

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A161.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/12/2025 1:00:00 PM

Consolidated Recommendation

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 two sheds proposing:

1. A height for shed 1 of 3.07m (approx. 10.07ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance;
2. A maximum area of 10.84m² (approx. 116.68sq ft) occupied per accessory structure (shed 1) whereas By-law 0225-2007, as amended, permits a maximum area of 10.00m² (approx. 107.64sq ft) occupied per accessory structure in this instance;
3. A height for shed 2 of 3.07m (approx. 10.07ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance; and
4. A maximum area of 10.84m² (approx. 116.68sq ft) occupied per accessory structure (shed 2) whereas By-law 0225-2007, as amended, permits a maximum area of 10.00m² (approx. 107.64sq ft) occupied per accessory structure in this instance.

Background

Property Address: 2610 Cynara Rd

Mississauga Official Plan

Character Area: **Cooksville Neighbourhood**

Designation: **Residential Low Density II**

Zoning By-law 0225-2007

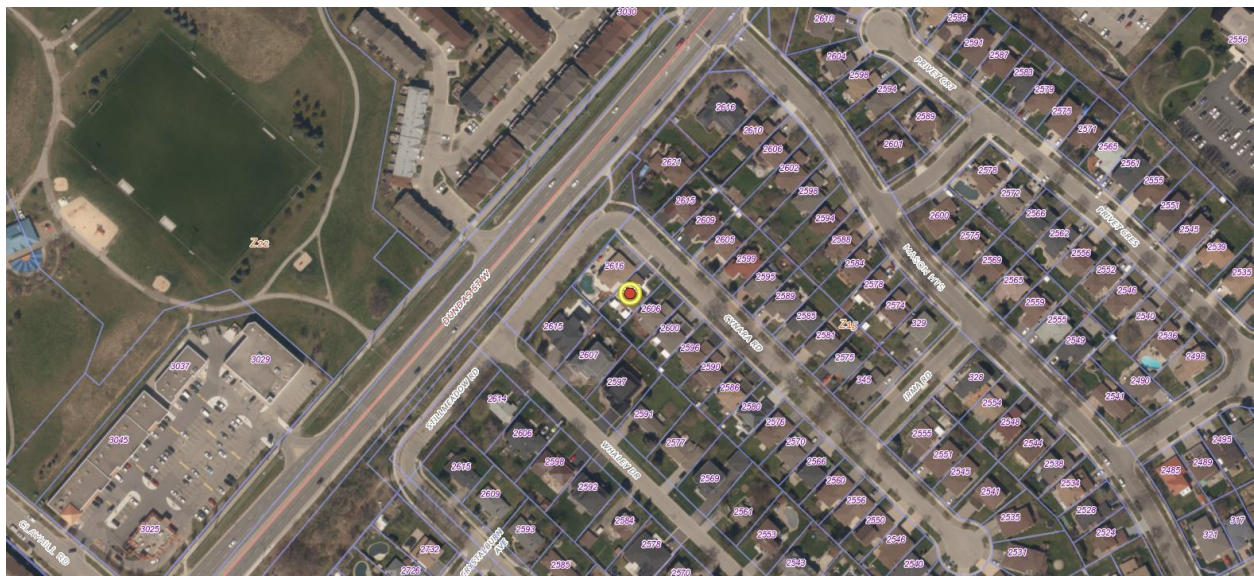
Zoning: RL - Residential

Other Applications: None

Site and Area Context

The subject property is located on the south-west corner of the Dundas Street West and Mason Heights intersection in the Cooksville Neighbourhood Character Area. It contains a two-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context is mostly residential, consisting mainly of detached dwellings. Townhouse dwellings are located on the north side of Dundas Street West.

The applicant is requesting to legalize two existing accessory structures requiring variances for area and height.



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 Cooksville Neighbourhood Character Area and is designated Residential Low Density II. Section 9 of the Mississauga Official Plan (MOP) promotes development) with appropriate urban form and site design, regulating that such development is compatible with the existing conditions, the surrounding context and the landscape of the character area. The structures are compatible with the surrounding area and does not pose any significant impact to the abutting properties. 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?

The existing accessory structures on the subject site require variances to area and height.

Variances 1 and 3 relate to existing accessory structure heights. The intent of the height provision is to ensure that the structure is 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 increase of 0.07m (0.22ft) for both accessory structures represents a minor deviation from what is currently permitted as of right in the zoning by-law and does not create any significant massing concerns to abutting properties. Staff are satisfied that the proposed variances are negligible numerically and will pose no impacts on abutting properties and the surround neighbourhood.

Variances 2 and 4 relate to the floor area of two existing accessory structures. 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. The floor area exceeds the by-law by 0.84m² (2.75ft). No additional variances for setbacks have been requested which further mitigates any potential impact. Staff are of the opinion that the proposed structure remains accessory to the principle use on the lands and are satisfied that there will be no massing impacts on abutting properties. Further, staff note Transportation and Works staff have not raised any drainage related concerns and have confirmed that any drainage from the rear yard can be adequately directed to the front of the property.

Given the above, staff are of the opinion that the application maintains 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 do not have any significant impacts on neighbouring properties and represent appropriate development of the subject 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

This Department has no objections to the applicant's request to allow the two existing sheds. We have reviewed our records and note that the C-14830 – Grading Plan depicts the grading information pertaining to the subject site and illustrates a catch basin in the south-west corner of the property. From our site inspection, we note that the existing catch basin is functional and all drainage from the property and some abutting properties is directed into the catch basin.

We note that there is an existing storm sewer easement (Plan 43R-4285, LT 87534) located on the property and there is a shed, which slightly encroaches into the limits of this easement. On our site inspection, this encroachment was discussed with the property owner, and they advised that they re-locate the shed slightly, so it does not encroach within the existing storm sewer easement.

In view of the above, this Department has no objections to the applicant's request.









Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

In the absence of a Development application 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.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy Permit, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted."[Enter zoning staff comments]"

Comments Prepared by: Carrie Chan Patch, Zoning Examiner