

City of Mississauga Department Comments

Date Finalized: 2021-11-02	File(s): A464.21 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-11-11 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 that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction an addition proposing a front yard setback of 6.29m (approx. 20.64ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.5m (approx. 24.61ft) in this instance.

Background

Property Address: 2560 South Sheridan Way

Mississauga Official Plan

Character Area: Clarkson Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-9 - Employment

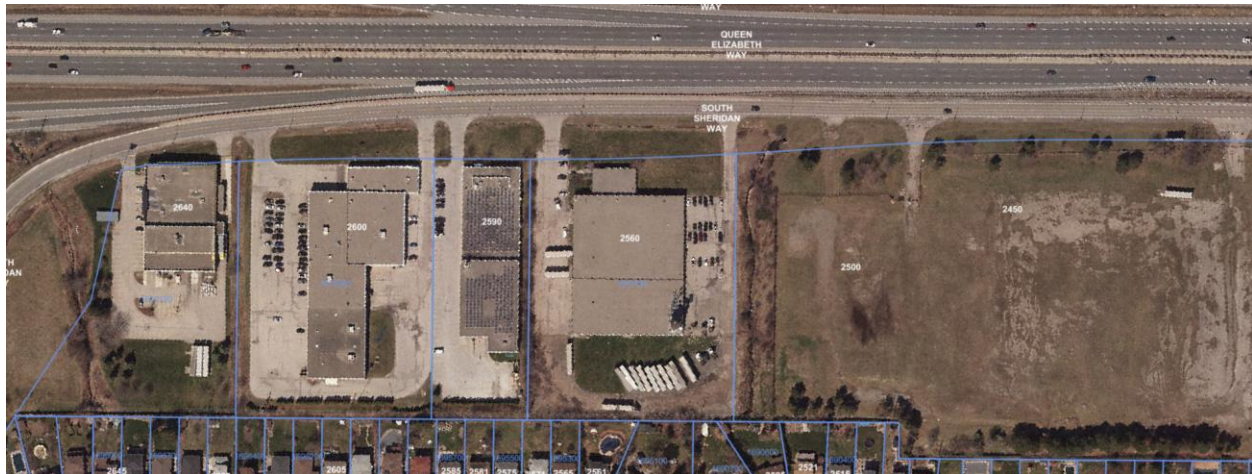
Other Applications: Site Plan SP21-111

Site and Area Context

The subject property is located south-east of the Winston Churchill Boulevard and South Sheridan Way intersection and currently houses a one-storey industrial structure. The

immediate neighbourhood is exclusively industrial in nature, being comprised entirely of various employment uses. There is limited to no vegetation and landscaping on the subject property as well as surrounding properties.

The applicant is proposing an addition, requiring a variance for front yard setback.



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 Business Employment in Schedule 10 of the Mississauga Official Plan (MOP) which permits warehousing and secondary office uses - meaning business and professional and administrative offices having an area less than 10,000 m² (approx. 107639ft²) or accommodating less than 500 jobs.

The variance requested pertains to the front yard. The intent of a front yard setback is to ensure that a consistent character is maintained along the streetscape and that a sufficient front yard space is incorporated into the design of neighbourhoods. The applicant is constructing an addition proposing a front yard setback of 6.29m (approx. 20.64ft), where a minimum front yard setback of 7.5m (approx. 24.61ft) in this instance. Planning staff have no concerns with this variance. The proposed front yard setback is consistent with frontages found in the immediate area and is sensitive to the character of the existing neighbourhood. Furthermore, the proposed addition will extend beyond the existing warehouse and be in line with the existing office area that currently projects into the front yard from the warehouse.

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, Planning staff are of the opinion 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

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition are being addressed through the Site Plan Application process, File SPI-21/111.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan application under file SP 21-111 W2. Based on review of the information currently available in this permit application, the variance, as requested is correct.

We also advise that more information is required in order to determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above site plan application which was submitted on 2021/07/21 and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Jeanine Benitez, Zoning Examiner