

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-02-27	File(s): A614.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 3/6/2025 1:00:00 PM

## Consolidated Recommendation

The City recommends 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:

1. A floor area of 57.3sq.m (approx. 616.8sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of 20.0sq.m (approx. 215.3sq.ft) in this instance; and
2. A lot coverage for accessory structures of 6% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage for accessory structures of 5% of the lot area in this instance.

## Background

**Property Address:** 592 Vanessa Cres

### Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

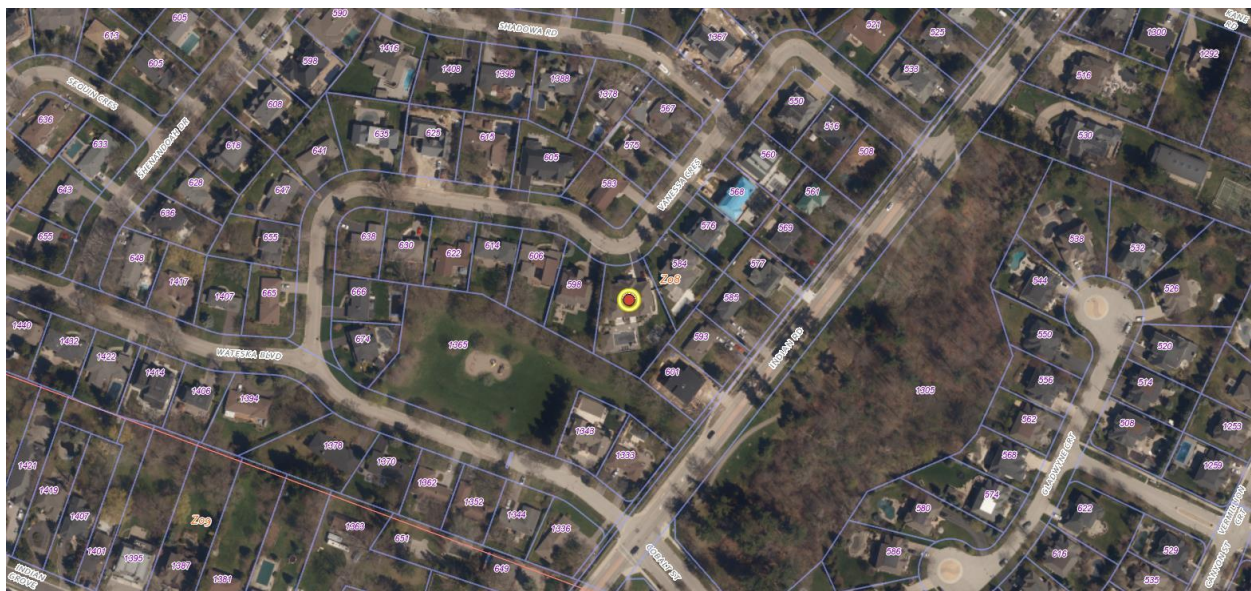
**Zoning:** R2-4 - Residential

**Other Applications:** BP 9NEW 24-4110.

### Site and Area Context

The subject property is located within the Clarkson – Lorne Park Neighbourhood, east of the Indian Road and Mississauga Road intersection. The subject property has an approximate lot area of +/- 1,916.45m<sup>2</sup> (6,287.56ft<sup>2</sup>) and contains a one and a half-storey detached dwelling with little vegetation in the front yard. The neighbourhood is primarily residential in the form of one and two-storey detached dwellings with little mature vegetation in the front yards.

The applicant is proposing an accessory structure, requiring variances for lot coverage and floor 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 of the four tests to this minor variance request are as follows:

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area and the subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached dwellings.

Staff have concerns with the variances related to the proposed golf simulator. The materials submitted by the applicant do not provide sufficient detail in order to evaluate lot coverage,

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accessory structure lot coverage, and the maximum area for all accessory structures. Staff note that the existing gazebo appears larger on the City's spatial imagining than on the site plan provided. Additionally, Zoning staff comments have mentioned that additional variances may be required pending more information from the applicant.

Given the above, staff are recommending a deferral of the application in order to provide the applicant with the opportunity to provide the requested information and allow staff to provide a complete review of the application.

Comments Prepared by: Sara Ukaj, Planning Associate

## Appendices

### Appendix 1 – Transportation and Works Comments

Attached is a picture of the area where the Golf Simulator will sit. We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed golf simulator building will be addressed by our Development Construction Section through Building Permit BP 9NEW-24/4110.

Comments Prepared by: John Salvino, Development Engineering Technologist



### Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file BP 9NEW 24-4110. Based on review of the information currently available in this permit application, staff note that the last submission of the building permit the following comments were given to the applicant:

- Zoning By-law 0225-2007, as amended, permits a maximum area of an accessory structure to be 20 square metres. The proposed 57.3 square metres does not comply.
- Zoning By-law 0225-2007, as amended, permits a maximum area of all accessory structures to be 60 square metres. The proposed 103.9 square metres does not comply.
- Zoning By-law 0225-2007, as amended, permits a maximum lot coverage of 5% for all accessory structures. The proposed 6% does not comply.

Zoning By-law 0225-2007, as amended, permits a maximum lot coverage of 30% for all structures. I cannot verify this as you do not show all structures on the site plan.

You show a different layout of the existing gazebo from what was on your first site plan and from what I can see from aerial photos. As such I cannot verify lot coverage, accessory structure lot coverage, maximum area for all accessory structures.

Please note that bullet two speaking to the maximum area of 60 m<sup>2</sup> is a variance that is required. Further, staff cannot confirm that the applicant meets the overall lot coverage of 30% as more information was requested.

Comments Prepared by: Tage Crooks, Planner Zoning Examination

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

#### Park Planning Comments

The Parks and Culture Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

The lands adjacent to the property are owned by the City of Mississauga, identified as Vanessa Park (P-010).

Should the application be approved, the Parks and Culture Planning Section provides the following notes:

1. Construction access from the adjacent park/greenlands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
4. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Nicholas Rocchetti, Planner – Park Planning, Community Services Department at 905-615-3200 ext. 4659 or via email [nicholas.rocchetti@mississauga.ca](mailto:nicholas.rocchetti@mississauga.ca).

Comments Prepared by: Nicholas Rocchetti, Planner

### Forestry Comments

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.

An 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 Comments**

We have no comments or objections

Comments Prepared by: Petrele Francois, Junior Planner