

City of Mississauga Department Comments

Date Finalized: 2024-03-28	File(s): A64.24
To: Committee of Adjustment	Ward: 8
From: Committee of Adjustment Coordinator	Meeting date:2024-04-04 3:30:00 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 choose to defer the application to verify the accuracy of the requested variances and to determine if additional variances are required.

Application Details

The applicant requests the Committee to approve a minor variance to permit the parking of a commercial vehicle in the driveway proposing:

1. A commercial vehicle height of 2.72m (approx. 8.92ft) whereas By-law 0225-2007, as amended, permits a maximum commercial vehicle height of 2.00m (approx. 6.56ft) in this instance; and,
2. A commercial vehicle length of 5.75m (approx. 18.86ft) whereas By-law 0225-2007, as amended, permits a maximum commercial vehicle length of 5.60m (approx. 18.37ft) in this instance.

Background

Property Address: 3333 Beau Rivage Cres

Mississauga Official Plan

Character Area: Erin Mills Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

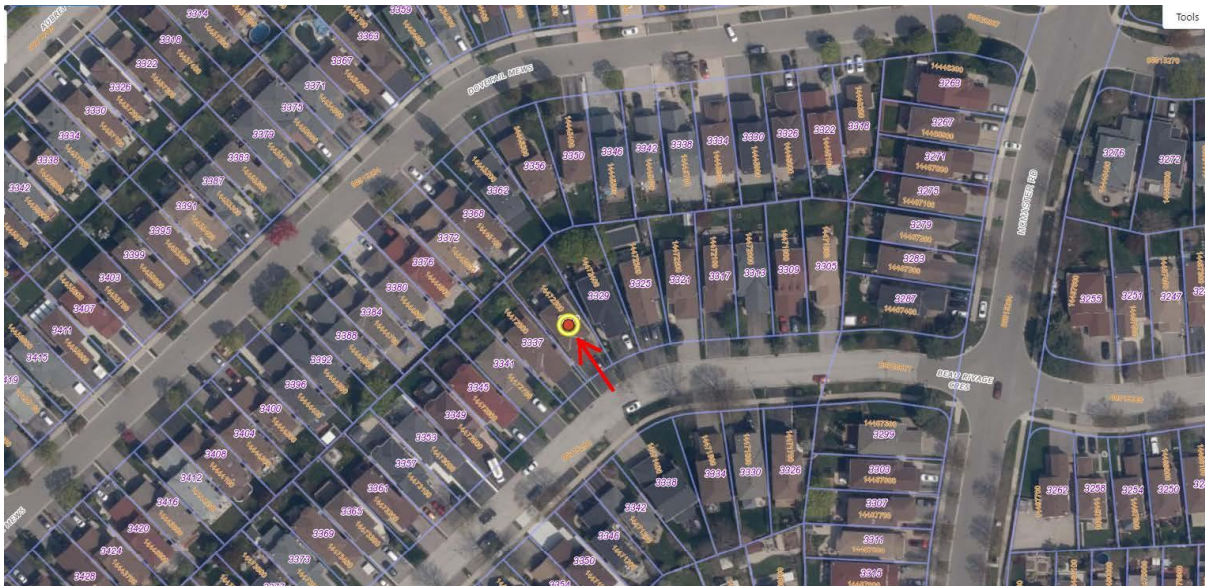
Zoning: R5- Residential

Other Applications: NONE

Site and Area Context

The subject property is located within the Erin Mills Neighbourhood Area, northeast of the Dundas Street West and Highway 403 overpass. The immediate neighbourhood is residential consisting primarily of two-storey detached dwellings on lots with mature vegetation in both the front and rear yards. The subject property contains a two-storey detached dwelling with vegetation in the front yard.

The applicant is requesting a minor variance to allow a commercial vehicle to be parked on the driveway of subject property requiring variances for its dimensions.



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 II in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, duplex, triplex and other forms of low-rise dwellings with individual frontages.

The applicant is requesting a minor variance to allow a commercial vehicle to be parked on the driveway of subject property requiring variances for its height and length.

Planning staff have no concerns regarding the requested variances. The commercial vehicle does not create any parking deficiencies and its dimensions represent minor increases beyond the maximum requirements. Additionally, staff are of the opinion that the vehicle will not negatively impact adjacent properties or the streetscape, as its dimensions will not impact sight line visibilities.

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

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

No comment

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: Minan Song, Planner in Training

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Planner