

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-04-17	File(s): A614.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 3:30:00 PM

Consolidated Recommendation

The City has no objections to the application. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

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

1. An area of accessory structure of 57.30sq. m (approx. 616.77sq. ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of 20.00sq. m (approx. 215.28sq. ft) in this instance;
2. A lot coverage for accessory structures of 6.00% whereas By-law 0225-2007, as amended, permits a maximum lot coverage for accessory structures of 5.00% in this instance;
3. An area of all accessory structures of 103.90sq. m (approx. 1,118.37ft) whereas By-law 0225-2007, as amended, permits a maximum area of all accessory structures of 60.00sq. m (approx. 645.83sq. ft) in this instance.

Amendments

While planning staff are not in a position to conduct a full zoning review, staff are of opinion that the following amendments appear to be required.

3. An area of all accessory structures of 113.22sq. m (approx. 1218.69ft) whereas By-law 0225-2007, as amended, permits a maximum area of all accessory structures of 60.00sq. m (approx. 645.83sq. ft) in this instance.
4. An accessory structure height of 4.06m (approx. 13.32ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.50m (approx. 11.48ft) in this instance.

Recommended Conditions and Terms

1. Construction related to this variance shall be in general conformance with the drawings before the Committee.

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-24/4111

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 +/- 1,916.45m² (6,287.56ft²) 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.

Variances 1 and 3 relate to individual and combined accessory structure area. 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 are of the opinion that both the individual and total combined area increase for accessory structures being proposed is reasonable for the subject property due to the size of the dwelling and subject property. Furthermore, the existing fencing provides physical screening that mitigates massing concerns. It is the opinion of staff that the proposed structure is proportional, clearly accessory, and does not pose any massing concerns. Staff are of the opinion that individual accessory structure

Variance 2 relates to lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot. The by-law currently permits a maximum lot coverage of 5% of the total coverage for accessory structures. The variance proposes to increase the maximum lot coverage to 6% of the total lot coverage. The 1% increase represents a small deviation from the by-law and resulting in the accessory structures maintaining an appropriate and proportional size in relation to the dwelling consistent with the intent of the by-law.

Variance 4 relates to the height of the accessory structure. The intent of the height provision is to ensure that the structures are proportional to the lot and dwelling and are clearly accessory while not presenting any massing concerns to the neighbouring lots. Staff note that the proposed height represents a small deviation from what is currently permitted as of right in the zoning by-law and do not anticipate any massing concerns.

Given the above, staff are of the opinion that the variances maintain the general intent and purpose of the zoning by-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff are of the opinion that the proposed accessory structures will not have any significant impacts on neighbouring properties and represent appropriate development of the lands. As such, the variances are minor in nature and result in orderly development of the subject property.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

As mentioned in our previous comments for this application. We note that any Transportation and Works Department concerns/requirements for the proposed accessory structure will be addressed by our Development Construction Section through Building Permit BP 9NEW-24/4111.

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 have requested additional information as the site layout provided in submission two is different from that viewed in submission one of the above noted application.

The illustrated existing site conditions appears not to match visual inspection of aerial imagery. Staff cannot ascertain if the proposed additional coverage meets the maximum permitted coverage of 30%. Staff cannot confirm the accuracy of variances 2 and 3 until this information is provided.

These comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

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.

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.

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.

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