

# City of Mississauga Department Comments

Date Finalized: 2023-11-15	File(s): A447.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-11-23 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 with a length of 8.15m (approx. 26.74ft) whereas By-law 0225-2007, as amended, permits a maximum length of 7.00m (approx. 22.97ft) in this instance.

## Background

**Property Address:** 1610 Holburne Road

### Mississauga Official Plan

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R3-75- Residential

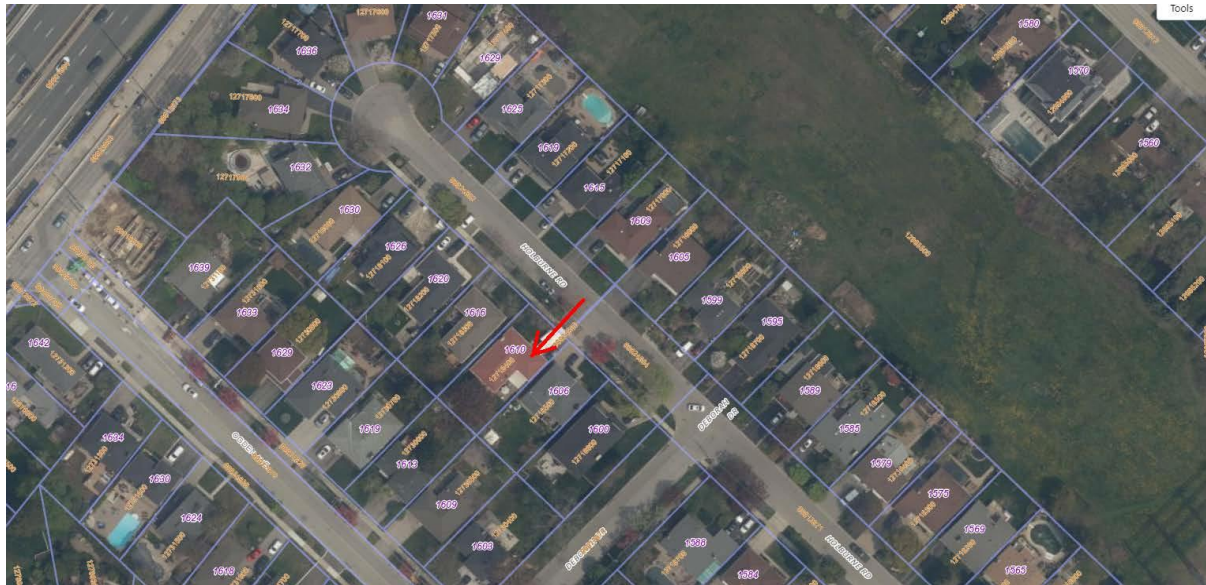
### Other Applications:

### Site and Area Context

The subject property is located within the Lakeview Neighbourhood, southwest of the Dixie Road and Queen Elizabeth Way overpass.

The immediate area is residential consisting of detached dwellings on lots with mature vegetation in the front and side yards. The subject property contains a two-storey detached dwelling with mature vegetation in the front yard.

The application is to allow an existing trailer requiring a variance for trailer length.



## 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:

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density II designation permits a variety of residential uses including detached dwellings.

The application requests a minor variance to allow a travel trailer with a length of 8.15m (26.74ft) in the property's front yard driveway, exceeding the maximum permitted length of 7m (22.97ft) outlined in the zoning by-law. The by-law allows trailers on driveways under specific conditions (section 4.1.11.1), requiring that an additional parking space be provided beyond the mandatory quota for a detached dwelling. Staff's primary concerns are the oversized trailer, the creation of an on-site parking space deficiency and the use of the municipal boulevard for parking (refer to Appendix 1).

Secondly, Planning staff highlights the absence of any screening measures to mitigate potential massing impacts from the trailer. The current configuration, if approved, will significantly affect adjacent properties and the streetscape. Consequently, staff recommends refusing the application due to these concerns.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed you will find pictures of the property and trailer. This Department cannot support the proposed Minor Variance. As demonstrated in the pictures, having the trailer parked in the driveway forces the applicant to park unsafely sideways within the Municipal boulevard area.





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 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner