

# City of Mississauga Department Comments

Date Finalized: 2024-05-22	File(s): A226.24
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2024-05-30 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. The applicant may wish to defer the application to ensure 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 allow a commercial cube van to be parked in the driveway proposing:

1. A length of 5.79m (approx. 19.00ft) whereas By-law 0225-2007, as amended, permits a maximum length of 5.60m (approx. 18.37ft) in this instance; and,
2. A height of 2.38m (approx. 7.81ft) whereas By-law 0225-2007, as amended, permits a maximum height of 2.00m (approx. 6.56ft) in this instance.

## Background

**Property Address:** 957 Fletcher Valley Cres

### Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

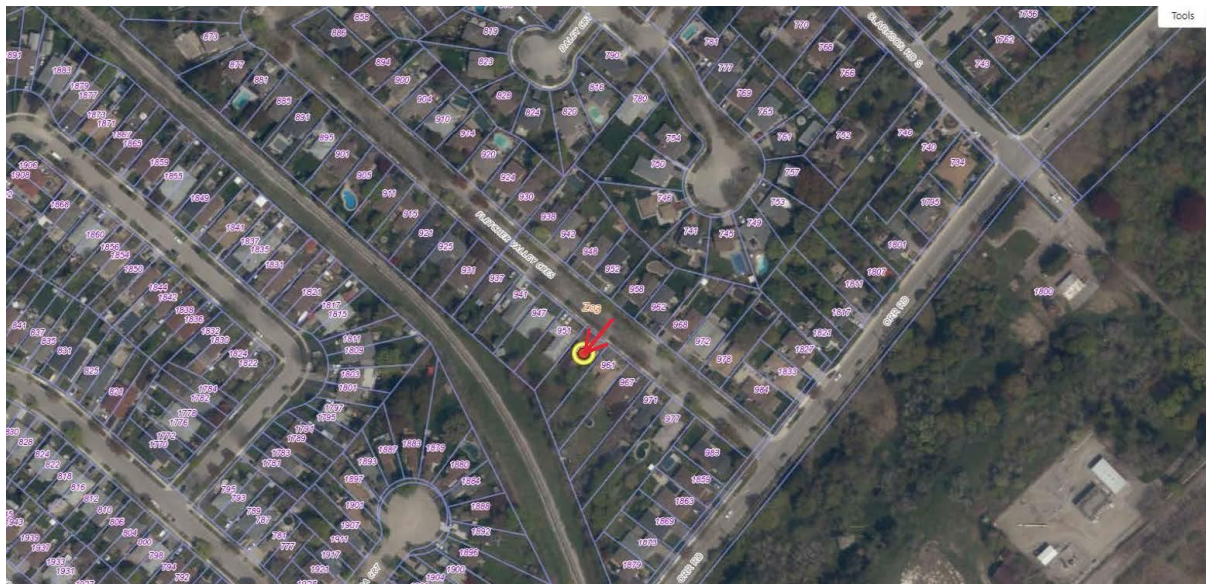
**Zoning:** R3-1- Residential

**Other Applications:** none

## Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, northeast of the Southdown Road and Orr Road intersection. The surrounding neighbourhood consists of a mix of residential and industrial uses. The residential uses include both one and two storey-detached and semi-detached dwellings with mature vegetation in both the front and rear yards. The subject property contains a one-storey detached dwelling with mature vegetation throughout the lot.

The applicant is proposing to park a commercial vehicle on the property requiring variances related to its excessive 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 I in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings.

The applicant is requesting minor variances to permit the parking of a commercial motor vehicle on a driveway located in the front yard of the subject property. The the parking of commercial

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motor vehicles in residential zones subject to specific parameters outlined in Section 4.1.10 of the zoning by-law.

The intent of limiting the size of commercial motor vehicles being parked in residential zones is to ensure that larger commercial motor vehicles are stored and parked in employment or commercial zones, and not on residentially zoned properties. Staff note that the dimensions of the commercial vehicle represent a minor increase over the maximum dimensions permitted for commercial vehicles. As such, staff are of the opinion that the applicant's request is negligible and will not pose impacts to the adjacent properties.

Through a detailed review of the application, staff are of the opinion that the revised 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

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 Zong, Zoning Examiner

### Appendix 3 – Region of Peel

We have no comments or objections to the following application: A-24-226M.

Comments Prepared by: Petrele Francois, Junior Planner