

# City of Mississauga Department Comments

Date Finalized: 2022-01-12	File(s): A18.22 Ward 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-01-20 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application, as amended.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing:

1. A front yard setback of 13.99m (approx. 45.90ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 30.00m (approx. 98.43ft) in this instance; and,
2. A 0.0m landscape buffer along Airport Road whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5m (approx. 14.8ft) adjacent to a street in this instance.

## Amendments

Based on review of the information currently available for this application, we advise that the following variance(s) should be added as follows:

3. A proposed Centre Line setback of 39.54m (129.7ft) whereas By-law 0225-2007, as amended, requires a minimum Centre Line Setback of 52.5m (172.2ft) in this instance;

## Background

**Property Address:** 7630 Airport Road

## Mississauga Official Plan

Character Area: Northeast Employment Area  
Designation: Business Employment & Parkway Belt West

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:

**Does the proposal maintain the general intent and purpose of the Official Plan?**

The subject property is located in the Northeast Employment Area and is designated Business Employment and Parkway Belt West in Schedule 10 of the Mississauga Official Plan (MOP). The vast majority of the site is designated Business Employment, with only a small portion along the north property line being designated Parkway Belt West. The Business Employment designation permits a variety of commercial and industrial uses. Staff are satisfied that the proposed addition is appropriate for the site and maintains an appropriate built form for permitted uses on the site. Staff are therefore of the opinion that the general intent and purpose of the Official Plan are maintained.

**Does the proposal maintain the general intent and purpose of the Zoning By-law?**

Variance 1 requests a reduction in the front yard setback. Staff note that the front property line of the subject property is not parallel to the proposed structure and that the proposed setback is measured to a pinch point at the south-eastern corner of the property. The intent of the front yard setback provision is to ensure sufficient space in the front of the property for landscaping and an appropriate setback from the street. The proposal will not impact the landscaping in the front yard and maintains an appropriate setback from the street which increases from the pinch point. Staff note that an appropriate landscaped buffer is provided along the property line at the pinch point.

Variance 2 requests a reduced landscaped buffer abutting Airport Road. The intent of this portion of the by-law is to ensure that an appropriate buffer exists abutting all lot lines. The proposed 0m landscape buffer is measured to a pinch point at the corner of a single parking stall and increases in both directions. Furthermore the variance represents an existing condition which does not have any notable impact on the streetscape. Staff therefore have no concerns with the request given an appropriately sized landscaped buffer is provided for the majority of the front property line.

Zoning has identified a third required variance, being the setback to the centreline of Airport Road. The intent of this portion of the Zoning By-law is to ensure that any proposed construction will not come at the expense of a potential road widening. Staff note that Airport Road is currently 6 lanes wide in front of the subject property with a median, and that the drawings show a dedication to the Region at the location of the reduced setback. Staff are satisfied that the reduction in the centreline setback will not prohibit future potential widenings of Airport Road.

Given the above staff are of the opinion that the application maintains the general intent and purpose of the Zoning By-law.

**Is the proposal desirable for the appropriate development of the subject lands and minor in nature?**

Staff are of the opinion that the proposed additions will maintain the intended use of the subject lands and represent appropriate development. The variances are minor in nature and will not create undue impacts to abutting properties or the streetscape.

Comments Prepared by: Alexander Davies, 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 will be addressed through the Site Plan Application process, File SP-20/132.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a Site Plan Approval application under file SP 20/132. Based on review of the information currently available for this application, we advise that the following variance(s) should be added as follows:

3. A proposed Centre Line setback of 39.54m whereas By-law 0225-2007, as amended, requires a minimum Centre Line Setback of 52.5m in this instance;

Our comments are based on the plans received by Zoning staff on 10/14/2021 for the above captioned site plan application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Adam McCormack, Zoning Examiner