

City of Mississauga Department Comments

Date Finalized: 2023-08-30	File(s): A279.23 Ward: 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-09-07 1:00:00 PM

Consolidated Recommendation

The City recommends the application to be withdrawn.

Application Details

The applicant requests the Committee to approve a minor variance to allow parking on the subject property proposing a parking area setback to an abutting lot of 0.1m (approx. 0.33ft) whereas By-law 0225-2007, as amended, requires a minimum parking area setback to an abutting lot of 4.50m (approx. 14.76ft) in this instance.

Background

Property Address: 2246 Camilla Road

Mississauga Official Plan

Character Area: Cooksville Neighbourhood (East)
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3- Residential

Other Applications: PREAPP 22-4560

Site and Area Context

The subject property is located on the west side of Camilla Road, south of The Queensway East intersection. It currently contains a one-storey detached dwelling with limited landscaping and vegetation elements in both the front and rear yards. The property has a lot area of +/-

1107.25m² (11918.33ft²) and is characteristic of the surrounding area. The surrounding area consists of detached dwellings on varying lot sizes to the north and south, the Corsair Public School and Camilla Road Senior Public School to the east and a Greenlands area directly abutting the property to the west.

The applicant is proposing an extension of the existing parking area requiring a setback variance to the abutting lot.



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 of the four tests to this minor variance request are as follows:

It is staff's understanding that an OMB decision (PL101308) issued February 18, 2011, granted a setback of 0m from the parking area on the subject property to the abutting residential lot. Given the OMB decision, staff recommend the application to be withdrawn.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's reference are photos which depict the subject property. Information submitted with the application is requesting a minor variance to allow a proposed parking area setback to an abutting lot with a 0.1M setback, whereas a 4.5M setback is required. The sketch Site Plan DWG No: A1 provided depicts a parking configuration which is different than what exists on the site today. With the revised parking configuration it should be noted that the existing access to this site will have to be relocated to the north which will require modifications. With regards to the required access relocation/modifications the owner is advised that they will be responsible for any costs incurred related to constructing a new access and re-instating the existing access. It should also be noted that an access approval will be required from the Traffic Section through the Access Modification Permit Application where any pertinent details with regards to the access relocation will be addressed.

From the enclosed photos and our recent site inspection we also note that there is an existing crosswalk immediately to the south of the existing access to this property. This department supports the revised parking layout for the reason that the proposed relocated access (slightly to the north) would create an additional separation distance between the existing crosswalk and existing access will be a significant improvement for any vehicular and pedestrian traffic movements, in particular in light of any children pick-up and drop-off areas.

Comments Prepared by: Joe Alava, T&W Development Engineering





Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit application under file PREAPP 22-4560. Based on review of the information currently available for this building permit, the variances, as requested are not required.

The OMB issued approval under file A 0405/10 for the noted variance.

Comments Prepared by: Adam McCormack; Zoning Examiner

Appendix 3- Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner