

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-07-03	File(s): A175.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/10/2025 1:00:00 PM

Consolidated Recommendation

The City has no objection to the application, as amended.

Application Details

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

1. An exterior side yard setback to the eaves of 0.34m (approx. 1.12ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback to the eaves of 5.55m (approx. 18.21ft) in this instance;
2. An accessory structure area of 54.99sq m (approx. 591.91sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq m (approx. 215.28sq ft) in this instance;
3. A lot coverage of combined accessory structure of 10.35% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of combined accessory structure of 5.00% in this instance;
4. A front yard setback of 0.62m (approx. 2.03ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 6.00m (approx. 19.69ft) in this instance;
5. An area for all accessory buildings and structures of 82.85sq m (approx. 891.79sq ft) whereas By-law 0225-2007, as amended, permits a maximum area for all accessory buildings and structures of 60.00sq m (approx. 645.83sq ft) in this instance; and
6. A shed to be located between the front wall of the dwelling and the front lot line whereas By-law 0225-2007, as amended, does not allow a shed to be located between the front wall of the dwelling and the front lot line in this instance.

Amendments

The Building Division is processing Building Permit application **BP 9NEW 25-7305**. Based on the review of the information available in this application, Zoning staff have identified that the following revision is required:

Revise Variance 1: A front yard setback to the eaves of 0.34m (approx. 1.12ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the eaves of 7.05m (approx. 23.12ft) in this instance;

Revise Variance 5: An area for all accessory buildings and structures of 98.48sq m (approx. 1060.02sq ft) whereas By-law 0225-2007, as amended, permits a maximum area for all accessory buildings and structures of 60.00sq m (approx. 645.83sq ft) in this instance;

Background

Property Address: 864 Edistel Cres

Mississauga Official Plan

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

Zoning By-law 0225-2007

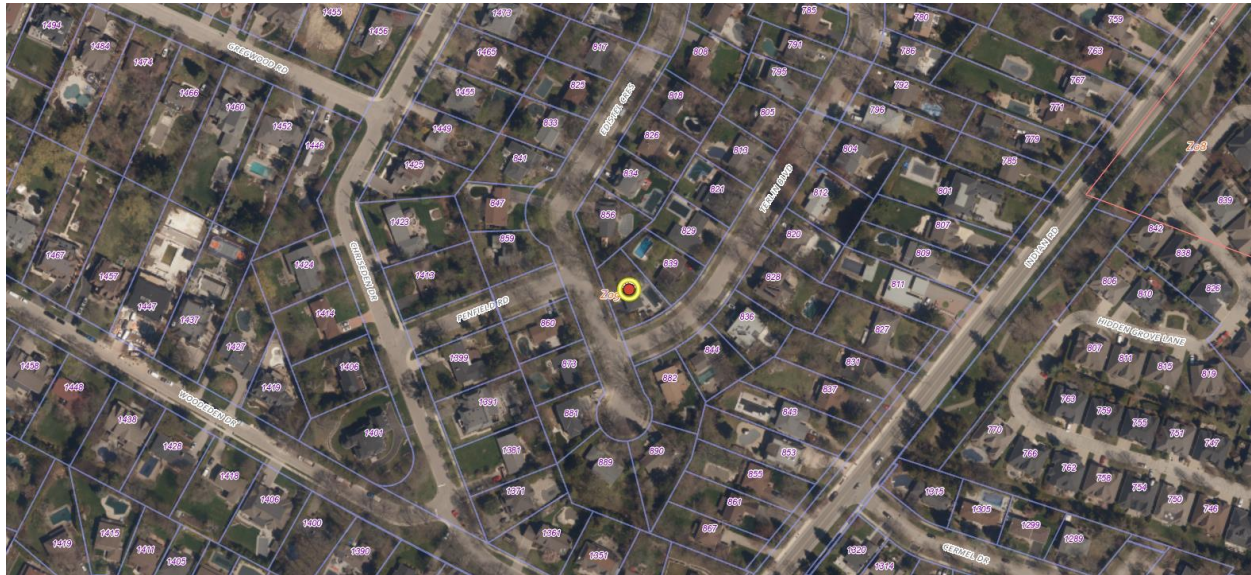
Zoning: RL-6 - Residential

Other Applications: Building Permit application BP 9NEW 25-7305

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, northeast of the Indian Road and Woodeden Drive intersection. The surrounding neighbourhood is entirely residential consisting of one and two storey detached dwellings with mature vegetation in the front yards. The subject property contains an existing two-storey detached dwelling with mature vegetation within the front and side yards.

The application is proposing an accessory structure requesting variances for setbacks, accessory structure lot coverage and area and the location of the structure.



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 are as follows:

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached and duplex dwellings.

The application proposes an accessory structure (shed) in the technical front yard and all variances being sought are to facilitate this structure.

Variances #1 and #4 seek to reduce the front yard setbacks measured to the existing accessory structure. Variances #2 and #5 pertain to accessory structure area. Variance #3 pertains to accessory structure lot coverage and Variance #6 is regarding the location of the structure. The general intent in regulating accessory structure setbacks is to ensure that an adequate buffer exists between the massing of structures on adjoining properties, that accessory structures can be maintained and that appropriate drainage patterns can be preserved. Furthermore, the general intent of accessory structure regulations is to ensure that the structures are proportional to the lot and dwelling and are clearly accessory to the principle dwelling while not presenting any massing concerns to neighbouring lots.

Staff note that in this instance, since this is a corner lot, the technical front yard is the functional side yard due to the orientation and layout of the existing dwelling. Further, the applicant is proposing to consolidate the two existing accessory structures into one in this location. The proposed structure is not visible from the streetscape and is screened behind the existing fence. As such, staff have no concerns with the location of the proposed structure or the setbacks.

The by-law permits a maximum of 3 accessory structures with total accessory structure area of 60m² (645ft²). The area for the proposed shed area is 54.99m² (591.9ft²), which is within the maximum permissible total accessory structure area. Approximately 28% or 15.63m² (168.23ft²) of the shed structure area is attributed to the eaves of the shed. In addition to the shed, an additional accessory structure area of 43.49m² (467.04 ft²) is attributed to the existing deck and stairs. The combined accessory structure area represents a total lot coverage of 10.35%, being 4.57% for the deck and 5.78% for the shed including 1.64% for the eaves. It is worth noting that the overall lot coverage, which includes both the dwelling and accessory structures, is within by-law regulations. No variance is required for the accessory structure height. Staff are satisfied that the deck does not have any massing impacts and that the shed itself is within the permissible coverage. The proposed structure is clearly accessory to the main dwelling and proportional to the lot, with the dwelling size being approximately 4.2 times the accessory structure.

Given the above, staff are satisfied that the application maintains the general intent and purpose of the official plan and zoning by-law, is minor and appropriate in nature.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the area where the structure is proposed. In consideration that this is a flankage lot where all drainage is directed toward the boulevard area, we have no drainage related concerns.

Comments Prepared by: John Salvino, Development Engineering Technologist









Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application **BP 9NEW 25-7305**. Based on the review of the information available in this application, the following revision is required:

Revise Variance 1: A front yard setback to the eaves of 0.34m (approx. 1.12ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the eaves of 7.05m (approx. 23.12ft) in this instance;

Revise Variance 5: An area for all accessory buildings and structures of 98.48sq m (approx. 1060.02sq ft) whereas By-law 0225-2007, as amended, permits a maximum area for all accessory buildings and structures of 60.00sq m (approx. 645.83sq ft) in this instance;

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

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Comments Prepared by: Minan Song, 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:

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