

City of Mississauga Department Comments

Date Finalized: 2022-02-02	File(s): A451.21 Ward 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-02-10 1:00:00 PM

Consolidated Recommendation

The City recommends the application be refused.

Application Details

The applicant requests the Committee to approve a minor variance to allow a Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted use for unit 3, whereas By-law 0225-2007, as amended, only permits a Motor Vehicle sales, Leasing and/or Rental Facility - Commercial Motor Vehicles use in this instance.

Background

Property Address: 1885 Sismet Road Unit 3

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Industrial

Zoning By-law 0225-2007

Zoning: E3 - Employment

Other Applications: C 20-3713

Site and Area Context

The subject property is located south-east of the Matheson Boulevard East and Creekbank Road intersection in the Northeast Employment Area. It currently contains a single storey, multi-unit industrial building with frontage onto both Sismet Road and Matheson Boulevard East. Next

to no landscaping or vegetation exists on the property. The surrounding area context consists predominantly of single storey, multi-unit industrial buildings with limited to no vegetation.

The applicant is proposing a Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted, requiring a variance for the use.



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 application was previously heard at the December 2, 2021 hearing of the Committee of Adjustment. At the time, staff recommended refusal of the application. Staff have had discussions with the applicant, however are of the opinion that there has not been a material change to the application. The position of staff from the December 2, 2021 hearing therefore remains unchanged.

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Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 451/21.

Comments Prepared by: Tony Iacobucci, Development Engineering Tehcnologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Zoning Certificate of Occupancy application under file C 20-3713. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above permit application 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: Marco Palerma