

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-04-07	File(s): A119.21 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-04-15 1:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow an existing driveway on the subject property proposing:

1. A driveway on a G2 Zone (Greenlands) whereas By-law 0225-2007, as amended, does not permit a driveway on a G2 Zone (Greenlands) in this instance;
2. A minimum landscape buffer abutting a G2 Zone (Greenlands) of 0.00m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer abutting a G2 Zone (Greenlands) of 4.50m (approx. 14.76ft) in this instance; and
3. A minimum setback of all parking areas, driveways, and loading spaces in a non-residential zone to all lands zoned G1 or G2 Zones (Greenlands) of 0.00m whereas By-law 0225-2007, as amended, requires a minimum of the greater of 5.00m (approx. 16.40ft) or the required yard/setback in this instance.

Background

Property Address: 2495 & 2505 Speakman Drive

Mississauga Official Plan

Character Area: Sheridan Park Corporate Centre
Designation: Greenlands, Business Employment

Zoning By-law 0225-2007

Zoning: G1, G2, H-E2-5 (Greenlands, Employment)

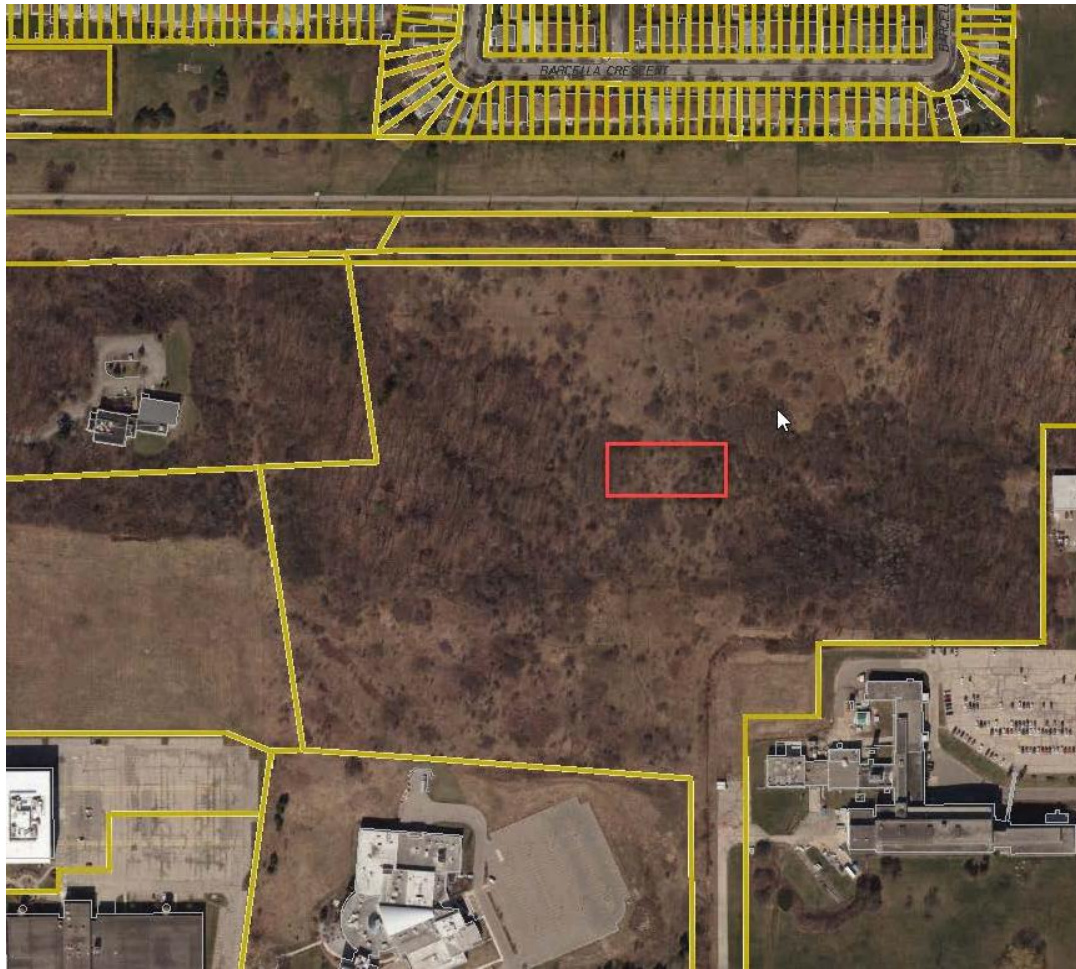
Other Applications

Site Plan Application: 19-134

Site and Area Context

The subject site is located within the Sheridan Park Corporate Centre, southeast of Sheridan Park Drive and Speakman Drive. The area contains a mix of uses including institutional, office, and manufacturing, among other uses. The subject site is currently going through the site plan process, which two office buildings, one storey in height are proposed. The subject site is currently vacant, however, a large portion of the site contains a G2 (greenlands) zoning and is within a significant natural area.

Through the site plan process, variances were identified for a driveway located on a greenlands zone and deficient setbacks measured to the greenlands zone.



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:

Through a review of the minor variance and site plan application, there were no significant concerns identified regarding the location of the driveway within the G1 zone which represents an existing condition. The deficient landscape buffer is measured to a pinch point along the northerly portion of the site, abutting the G2 zone. The majority of the site maintains a sufficient buffer to the G1 and G2 zones. Additionally, the Credit Valley Conservation (CVC) Authority have reviewed the application and have no concerns with the proposed variances. As such, staff is of the opinion that the application is appropriate to be handled through the minor variance process.

Conclusion

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for the proposed development are being addressed through the Site Plan Application SP-19/134 and Lifting of the 'H' application 'H'-OZ-19/010 for this development.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a site plan approval application under file 19-134. Based on review of the information currently available for this application, the variances, as requested are correct.

Our comments are based on the plans reviewed by Zoning staff on 02/18/2021 for the above captioned site plan application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Sandra Morrison

Appendix 3 – Parks, Forestry & Environment

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The Park Planning Section of the Community Services Department has no objections to the minor variance application and advises as follows:

In addition, Community Services notes the following:

- Comments and conditions are being addressed through Site Plan Control Application (SP 19/134) and Hold Removal Application (HOZ 19/010) reviewed by the Park Planning Section.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email jim.greenfield@mississauga.ca

Comments Prepared by: Jim Greenfield, Park Planner

Appendix 5 – Region of Peel Comments

Minor Variance Application: A-119/21

Development Planning: Diana Guida (905) 791-7800 x8243

Please be advised that the subject property is located within an area the Regional Official Plan (ROP) designates as a Core Woodland and NAC Woodland of the Greenlands System in Peel, under Policy 2.3.2. A central portion of the subject property is also located within the limits of the regulated area of the Credit Valley Conservation (CVC). Within these designations, ROP policies seek to protect environmental resources.

The Region relies on the environmental expertise of the CVC for the review of applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Comments Prepared by: Diana Guida, Junior Planner

Appendix 6- Conservation Authority Comments

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Watershed Based Resource Management Agency and Public (commenting) Body under the *Planning Act* - providing comments based on CVC's Board approved policies;
2. Planning Advisory Services - providing environmental planning and technical advice/comments based on service agreements or memorandum of understanding;

3. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the *Provincial Policy Statement (2020)*;
4. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28 regulation*, to eliminate unnecessary delay or duplication in process;
5. Source Protection Agency – providing advisory comments to assist with the implementation of the *CTC Source Protection Plan* under the *Clean Water Act*, as applicable.

SITE CHARACTERISTICS:

The subject properties contain or are adjacent to tributaries of Sheridan Creek. In addition, the properties also contain or are adjacent to lands that are designated Core Greenlands by the Region of Peel and part of the Mississauga Natural Areas Survey. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

ONTARIO REGULATION 160/06:

A portion of the sites are subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

PROPOSAL:

It is our understanding that the applicants request the Committee to approve a minor variance to allow an existing driveway on the subject property proposing:

1. A driveway on a G2 Zone (Greenlands) whereas By-law 0225-2007, as amended, does not permit a driveway on a G2 Zone (Greenlands) in this instance;
2. A minimum landscape buffer abutting a G2 Zone (Greenlands) of 4.50m (approx.. 14.76ft) in this instance; and
3. A minimum setback of all parking areas, driveways and loading spaces in a non-residential zone to all lands zoned G1 or G2 Zones (Greenlands) of 0.00m whereas By-law 0225-2007, as amended, requires a minimum of the greater 5.00m (approx.. 16.40ft) or the required yard/setback in this instance.

COMMENTS:

CVC staff have reviewed the provided information and have **no concerns** with the requested variance. As such, CVC staff have **no objection** to the approval of this minor variance by the Committee at this time.

Please note that the CVC minor variance fee of \$310 remains outstanding. Please forward

payment to CVC directly.

Please circulate CVC any future correspondence regarding this application.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at maricris.marin@cvc.ca should you have any further questions or concerns.

Comments Prepared by: Maricris Marinas, Senior Planner