

# City of Mississauga Department Comments

Date Finalized: 2024-10-16	File(s): A445.24
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2024-10-24 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 meets the requirements of Section 45(1) of the Planning Act. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing:

1. An interior yard setback to the accessory structure of 0.32m (approx. 1.05ft) whereas By-law 0225-2007, as amended, requires a minimum interior yard setback of 0.61m (approx. 2.00ft) in this instance;
2. An interior yard setback to the concrete pad of 0.32m (approx. 1.05ft) whereas By-law 0225-2007, as amended, requires a minimum interior yard setback of 0.61m (approx. 2.00ft) in this instance;
3. A rear yard setback to the accessory structure of 0.26m (approx. 0.85ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 0.61m (approx. 2.00ft) in this instance;
4. A rear yard setback to the concrete pad of 0.26m (approx. 0.85ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 0.61m (approx. 2.00ft) in this instance.

## Recommended Conditions and Terms

Transportation and Works staff recommend the following:

The shed be equipped with an eaves trough down spouts that are directed in such a manner that they will not direct any of the roof drainage onto the neighbouring lands.

## Background

**Property Address:** 1384 Londonderry Blvd

### Mississauga Official Plan

Character Area: Lakeview Neighborhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

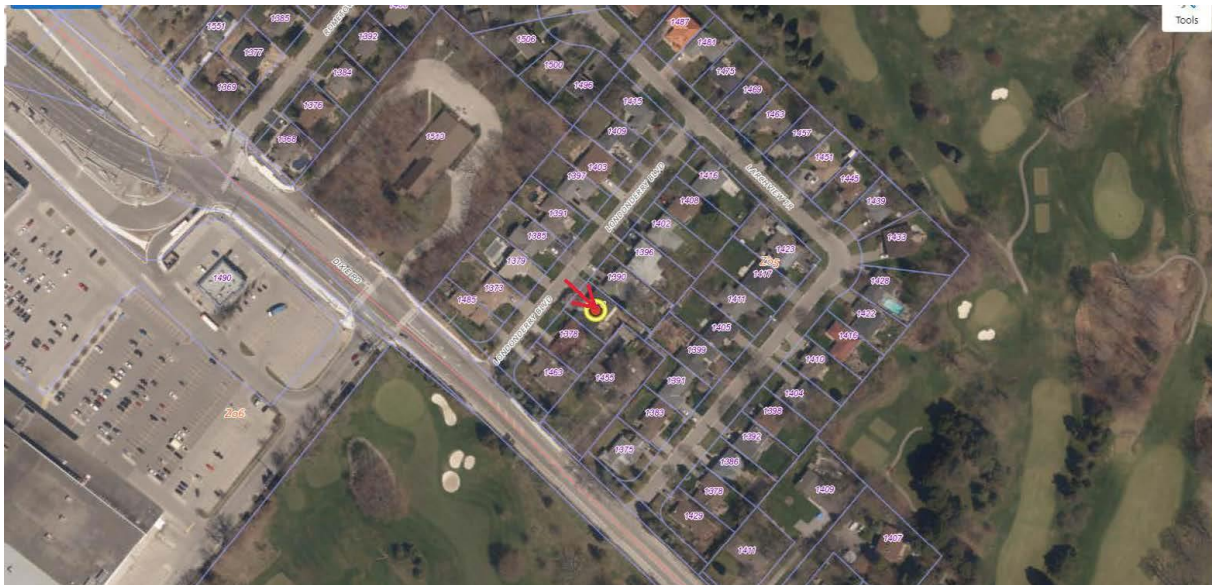
**Zoning:** R3-75 - Residential

**Other Applications:** None

### Site and Area Context

The subject property is located east of Dixie Road and south of South Service Road in the Lakeview neighbourhood. The subject lot contains a one storey detached dwelling with an attached garage. Limited landscaping and vegetation elements are present. The surrounding area context is residential, consisting of detached dwellings. The property is in close proximity to Lakeview Golf Course.

The applicant is proposing to legalize an accessory structure and concrete pad requesting variances for side yard and rear yard setbacks.



## 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 Lakeview Neighbourhood West 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.

The requested variances are required to legalize an accessory structure in the rear yard and pertain to setbacks measured to the rear and side yards. The general intent of this portion of the by-law is to ensure that an adequate buffer exists between the massing of structures on adjoining properties, that maintenance can be performed on the structures, and that appropriate drainage patterns can be maintained. Staff are of the opinion that the proposed reduced setbacks will not impact the ability to perform any required maintenance on the structure or provide appropriate drainage patterns. No variance is requested for accessory structure height or structure area, mitigating any massing concerns.

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, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the existing shed. We ask that the shed be equipped with an eaves trough down spouts that are directed in such a manner that they will not direct any of the roof drainage onto the neighbouring lands.

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: Emily Majeed, Planner-in-Training

### **Appendix 3 – Parks, Forestry & Environment**

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

A Tree Removal Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email [jamie.meston@mississauga.ca](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician

#### **Appendix 4 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner