

# City of Mississauga

Memorandum:

## City Department and Agency Comments

Date Finalized: 2021-04-28	File(s): A164.21 Ward: 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-05-06 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 the alteration of the existing parking lot proposing:

1. A landscape buffer of 0.00m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft) in this instance; and
2. A setback measured from a driveway to a G1 Zone (Greenlands) of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback measured from a driveway to a G1 Zone of 6.00m (approx. 19.69ft) in this instance.

### Background

**Property Address:** 3080 Windwood Drive

#### Mississauga Official Plan

Character Area: Meadowvale Neighbourhood  
Designation: Convenience Commercial

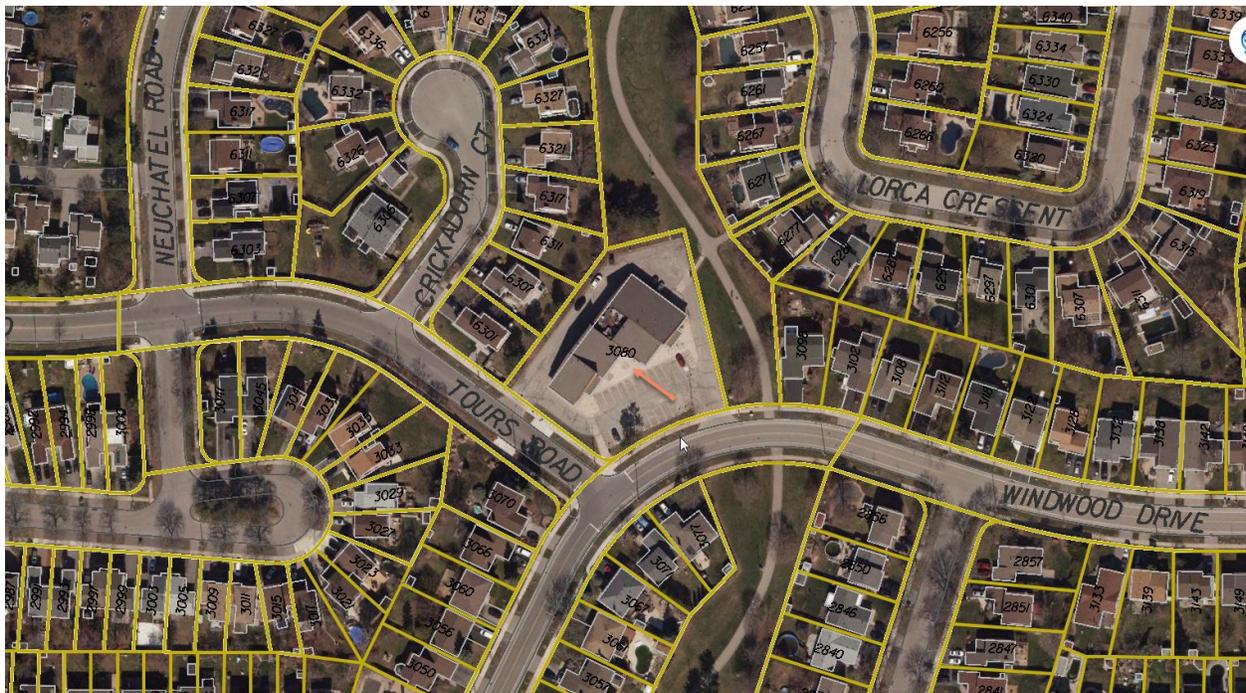
#### Zoning By-law 0225-2007

**Zoning:** C1 - Commercial

## Site and Area Context

The subject property is located within the Meadowvale Neighbourhood Character Area, southeast of Battleford Road and Winston Churchill Boulevard. The immediate neighbourhood is primarily residential, consisting of two storey detached dwellings with mature vegetation. Abutting the subject property is City owned land, known as Meadowvale Trail. The subject property contains an existing commercial plaza.

The applicant is proposing to increase the parking supply, resulting in a variance for a deficient landscape buffer and driveway measured to a G1 (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:

The proposed variances relate to an existing condition as the drive aisle directly abuts the G1 zone. In this instance, the G1 zone relates to Meadowvale Trail, which is not considered a

natural area. As the site historically contained this deficient setback, staff is of the opinion that the application is appropriate to be handled through the Committee of Adjustment process, further, the application raises no concerns of a planning nature.

## **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

This Department has no objections, comments or requirements with respect to C.A. 'A' 164/21.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Brandon Eidner, Zoning Examiner

### Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has reviewed the above noted minor variance application and has no objections given the request is an existing condition with no proposed construction adjacent to City owned Parkland:

Should the application be approved, Community Services notes the following:

1. Meadowvale Trail Park (Park #120) is adjacent to the subject property.
2. Construction access from the park is not permitted.
3. Stockpiling of construction materials and encroachment in the adjacent park is not permitted.

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](mailto:jim.greenfield@mississauga.ca).

Comments Prepared by: Jim Greenfield, Park Planner

**Appendix 5 – Region of Peel Comments**

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner