

City of Mississauga Department Comments

Date Finalized: 2023-05-24	File(s): A156.23 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-06-01 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 to allow the construction of an accessory structure proposing:

1. An accessory structure area of 50.54sq m (approx. 544.01sq 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; and,
2. An aggregate accessory structure area of 50.54sq m (approx. 544.01sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 30.00sq m (approx. 322.92sq ft) in this instance.

Background

Property Address: 70 Veronica Dr

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

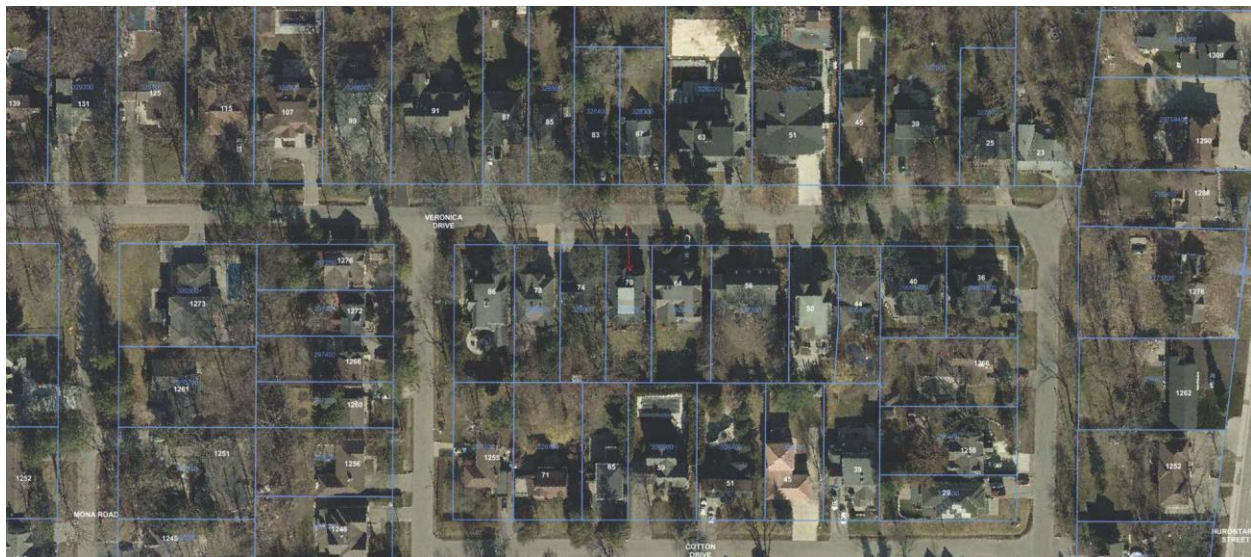
Zoning: R3- 1 - Residential

Other Applications: none

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southwest of Hurontario Street and Mineola Road West. The immediate area consists of older and newer one and two storey-detached dwellings with mature vegetation in the front yards. The subject property contains an existing two-storey detached dwelling with no vegetation in the front yard.

The applicant is proposing an accessory structure requiring variances related to area.



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:

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached dwellings.

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. The proposed variances raise concerns with respect to the intent of the accessory structure regulations. Staff are of the opinion that the proposed structure's area is excessive, as it exceeds both the individual and combined area requirements for accessory structures. Furthermore, staff are concerned regarding the

structure's massing and its impact on adjacent properties. As such, staff recommends that the application be deferred to allow the applicant an opportunity to redesign the proposed structure.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed structure will be addressed by our Development Construction Section through the future Building Permit process. We advise that the structure is to be equipped with an eaves trough and down spout directed in such a manor to not impact the adjacent properties.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit 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: Andrea Patsalides, Zoning Examiner

Appendix 3 –Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner