

# City of Mississauga Department Comments

Date Finalized: 2024-05-22	File(s): A228.24 Ward: 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-05-30 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 amended, meets the requirements of Section 45(1) of the Planning Act.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory structure with an area of 24.68sq m (approx. 265.66sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq m (approx. 215.28sq ft) in this instance.

## Recommended Conditions and Terms

Should the Committee see merit in the application, Transportation and Works staff suggest that the structure be equipped with an eavestrough on the side that abuts the neighbouring property and any downspout(s) be located such that drainage is not directed to the abutting property.

## Background

**Property Address:** 2442 Genevieve Dr

### Mississauga Official Plan

Character Area: Cooksville Neighbourhood (East)  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

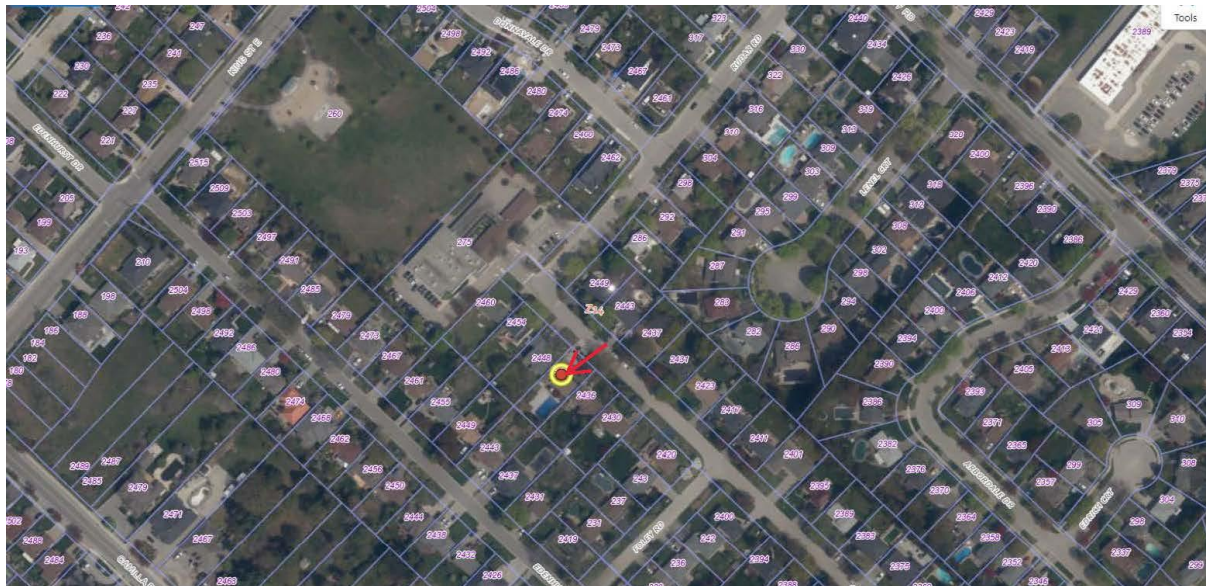
**Zoning:** R3- Residential

## Other Applications: Building Permit application 23-8523

### Site and Area Context

The subject property is located north-east of the Camilla Road and Queensway East intersection in the Cooksville neighbourhood east character area. The lot currently contains a one-storey detached dwelling with an attached garage. Some landscaping and vegetative elements are present in the front yard. The property has an approximate lot frontage of +/- 18.28m (+/-59.97ft), and a lot area of +/- 836.13m<sup>2</sup> (+/- 9000ft<sup>2</sup>) characteristic of other lots in the area. The surrounding context is predominantly residential, consisting of detached dwellings on lots of generally similar sizes.

The applicant is proposing to legalize an existing accessory structure requiring a variance for accessory structure 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 are as follows:

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

This designation permits detached, semi-detached and duplex dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area.

The proposed variance pertains to the area of the existing accessory structure on the subject property. 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 while the individual proposed area exceeds the by-law regulations, the proposed area is well within the maximum permissible combined area of 60m<sup>2</sup> (645.83ft<sup>2</sup>) that is permitted on lots of this size. Staff further note that the floor area of the structure represents approximately 2.9% of the total lot area, approximately 6 times less than the size of the existing dwelling on the subject property. Therefore, the proposed structure is clearly proportional and accessory to the lot and primary dwelling.

Staff note that the structure is primarily open, and no variance is required for height or lot coverage, mitigating potential massing impacts.

Through a detailed review of the application, staff are of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Shivani Chopra, Planning Associate

## Appendices

### Appendix 1 – Transportation and Works Comments

From our site inspection we do not foresee any drainage related concerns with the accessory structure as constructed. Should Committee see merit in the applicant's request we would suggest that the structure be equipped with an eavestrough on the side that abuts the neighbouring property and any downspout(s) be located such that drainage is not directed to the abutting property.

Comments Prepared by: Tony Iacobucci, T&W Development Engineering





**Appendix 2 – Zoning Comments**

The Building Division is processing Building Permit application 23-8523. Based on the review of the information available in this application, the requested variance(s) is/are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Candice Williams, Zoning Examiner

**Appendix 3 – Region of Peel**

We have no comments or objections to the following application: A-24-228M.

Comments Prepared by: Petrele Francois, Junior Planner