

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2020-10-21	File(s): A331/20 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-10-29

## Consolidated Recommendation

The City recommends that the application be deferred to verify if the structures maintain the amended accessory structure regulations. Should the structures maintain by-law requirements, the application should be withdrawn.

## Application Details

The applicant requests the Committee to approve a minor variance to allow 3 accessory structures on the subject property whereas By-law 0225-2007, as amended, permits a maximum of 1 accessory structure on the subject property in this instance.

## Background

**Property Address:** 101 Hollyrood Heights Drive

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density I

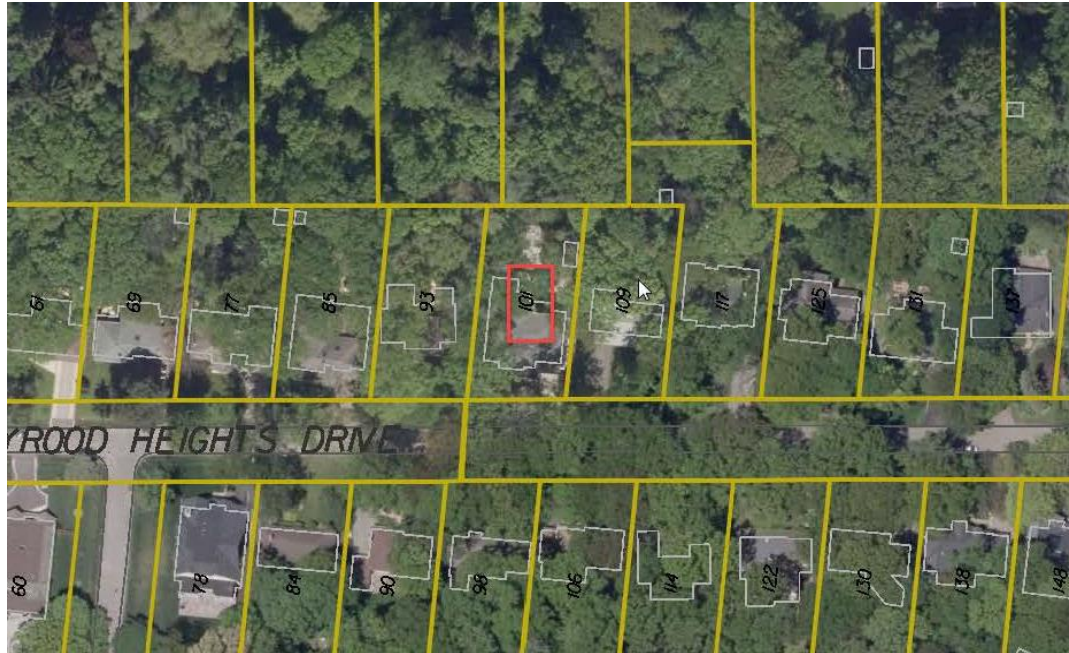
### Zoning By-law 0225-2007

**Zoning:** R3-2 (Residential)

### Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southeast of Hurontario Street and Pinewood Trail. The neighbourhood is entirely residential consisting of one and two storey detached dwellings with significant mature vegetation. The subject property contains a new two storey dwellings with mature vegetation throughout the lot.

The application proposes three accessory structures whereas a maximum of one is permitted.



## 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:

Through discussions with the Zoning Division, it appears the variance requested is incorrect and may not be required. The previous zoning by-law provisions only permits one accessory structure on a lot with a maximum area of 10 m<sup>2</sup>. By-law 0112-2019, approved by Council on July 3<sup>rd</sup>, 2019, amended the accessory structure regulations. For lots greater than 750 m<sup>2</sup> such as the subject property, the zoning by-law allows the following:

Size	Lots Greater than 750 m <sup>2</sup>
Maximum occupied area per structure	20 m <sup>2</sup>
Maximum combined occupied area	60 m <sup>2</sup>
Maximum lot coverage combined for all accessory structures on a lot	5%
Maximum height	3.5 m
Location	Not permitted between the front wall of the dwelling and the front lot line

Minimum setback to interior side and rear lot lines for accessory buildings and structures located in the rear yard	1.20 m
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From the plans submitted, it appears the height and setbacks of the structures maintain the by-law regulations. Should the structures maintain an occupied area of 20 m<sup>2</sup> each and combined area of 60 m<sup>2</sup> while maintaining a maximum lot coverage of 5%, variances may not be required.

## Conclusion

The Planning and Building Department recommends that the application be deferred to verify if the structures maintain the amended accessory structure regulations. Should the structures maintain by-law requirements, the application should be withdrawn.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the existing structures on site.







Comments Prepared by: David Martin, Supervisor Development Engineering

## Appendix 2 – Zoning Comments

The Planning and Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variances or determine whether additional variances may be required.

It appears the applicant has incorrectly identified the variance.

Comments Prepared by: Brian Bonner, Zoning Examiner

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**Appendix 5 – Region of Peel Comments**

Regional Planning staff have reviewed the applications listed on the October 29<sup>th</sup>, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Deferred Applications:** DEF-A-425/19, DEF-A-201/20, DEF-A-202/20

**Consent Applications:** B-49/20, B-50/20

**Minor Variance Applications:** A-330/20, A-331/20, A-334/20

Comments Prepared by: Diana Guida, Junior Planner