

City of Mississauga Department Comments

Date Finalized: 2023-06-07	File(s): A180.23 Ward: 8
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-06-15 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

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

1. A travel trailer height of 3.20m (approx. 10.50ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance; and,
2. A travel trailer length of 7.00m (approx. 22.97ft) whereas By-law 0225-2007, as amended, permits a maximum length of 5.20m (approx. 17.06ft) in this instance.

Amendments

While Planning staff is not in a position to provide an interpretation of the zoning by-law, staff note that the following variance should be amended as follows:

1. A travel trailer height of 3.20m (approx. 10.50ft) whereas By-law 0225-2007, as amended, permits a maximum height of 2.00m (approx. 6.56ft) in this instance; and,

Background

Property Address: 2351 Robin Dr

Mississauga Official Plan

Character Area: Sheridan Neighbourhood
Designation: Greenlands & Residential Low Density I

Zoning By-law 0225-2007

Zoning: R1- Residential

Other Applications: none

Site and Area Context

The subject property is located within the Sheridan Neighbourhood Character Area, southeast of the Erin Mills Parkway and Dundas Street West intersection. The area consists of a mix of uses, including one and two-storey single detached dwellings, a mall containing commercial uses and utility and open space uses. Residential properties in the immediate area contain mature vegetation in the front yards. The subject property contains a one-storey single detached dwelling with little vegetation in the front yard.

The application proposes to permit a 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 Greenlands and Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached dwellings.

The applicant is requesting minor variances to allow a travel trailer to be located on a driveway located in the front yard of the subject property. The zoning by-law permits trailers on driveways subject to specific parameters outlined in section 4.1.11.1.1 of the zoning by-law. Staff is of the opinion that variance #1 is in accurate and that the application, if approved, should be amended as noted above.

Planning staff is of the opinion that the variances requested are excessive and that the drawings provided do not indicate any existing or proposed screening measures to mitigate any potential massing impacts caused by the trailer. Staff are concerned that the variances, if approved, will cause significant massing impacts to adjacent property owners and the streetscape.

As such, staff recommend the application be refused.

Comments Prepared by: Connor DiPietro, 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' 180.23.

Comments Prepared by: John Salvino, 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 Permit, 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: Brooke Herczeg, Zoning Examiner

Appendix 3 – CVC

Re: CVC File No. A 23/180

Municipality File No. A 180/23

En Hui Lin

2351 Robin Dr

City of Mississauga

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

1. 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)*;
2. 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;
3. 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:

Based on our mapping, the subject property is regulated for slope hazard associated with Loyalist Creek. 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:

The property is 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 property owner of 2351 Robin Dr, zoned R1- Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a trailer on the driveway proposing:

1. A travel trailer height of 3.20m (approx. 10.50ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance; and,
2. A travel trailer length of 7.00m (approx. 22.97ft) whereas By-law 0225-2007, as amended, permits a maximum length of 5.20m (approx. 17.06ft) in this instance.

Comments:

Based on the review of the information, CVC staff have **no concerns** and **no objection** to the approval of the requested minor variance application by the Committee at this time.

A CVC permit is not required for parking of the trailer on the driveway.

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 905-670-1615 (ext. 268) should you have any further questions or concerns.

Comments Prepared by: Beata Pakulski, Planner

Appendix 4 – Region of Peel**Minor Variance: A-23-180M – 2351 Robin Dr**

Planning: Patrycia Menko (905) 791-7800 x3114

Comments:

- The subject land is located in the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and the impact of natural hazards on proposed development. We therefore request that City staff consider comments from the CVC and incorporate their requirements appropriately.

Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.

- Please also be advised that the subject land is located within a Core Valley Corridor Area and Core Woodland of the Greenlands System in Peel as identified under policy 2.14.5 of the Regional Official Plan (ROP). Development and site alteration are prohibited in Core Areas of the Greenlands System, with the exceptions of listed in 2.14.15, which are subject to policy 2.14.16. The applicant must ensure Core Areas are not damaged or destroyed. If the Core Area is intentionally damaged or destroyed, the Region or City will require replacement or restoration of the ecological features, functions and/or landforms as a condition of development approval (ROP 2.14.17).

Comments Prepared by: Patricia Menko, Junior Planner