

City of Mississauga Department Comments

Date Finalized: 2023-10-18	File(s): A156.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-10-26 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, as requested, meets the requirements of Section 45(1) of the Planning Act. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

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 30.16sq m (approx. 324.63 sq.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;
2. An aggregate accessory structure area of 30.16sq.m (approx. 324.63 sq.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; and,
3. A height of 3.42m (approx. 11.22ft) whereas By-law 0225-2007, as amended, permits a height of 3.0m (approx. 9.84ft) in this instance.

Amendments

The Building Department is currently processing a Building Permit under file 23-8182. Based on review of the information currently available in this permit application, we advise that the following variance be added:

Lot coverage of 38.82% (270.16 m²) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% (243.42 m²) 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

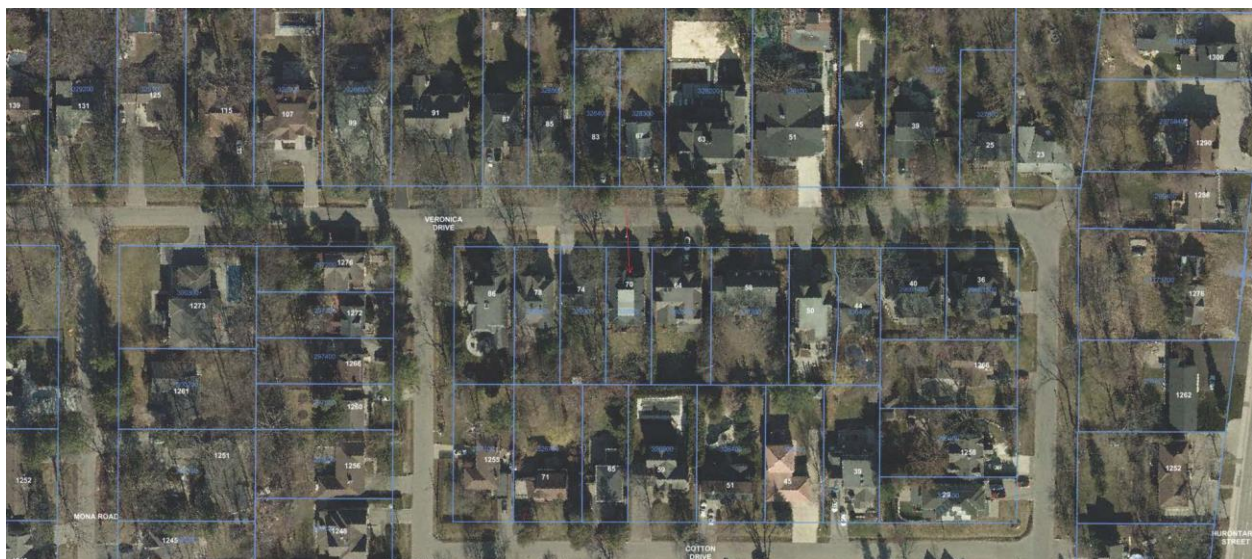
Zoning: R3- 1 - Residential

Other Applications:

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 minimal vegetation in the front yard.

The applicant is proposing a new accessory structure requiring variances related to accessory structure 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 in the Mineola Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP).

The applicant's proposal is for an accessory structure. The above noted application was deferred by the Committee of Adjustment on June 1st, 2023. Staff noted concerns with the proposed area of the structure. As such, the proposal was deferred to allow the applicant an opportunity to reduce its size.

The applicant has submitted a revised proposal and reduced the accessory structure area from 50.54m² (544.01ft²) to 30.16m² (324.63ft²). Planning staff have no concerns regarding the proposed revision, as the applicant is permitted a combined area of 30m² (322.92ft²), and the proposed structure only exceeds this requirement by 0.16m² (1.72ft²), which is negligible. Furthermore, no additional accessory structures exist or are proposed on the subject property. The remaining variances are of no concern to staff and have not changed from the first submission.

Staff is of the opinion that the revised proposal is sympathetic to the surrounding area and does not impact the neighbouring properties or streetscape. Through a detailed review of the application, staff is of the opinion that the revised application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

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

The Building Department is currently processing a Building Permit under file 23-8182. Based on review of the information currently available in this permit application, we advise that the following variance be added:

Lot coverage of 38.82% (270.16 m²) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% (243.42 m²) 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: Sibila Lass Weldt, Zoning Examiner

Appendix 3 – Region of Peel

Please apply previous comments.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner