

# City of Mississauga Department Comments

Date Finalized: 2024-04-24	File(s): A189.24 A190.24 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-05-02 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.

## Application Details

A189/24

The applicant requests the Committee to approve a minor variance for the retained lot of B38/23 to allow a driveway aisle width of 3.50m (approx. 11.48ft) whereas By-law 0225-2007, as amended, requires a minimum driveway aisle width of 7.00m (approx. 22.97ft) in this instance.

A190/24

The applicant requests the Committee to approve a minor variance for the severed lot of B38/23 to allow a driveway aisle width of 3.50m (approx. 11.48ft) whereas By-law 0225-2007, as amended, requires a minimum driveway aisle width of 7.00m (approx. 22.97ft) in this instance.

## Background

**Property Address:** 94 and 100 Lakeshore Road E

### Mississauga Official Plan

Character Area: **Port Credit Community Node**  
Designation: **Mixed Use**

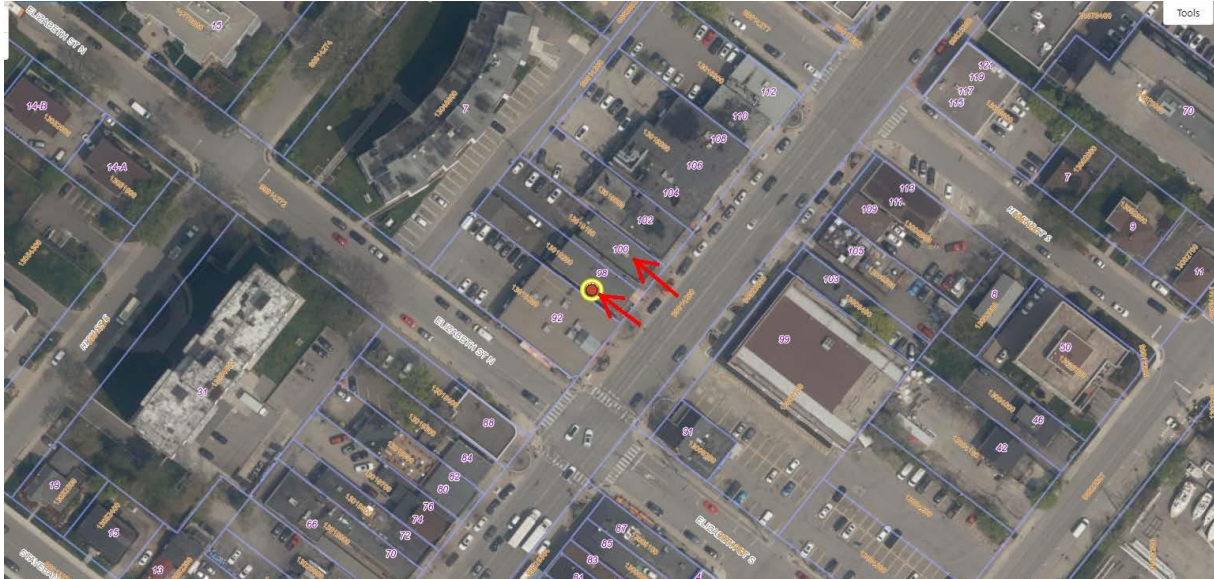
### Zoning By-law 0225-2007

**Zoning:** **C4-55- Commercial**

**Other Applications: Preliminary Zoning Review application PREAPP 23-7201; Consent Applications B77.22 and B38.23.****Site and Area Context**

The subject property is located within the Port Credit Community Node, west of the Hurontario Street and Lakeshore Road East intersection. The subject site contains two commercial buildings with commercial uses. Minimal vegetation in the form of street trees align Lakeshore Road East. The broader area consists of a mix of commercial, high, and low-density residential uses with minimal vegetation throughout the properties.

The application proposes variances for reduced drive aisle widths.

**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 Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP), which permits many uses, including commercial uses.

Planning and Transportation and Works staff have no concerns regarding the requested variances. The applicant has confirmed that reciprocal access rights between the two properties

has been secured via private easements. Staff note that the drive aisle widths represent existing conditions and staff are of the opinion that the proposed widths are appropriate and functional.

Through a detailed review of the application, staff are 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: Connor DiPietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We note for information that we are currently processing a Land Division application, File B-38/23 which is where the requirement for the Minor Variance stems from. We have no concern.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Division is processing Preliminary Zoning Review application PREAPP 23-7201. Based on the review of the information available in this application, the requested variance(s) are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Maria Fernandez, Zoning Examiner

### Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner