

# City of Mississauga

Memorandum:

## City Department and Agency Comments

Date Finalized: 2025-01-09	File(s): A558.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 1/16/2025 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 verify the accuracy of the requested variance.

### Application Details

The applicant requests the Committee to approve a minor variance to allow for parking of a recreational vehicle in the driveway proposing:

1. A recreational vehicle length of 7.10m (approx. 23.30ft) whereas By-law 0225-2007, as amended, permits a maximum recreational vehicle length of 5.20m (approx. 17.06ft) in this instance; and,
2. A recreational vehicle height of 2.40m (approx. 7.87ft) whereas By-law 0225-2007, as amended, permits a maximum recreational vehicle height of 2.00m (approx. 6.56ft) in this instance.

### Background

**Property Address:** 2243 Spaceway Crt

#### Mississauga Official Plan

Character Area: Cooksville Neighbourhood  
Designation: Residential Low Density I

#### Zoning By-law 0225-2007

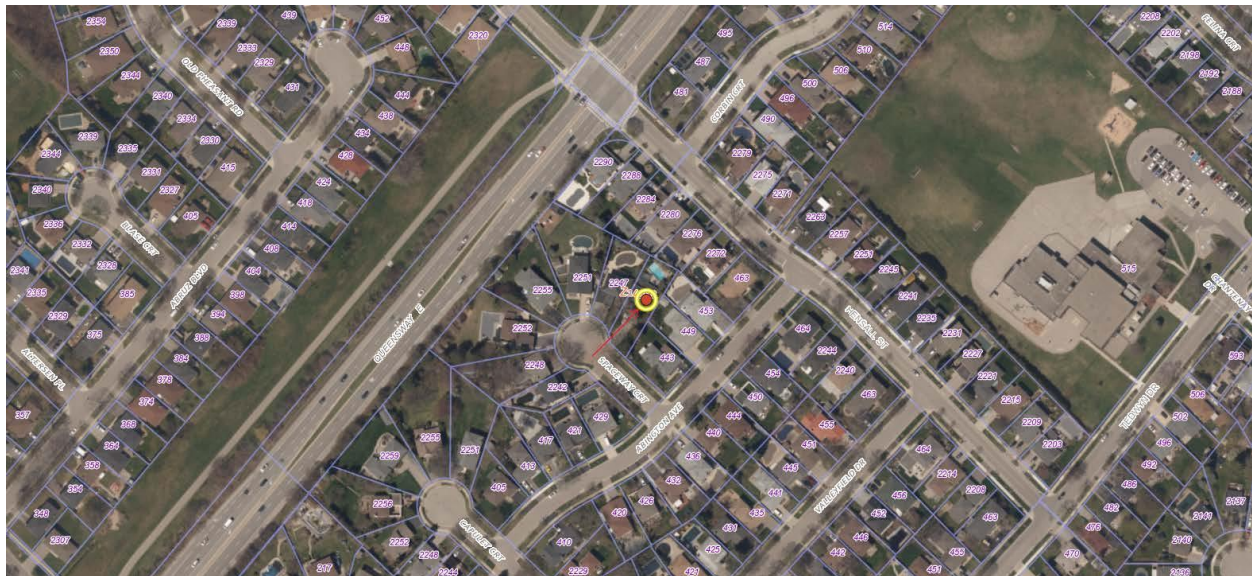
**Zoning:** R3 - Residential

## Other Applications: None

## Site and Area Context

The subject property is located south-east of the Queensway West and Cliff Road intersection in the Cooksville Neighbourhood Character Area. It is an interior lot containing a two-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context is exclusively residential, consisting of detached dwellings on similarly sized lots.

The applicant is proposing to park a recreational vehicle requiring variances for length and height.



## 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 I in Section 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached and duplex dwellings.

Staff consider the proposed vehicle height to be a small deviation from intent of the zoning by-law regulations in effect. Additionally, staff are of the opinion the proposed vehicle length has limited impacts on the abutting properties, as it is screened appropriately by the existing vegetation on the subject property. Furthermore, staff note the dwelling is setback approximately 23.5m (77.09ft) from the front lot line. Staff are of the opinion the proposed variances are consistent with other vehicles parked in the vicinity of the subject property and will have a minimal impact on the streetscape.

Through a detailed review of the application, staff is 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: Daniel Grdasic, Committee of Adjustment Planner

## **Appendices**

### **Appendix 1 – Transportation and Works Comments**

Enclosed for Committee's ease of reference are photos depicting the subject property.





Comments Prepared by: Tony Iacobucci, Development Engineering

### **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: Emily Majeed, Planner-in-Training

### **Appendix 3 – Parks, Forestry & Environment**

### Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

A Tree Removal Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email [jamie.meston@mississauga.ca](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician

### **Appendix 4 – Region of Peel Comments**

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner