

# City of Mississauga Department Comments

Date Finalized: 2022-06-15	File(s): A258.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-06-23 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 the construction of a circular driveway proposing:

1. A circular driveway on the subject lot with a frontage of 19.10m (approx. 62.66ft) whereas By-law 0225-2007, as amended, only permits a circular driveway on a lot with a minimum frontage of 22.5m (approx. 73.82ft) in this instance; and,
2. A walkway attachment of 2.40m (approx. 2.87ft) to the driveway whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) to a driveway in this instance.

## Background

**Property Address:** 1151 Indian Rd

### Mississauga Official Plan

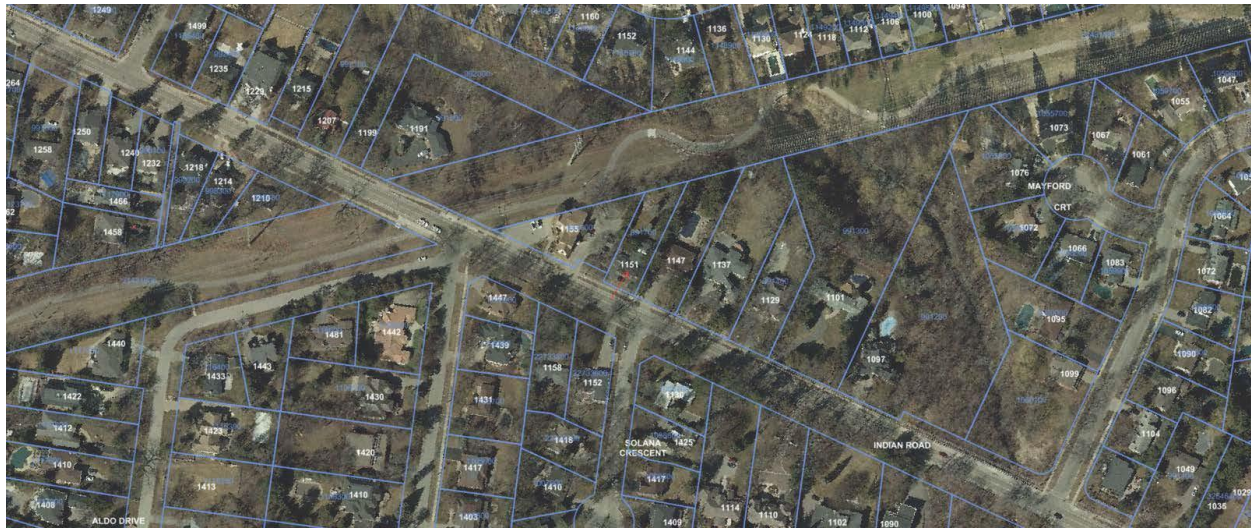
Character Area: Clarkson – Lorne Park Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R2-4 - Residential

**Other Applications:** Preliminary Zoning Review application under file PREAPP 21-9212.

### Site and Area Context



Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

This Department cannot support the proposed second access to Indian Road. Indian Road is a Major Collector road and the City limits the amount of access points on collector roads. The proposed access point is also in close proximity to the 'T' intersection of Indian Road and Solana Crescent which could cause traffic movement issues.

For further information please contact Kate Vassilyev in our Traffic Section at 905-615-3200 ext.8171.











Comments Prepared by: John Salvino, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is currently processing a Preliminary Zoning Review application under file PREAPP 21-9212. Based on review of the information currently available in this permit application, the variances, as requested are correct.

We also advise that more information is required in order to determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above permit application submitted on 12/23/2021 and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Jeanine Benitez, Zoning Examiner

## Appendix 3 – TransNorthern Pipeline Inc.

Thank you for providing Trans-Northern Pipeline Inc. (TNPI) with the Committee of Adjustment agenda for the proposed development to allow a circular driveway on the subject lot with a frontage of 19.10m (approx. 62.66ft) and a walkway attachment of 2.40m (approx. 2.87ft) to the driveway. TNPI currently operates a high-pressure petroleum products transmission pipeline within a 10 foot right of way on the property to the north and adjacent side to the proposed development relating to 1151 Indian Rd, Mississauga.

TNPI has no concerns with the proposed development as it is outside of the Prescribed Area (30m) and outside of our right-of-way. Please note, any development plans within the right-of-way will require a permit which can be requested by following the steps described near the end of this response.

Please note that, Trans-Northern is regulated by the Canada Energy Regulator. Section 335 (1) and (2) of the Canadian Energy Regulator Act, provides that:

- *It is prohibited for any person to construct a facility across, on, along or under a pipeline or engage in an activity that causes a ground disturbance within the prescribed area unless the construction or activity is authorized or required by the orders made under subsection (3) or (4) or regulations made under subsections (5) or (6) and done in accordance with them.*
- **Prohibition — vehicles and mobile equipment**  
*It is prohibited for any person to operate a vehicle or mobile equipment across a pipeline unless*

*(a) that operation is authorized or required by orders made under subsection (3) or (4) or regulations made under subsections (5) or (6) and done in accordance with them; or  
(b) the vehicle or equipment is operated within the travelled portion of a highway or public road.*

If there is to be development (not discovered in this review) within the 30 metres prescribed area additional steps will be required. Additionally, should the applicant propose to cross the pipeline with a vehicle or construct a facility across, on, along or under the pipeline, the applicant would be required to contact TNPI prior to commencement of their work to receive the required authorization. This process can be initiated through Ontario One Call (1-800-400-2255). A representative from TNPI will attend on site mark the pipeline location, confirm safe work practices, and advise of any permit requirements.

Should the applicant require further information on the technical requirements related to ground disturbance or crossing of the pipeline, they may contact Sandrine Exibard-Edgar, Team Lead, Property Administrator via email at: [crossingrequestseast@tnpi.ca](mailto:crossingrequestseast@tnpi.ca).

Comments Prepared by: Renée Flowerday, Property and Right of Way Administrator

#### **Appendix 4 – Region of Peel Comments**

**Comments:** Please be advised that the subject property is located within the limits of the regulated area of the Credit Valley Conservation (CVC).

The Region relies on the environmental expertise of the CVC for the review of development applications located within or adjacent to this regulated area 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: Joseph Filice, Junior Planner

#### **Appendix 5 – Metrolinx Comments**

Metrolinx is in receipt of the minor variance application for 1151 Indian Road to facilitate the construction of a circular driveway. Metrolinx concludes that the minor variance has no implications on Metrolinx property. Metrolinx has no comments should the Committee choose to grant approval.

Comments Prepared by: Harrison Rong, Project Co-ordinator