

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-02-27	File(s): A27.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:3/6/2025 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 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 that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow the parking of a commercial vehicle on the subject property proposing:

1. A commercial vehicle height in a Residential zone of 2.50m (approx. 8.20ft) whereas By-law 0225-2007, as amended, permits a maximum commercial vehicle height in a Residential zone of 2.00m (approx. 6.56ft) in this instance; and
2. A commercial vehicle weight in a Residential zone of 2835kg whereas By-law 0225-2007, as amended, permits a maximum commercial vehicle weight in a Residential zone of 2600kg in this instance.

Background

Property Address: 1035 Strathy Ave

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

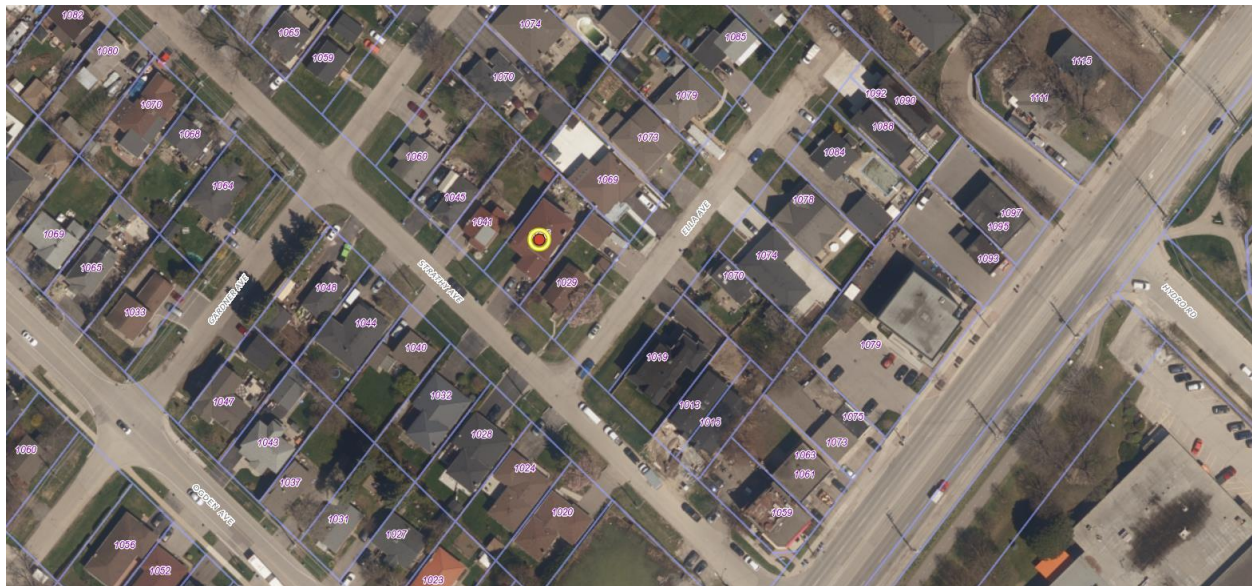
Zoning By-law 0225-2007

Zoning: R3-75 - Residential

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, northeast of the Ogden Avenue and Lakeshore Road East intersection. The neighbourhood consists of newer and older one and two-storey detached dwellings. The subject property contains an existing two-storey detached dwelling with an attached garage along with mature vegetation in the front yard.

The applicant is proposing to park a commercial vehicle on the property requiring variances for vehicle weight 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 are as follows:

The subject property is located in the Lakeview Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan. This designation permits detached, semi-detached, duplex, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

Variances #1 and #2 pertain to the dimensions and weight for a commercial vehicle to be parked on the driveway. 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. Staff consider the proposed vehicle height to be a small deviation from the intent of the zoning by-law regulations in effect. Further, the vehicle meets the length requirements related to commercial vehicles. Staff are of the opinion that the vehicle will have limited impact on the streetscape and does not pose any concerns.

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: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed you will find pictures of the driveway and commercial vehicle. Considering that a trailer carrying a motor vehicle is parked behind the commercial cube van, we would assume that the commercial cube van will be solely parked in the location where it currently is in the pictures provided. Considering this, the vehicle is entirely parked on Municipal lands.

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: Carrie Chan Patch, Zoning Examiner

Appendix 3 – Region of Peel Comments

We have no comments or objections

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 4 – Metrolinx

The subject property is located within 300m, adjacent to, the Metrolinx Oakville Subdivision which carries Metrolinx's Lakeshore West GO Train service.

GO/HEAVY-RAIL – ADVISORY COMMENTS

- As the requested variances have minimal impact on Metrolinx property, Metrolinx has no objections to the specified variances should the committee grant approval.
- The Proponent is advised of the following:
- **Warning:** The Applicant is advised that the subject land is located within Metrolinx's 300 metres railway corridor zone of influence and as such is advised that Metrolinx and its assigns and successors in interest has or have a right-of-way within 300 metres from the subject land. The Applicant is further advised that there may be alterations to or expansions of the rail or other transit facilities on such right-of-way in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or successors as aforesaid may expand or alter their operations, which expansion or alteration may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual lots, blocks or units.

Should you have any questions or concerns, please contact jenna.auger@metrolinx.com.

Comments Prepared by: Jenna Auger, Third Party Project Review