

# City of Mississauga Department Comments

Date Finalized: 2021-11-30	File(s): A533.21
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2021-12-09 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a trailer proposing:

1. A trailer length of 7.3m (approx. 23.4ft) whereas By-law 0225-2007, as amended, permits a maximum trailer length of 5.2m (approx. 17.1ft) in this instance; and,
2. A trailer height of 2.4m (approx. 7.9ft) whereas By-law 0225-2007, as amended, permits a maximum trailer height of 2.0m (approx. 6.6ft) in this instance.

## Background

**Property Address:** 711 Third Street

### Mississauga Official Plan

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R3-75 - Residential

### Other Applications:

None

### Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, southeast of Cawthra Road and Atwater Avenue. The area consists of a mix of uses, including one and two storey single detached dwellings, a fire station and a commercial retailer. Properties in the immediate area contain little vegetation in the front yards. The subject property contains a two storey detached dwelling with little vegetation in the front yard.

The application proposes to permit a landscape trailer requiring variances related to trailer length 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 are as follows:

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached dwellings.

The applicant is requesting minor variances to allow an enclosed landscape trailer to be located on the subject property. The applicant is proposing to remove the trailer from the subject property between 8:00AM to 5:00PM each day. Furthermore, the applicant is proposing to locate the trailer in the rear yard from November to April, and in the front yard from May to October. Staff is of the opinion that the trailer is being used for business purposes.

The drawings provided do not indicate any screening measures that exist or will be added to mitigate any potential massing impacts caused by the trailer. Zoning staff has also indicated that the applicant will require additional relief from the zoning by-law to permit the trailer on the subject property. Furthermore, staff attended a site visit and determined that additional variances may be required to accommodate existing accessory structures (shipping containers, sheds, structures etc.) and a widened driveway.

As such, staff recommend the application be deferred to give the applicant an opportunity to review the proposal with zoning staff, to verify the requested variances and identify any additional variances that may be required.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

This Department has reviewed the subject application and advise that we have no concern with the parking of the trailer on the subject property. However, we draw attention to the attached pictures of the existing property. We do note that it appears that there are a number of other trailers parked on site and a number of accessory structures, tents and cargo containers that also appear to require minor variance relief. Although there are currently no drainage complaints for this property, we note that a significant portion of the rear yard is paved asphalt hard surface.















Comments Prepared by: John Salvino, 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