

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-03-13	File(s): A34.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 3/20/2025 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 addition of a shed, canopy, covered porch, and alterations of soft landscaping proposing:

1. A maximum shed area of 45.04sq m (approx. 147.77ft) whereas By-law 0225-2007, as amended, permits a maximum shed area of 10sq m (approx. 32.81ft) in this instance;
2. A maximum shed height of 3.65m (approx. 11.98ft) whereas By-law 0225-2007, as amended, permits a maximum shed height of 3.00m (approx. 9.84ft) in this instance;
3. A rear yard setback to shed of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 0.61m (approx. 2.00ft) in this instance;
4. A side yard setback to shed of 0.23m (approx. 0.75ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance;
5. A maximum canopy area of 42.77sq m (approx. 140.32ft) whereas By-law 0225-2007, as amended, permits a maximum canopy area of 10.00sq m (approx. 32.81ft) in this instance;
6. A front yard setback to covered porch of 5.65m (approx. 18.54ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 5.90m (approx. 19.36ft) in this instance;
7. A maximum area of all accessory structures of 93.64sq m (approx. 307.22ft) whereas By-law 0225-2007, as amended, permits a maximum area of all accessory structures of 30.00sq m (approx. 98.43ft) in this instance;
8. A rear yard setback to hardscape of 0.00m (approx. 0.00ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 0.61m (approx. 2.00ft) in this instance;
9. A side yard setback to hardscape of 0.00m (approx. 0.00ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance; and
10. A lot coverage of 38.67% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance.

Background

Property Address: 693 Mississauga Valley Blvd

Mississauga Official Plan

Character Area: Mississauga Valleys Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

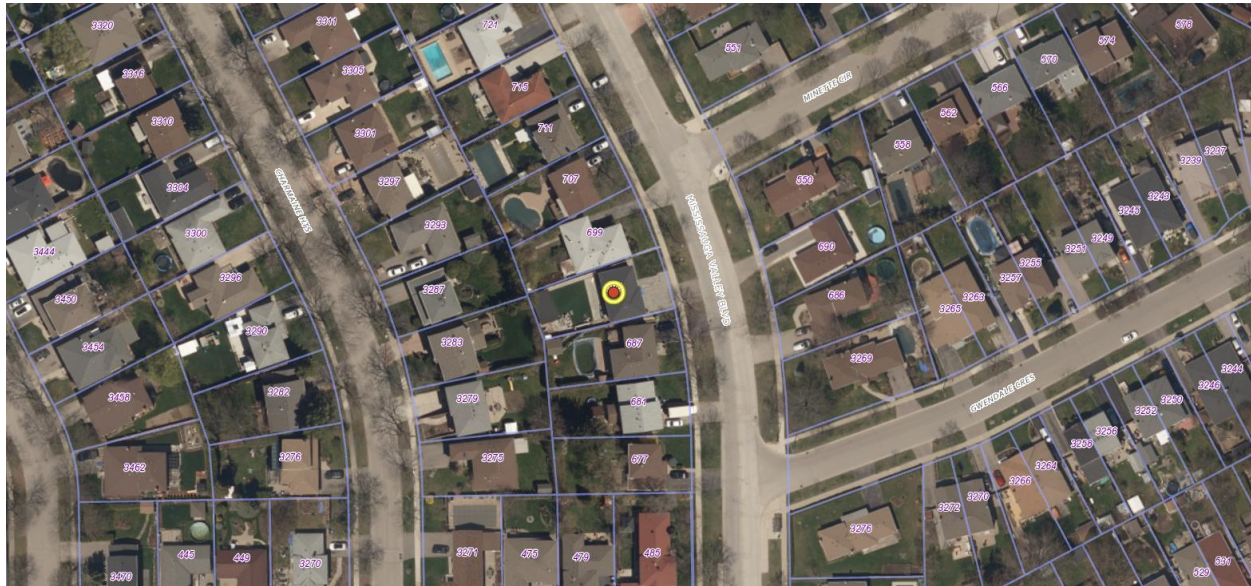
Zoning: R3 - Residential

Other Applications: BP 9ALT 24-4874

Site and Area Context

The subject property is located along the west side of Mississauga Valley Boulevard, south of the Bloor Street and Mississauga Valley Boulevard intersection in the Mississauga Valleys Neighbourhood Character Area. It is an interior lot containing a two-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present throughout the subject property. The surrounding area context is exclusively residential, consisting of detached and semi-detached dwellings on similarly sized lots.

The applicant is proposing to legalize the existing accessory structure, canopy and covered front porch requiring variances for independent and combined accessory structure area, height, side yard and rear yard setbacks. The proposal also requires variances for lot coverage, front yard setback to the porch, and side and rear yard setbacks to the hard surface landscaping material in the rear yard.



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 within the Mississauga Valleys Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP).

While staff have no concerns with the proposed variances concerning lot coverage, accessory structure area, height and setbacks, as well as the front yard setback to the existing covered porch, Planning staff echo Transportation and Work's staff comments regarding drainage on the subject property. Transportation and Work's staff note, through site visits, that the rear yard is comprised of artificial turf, and they require additional clarification confirming the extent of the artificial turf area and sodded area in the rear yard. Planning staff note this information was not provided in the drawings package submitted. The drainage pattern on the subject property is rear to front, and Planning staff note the whole northern side yard contains hard surface landscaping material. Staff also note the presence of a reverse grade driveway, which when factoring the site

grading on the subject property, results in excess runoff being directed to the driveway drainage area. This may result in flooding concerns for the dwelling.

Based on the preceding information, Planning staff are of the opinion the application should be deferred to allow the applicant an opportunity to submit the required information and for potential redesign of the hard surface landscaping material in the rear yard.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's reference are several photos which depict the excessive hard surfaced areas that currently exist in the rear yard. This Department is concerned about the additional runoff into the municipal storm sewer system that will be caused by the additional hard surfacing where permeable landscaped areas once existed. Incremental increases across the neighbourhood and the municipality can lead to increased pressures on the City's storm sewer system. We note that lots are typically designed to retain some stormwater through infiltration into the permeable surfaces such as grass and other landscaped areas.

Variance #1 is requesting a shed area of 45.04 sq. m, whereas 10 sq. m is permitted, this will increase the lot coverage and reduce available landscaped areas to support infiltration and result in generation of additional stormwater runoff. Further, Variance #5 is requesting a canopy area of 42.77 sq. m, whereas 10 sq. m is permitted, this will also generate additional stormwater runoff. Finally, Variances #8 & 9 are requesting 0 m setback to hardscaping in the rear yard and side yards, which will also contribute to the increased stormwater runoff from the property and may impact drainage and the conveyance of stormwater.

This Department notes from our site inspection that artificial turf was observed in the rear yard, which contradicts information provided on the submitted A0-001 – Site Plan. We recommend additional clarification is provided related to the extent of the artificial turf areas and sodded areas (if any) on the subject property. Additional information will also be required to confirm if the installed subbase material(s) for the artificial turf areas would allow for infiltration of stormwater.

We also note the rear yard drains toward the front of the dwelling, which is then directed into an existing drain associated with the reverse grade driveway. The excess runoff from the rear yard due to the additional hard surfaced areas compounded with the driveway drainage may result in drainage related concerns for the dwelling.

In view of the above, this Department has concerns with the request(s) as submitted and recommend that the applicant make efforts to reduce the amount of hard surfaced areas within the rear yard. Upon receipt of a modified proposal and re-inspection of the property without the snow cover, this Department can re-evaluate the request(s).





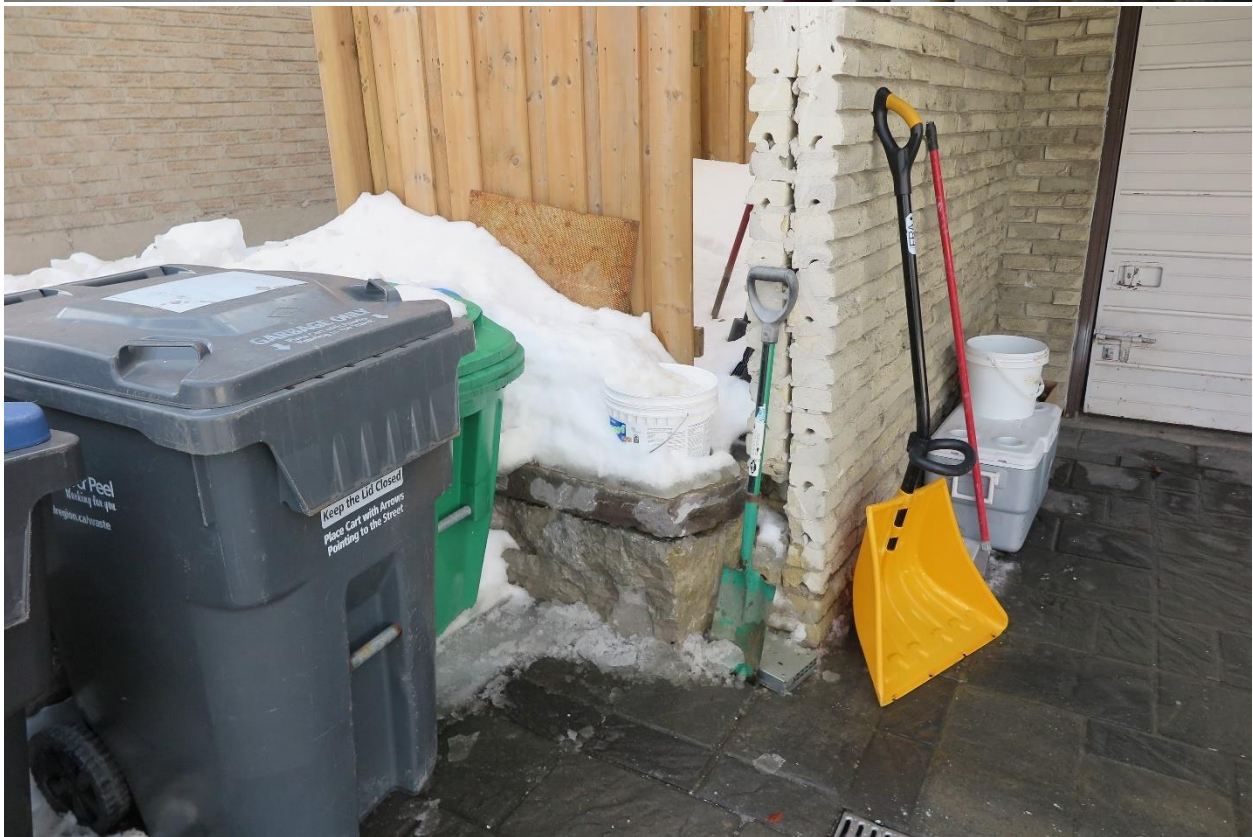














Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application **BP 9ALT 24-4874**. Based on review of the information available in this application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Maria Fernandez, Zoning Examiner

Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner