

City of Mississauga Department Comments

Date Finalized: 2022-11-16	File(s): A303.22
To: Committee of Adjustment	Ward: 8
From: Committee of Adjustment Coordinator	Meeting date:2022-11-24 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 an area of 17.84sq.m (approx. 192.03sq.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.

Amendments

The Building Department is currently processing a Building Permit under file BP 9ALT 21-7806. Based on review of the information currently available in this permit application, the variance, as requested is correct.

In addition, we advise that the following variance should be added:

2. A height of an accessory structure of 4.16 m (13.65 ft), whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.0 m (9.84 ft), in this instance.

Background

Property Address: 3487 Chartrand Crescent

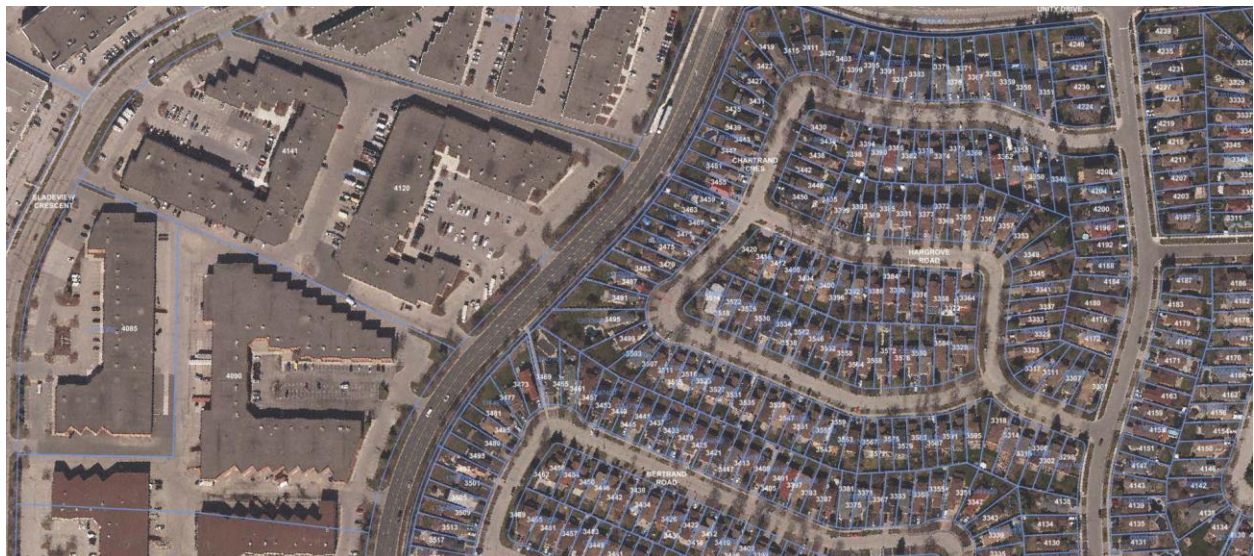
Mississauga Official Plan

Character Area: Erin Mills Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007**Zoning:** R5 - Residential**Other Applications:** BP 9ALT 21-7806**Site and Area Context**

The subject property is located within the Erin Mills Neighbourhood, north of the Ridgeway Drive and Burnhamthorpe Road West intersection. The neighbourhood is primarily residential consisting of two-storey detached dwellings with mature vegetation in the front yards. Employment land uses are located west of the subject property. The subject property has a two-storey detached dwelling with limited vegetation in the front yard.

The applicant is proposing an accessory structure requiring variances for area and 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 are as follows:

The subject property is located within the Erin Mills Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached, semi-detached, duplex and triplex dwellings.

The requested variances relate to accessory structures. 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. While the requested accessory structure area is greater than the maximum permitted for an individual accessory structure, staff note that the maximum combined area for accessory structures is 30m² (322.92ft²). The proposed accessory structure is less than the total maximum permitted and the proposed increased area for an individual accessory structure represents a minor deviation from the maximum permitted for an individual accessory structure. As such, Planning staff has no concerns with variance #1, as requested.

Zoning staff have identified an additional variance for accessory structure height. Staff has requested elevation drawings from the applicant; however, no response was received. Staff cannot accurately evaluate the height variance at this time in absence of the requested drawings.

While staff have no concerns with Variance #1, in the absence of the requested drawings, staff cannot accurately evaluate the proposal and recommend deferral of the application.

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 through the Building Permit process, File BP 9ALT-21/7806

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9ALT 21-7806. Based on review of the information currently available in this permit application, the variance, as requested is correct.

In addition, we advise that the following variance should be added:

2. A height of an accessory structure of 4.16 m (13.65 ft), whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.0 m (9.84 ft), in this instance.

Please note that comments reflect those provided through the above permit application 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: Brandon Eidner, Zoning Examiner

Appendix 3- Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner