate of Consent lapses, a new consent application will be required.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committees information is a photo of the existing garage on site. We have no drainage related concerns.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

In the absence of a Development 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.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy Permit, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted.

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, Planning and Development Services