

City of Mississauga Department Comments

Date Finalized: 2022-02-09	File(s): A66.22 Ward 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-02-17 1:00:00 PM

Consolidated Recommendation

"[Enter consolidated recommendation here]"

Application Details

The applicant requests the Committee to approve a minor variance to allow a Motor Vehicle Sales - Restricted use, restricted to the sale of 5 vehicles at any given time, whereas By-law 0225-2007, as amended, does not permit a a Motor Vehicle Sales - Restricted use in this instance.

Amendments

"[Enter amendments to variances]"

Recommended Conditions and Terms

"[Enter terms and conditions here]"

Background

Property Address: 5235 Mississauga Road

Mississauga Official Plan

Character Area: Central Erin Mills Neighbourhood
Designation: Motor Vehicle Commercial

Zoning By-law 0225-2007

Zoning: C5-3 - Commercial

Other Applications: None

Site and Area Context

The subject property is located on the north-east corner of Mississauga Road and Melody Drive intersection, just south of Streetsville. Currently the site contains a single storey gas bar and motor vehicle service centre. Limited landscaping and vegetation elements are present on the site. The surrounding area context includes vacant lands to the north and east of the subject property, as well as residential uses to the south and west across Melody Drive and Mississauga Road.

The applicant is proposing motor vehicle sales on the subject property requiring a variance for the use.

"[Enter air photo]"

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 forms part of the Mississauga Road Scenic Route. The Official Plan implements policies surrounding the development of lands abutting Mississauga Road in order to protect the streetscape and its natural and heritage character.

While staff have supported limited motor vehicle sales operations in conjunction with legal vehicle repair facilities in the past, staff note that these facilities are generally located in industrial areas and not in as close proximity to residential uses as the subject site.

The City recently implemented an Interim Control By-law, which includes the subject property. The purpose of this By-law is to limit new uses and development while the area is studied in order to review the applicable zoning regulations.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

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





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

We note that a Zoning Certificate of Occupancy permit is required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Brandon Eidner, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

"[Enter Community Services staff comments]"

Comments Prepared by: [Click here to insert name, title...](#)

Appendix 4 – Heritage

"[Enter Community Services staff comments]"

Comments Prepared by: [Click here to insert name, title...](#)