

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-04-17	File(s): A73.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 1:00:00 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 four accessory structures proposing:

1. An interior side yard setback to the north side yard lawnmower shed of 0.0m whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.61m (approx. 2.0ft) in this instance;
2. An interior side yard setback to the north side pool equipment shed of 0.4m (approx. 1.31ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.61m (approx. 2.0ft) in this instance;
3. An interior side yard setback to the northeast corner firewood shed of 0.0m whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.61m (approx. 2.0ft) in this instance; and
4. An interior side yard setback to the south side yard snow blower shed of 0.0m whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.61m (approx. 2.0ft) in this instance.

Amendment:

Although planning staff are not in a position to conduct a full zoning review, we believe the following variances is required:

5. An accessory structure setback to the rear yard of 0.00m By-law 0225- 2007, as amended, requires a minimum accessory structure setback to the rear yard of 0.61m (approx. 2.00ft) in this instance.

Background

Property Address: 3603 Beechollow Cres

Mississauga Official Plan

Character Area: Applewood Neighbourhood

Designation: Residential Low Density I

Zoning By-law 0225-2007

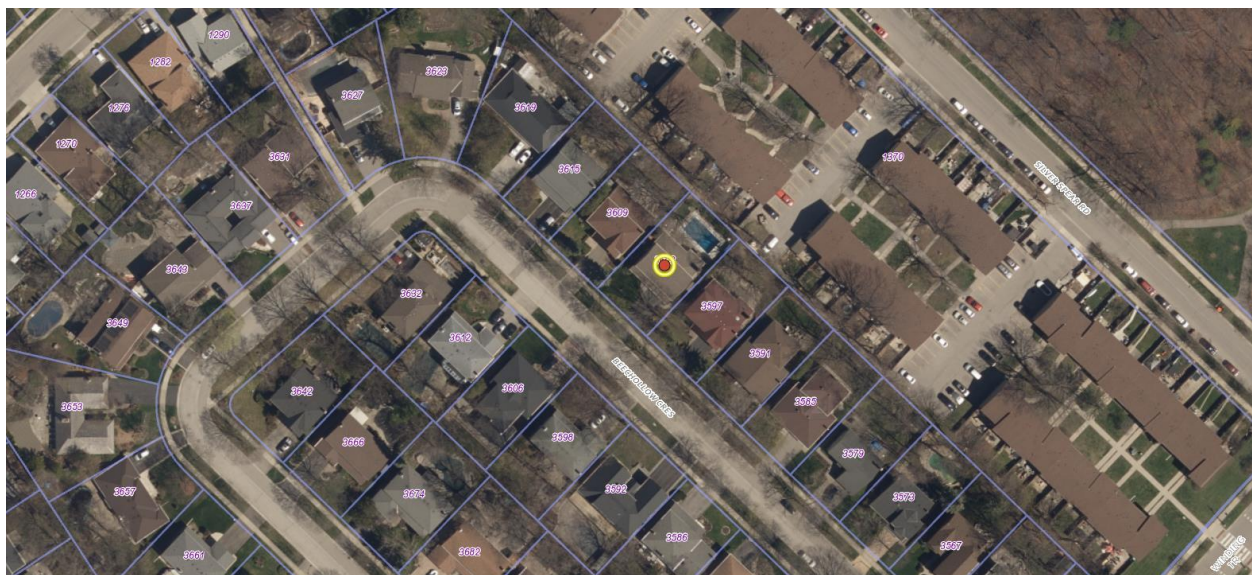
Zoning: R3 - Residential

Other Applications: None

Site and Area Context

The subject property is located within the Applewood Neighbourhood, on the south-west corner of the Burnhamthorpe Road and Dixie Road intersection. The subject property has an approximate lot area of +/- 679.66m² (2,229.85ft²) and contains a two-storey detached dwelling with some vegetation in the front yard. The neighbourhood consists of residential dwellings in the form of one and two-storey detached dwellings with some mature vegetation in the front yards and townhouses to the rear of the subject property.

The applicant is proposing to legalize four existing sheds requiring variances for side 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 of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is located in the Applewood Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex and triplex dwellings, as well as other forms of low-rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context and the landscape of the character area. Staff note that proposed accessory structure remain subordinate to the primary use of the dwelling being the residential use. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variances 1, 2, 3, and 4 request a reduced side yard measured to four individual existing sheds. The intent of side yard regulations is to ensure that there is a sufficient buffer between structures on abutting properties and that maintenance can be performed on the structures as required. Staff are satisfied that the reduced setback to the sheds will not negatively impact the abutting properties and given that these are existing structures, maintaining them has not been an issue. Further, Transportation & Works staff do not foresee potential drainage concerns with the current position of the existing sheds.

Variance 5 requests a reduced rear yard measured to the existing shed. The intent of side yard regulations is to ensure that there is a sufficient buffer between structures on abutting properties and that maintenance can be performed on the structures as required. Staff are satisfied that the reduced setback to the shed will not negatively impact the abutting properties and given that this is an existing structure, maintenance has not been an issue. Further, Transportation & Works staff they did not foresee potential drainage related to the shed in relation to the side yard reduction.

Give the above, staff are satisfied 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?

Planning staff are of the opinion that the impacts of the proposal on the streetscape and abutting properties are minor in nature in this instance. Furthermore, the proposal represents appropriate development of the subject property.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

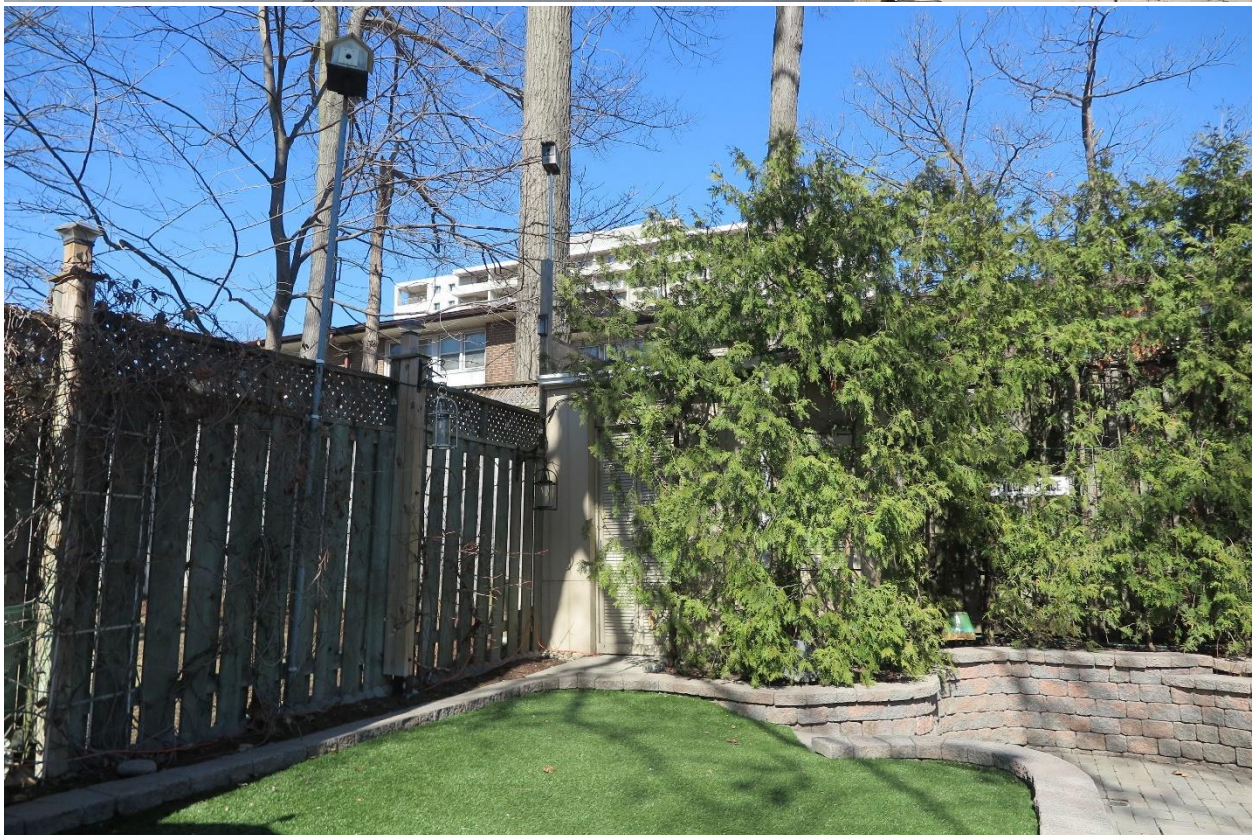
Enclosed for Committee's reference are photos depicting the subject property and existing accessory structures.

From our site inspection and the attached photos, it is evident that this property has a rear to front drainage pattern meaning that drainage is directed towards the front of the property. Further, it was observed that drainage in the front yard was being directed southerly onto the Beechollow Crescent right-of-way.

In view of the above and acknowledging that we observed no evident drainage related concerns on site, this Department has no objections to the applicant's request.















Comments Prepared by: Tony Iacobucci, Development Engineering

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: Ladan Javanbakht-Samani, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

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

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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 to the following applications.

Comments Prepared by: Petrele Francois, Junior Planner