

City of Mississauga Department Comments

Date Finalized: 2022-10-26	File(s): A500.22
To: Committee of Adjustment	Ward: 7
From: Committee of Adjustment Coordinator	Meeting date:2022-11-03 1:00:00 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, as requested, meets the requirements of Section 45(1) of the Planning Act. The applicant may wish to defer the application to verify the accuracy of the requested variance.

Application Details

The applicant requests the Committee to approve a minor variance to allow parking of a commercial vehicle with a height of 2.6m (approx. 8.53ft) whereas By-law 0225-2007, as amended, permits a maximum commercial vehicle height of 2.0m (approx. 6.56ft) in this instance.

Background

Property Address: 310 Pathfinder Drive

Mississauga Official Plan

Character Area: Cooksville Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

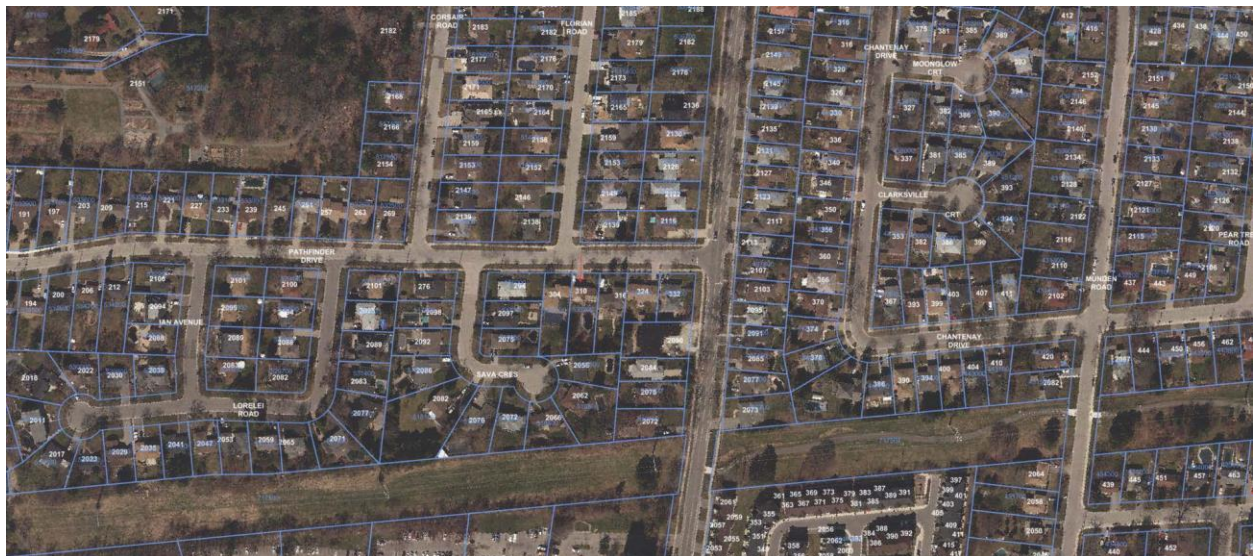
Zoning: R3

Other Applications: None

Site and Area Context

The subject property is located north-west of the North Service Road and Cliff Road intersection in the Cooksville Neighbourhood Character Area. It contains a two-storey detached dwelling with an attached garage on a lot with a frontage of +/-18.29m (60.01ft) and a lot area of +/- 936.60m² (10,081ft²). Single storey and two-storey detached dwellings are the prominent built form in the area, however townhomes and apartment buildings are present closer to North Service Road. The subject property is one of the larger lots in the surrounding area.

The applicant is proposing to park a commercial vehicle on the property requiring a variance for vehicle 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 I in Section 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, and duplex dwellings.

Staff consider the proposed vehicle height to be a small deviation from the intent of the zoning by-law regulations in effect. Further, the vehicle meets the length requirements related to commercial vehicles. Staff are of the opinion that the commercial vehicle size is consistent with

other vehicles parked in the vicinity of the subject property and will have a minimal impact on the streetscape.

Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Alexander Davies, 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' 500/22.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

In the absence of a Development application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed. The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy application, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted.

Comments Prepared by: Amy Campbell, Planner-in-Training

Appendix 3 - Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner