



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A162.22
Ward: 1

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 2571 Wharton Glen Ave, zoned E2-131 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the retail sale of used motor vehicles proposing:

1. To permit the retail sale of used motor vehicles whereas By-law 0225-2007, as amended, does not permit the retail sale of used motor vehicles in this instance;
2. An accessory outdoor display of used vehicles with a used vehicle retail sales uses whereas By-law 0225-2007, as amended, only permits the accessory outdoor display of used vehicles with a vehicle rental use in this instance;
3. An accessory outdoor storage of used vehicles with a used vehicle retail sales use whereas By-law 0225-2007, as amended only permits the accessory outdoor storage of used vehicles with a vehicle rental use in this instance;
4. To permit an accessory outdoor display area of 184sq.m (approx. 1,981sq.ft) to be used for the retail sale of used motor vehicles, or the equivalent of 5% of the combined lot areas of 2571 and 2579 Wharton Glen Avenue; whereas By-law 0225-2007, as amended, permits a maximum accessory outdoor display area of 101.86sq.m (approx. 1,096.41sq.ft), or the equivalent to 5% of the lot area of the subject property at 2571 Wharton Glen Avenue, in this instance;
5. To permit an accessory outdoor storage area of 158sq.m (approx. 1,701sq.ft) to be used for the storage of used motor vehicles, or the equivalent of 10% of the gross floor area of the buildings on 2571 and 2579 Wharton Glen Avenue; whereas By-law 0225-2007, as amended, permits a maximum accessory outdoor storage area of 64.4sq.m (approx. 693.2sq.ft), or the equivalent of 10% of the gross floor area of the building on the subject property 2571 Wharton Glen Avenue, in this instance;
6. To permit the outdoor display of used vehicles in the front yard between the existing building and the street line; whereas By-law 0225-2007, as amended, does not permit the outdoor display of new products to be located closer to any street line than any portion of a building, structure or part thereof in this instance;
7. To permit a 2.4m fence along a portion of the perimeter of the proposed outdoor storage area whereas By-law 0225-2007, as amended, requires a 2.4m fence along the entire perimeter of an outdoor storage area in this instance;
8. One rectangular parking space adjacent to the south side wall of the warehouse building at 2579 Wharton Glen Avenue with a width of 3.05m (approx. 10.00ft) and a length of 4.8m (approx. 15.7ft) whereas By-law 0225-2007, as amended, requires a rectangular parking space to have a minimum width of 2.6m (approx. 8.5ft) and a minimum length of 5.2m (approx. 17.1ft) in this instance;
9. To permit a portion of one accessible parking space and seven proposed used vehicle display spaces to encroach into the required 3m landscape buffer in the front yard; whereas By-law 0225-2007, as amended, requires a minimum unobstructed landscape buffer of 3m in this instance;
10. To permit the landscaped buffer to be traversed by the existing driveways, the angle of which to be a minimum of 1° and a maximum of 179° measured from the lot line; whereas By-law 0225-2007, as amended,

permits the landscaped buffer to be traversed by a driveway, the angle of which must be a minimum of 60° and a maximum of 120° measured from the applicable lot line in this instance;

11. To exempt the existing shared parking area and driveways of 2571 and 2579 Wharton Glen Avenue from Regulation 2.1.25.2; whereas By-law 0225-2007, as amended, requires in regulation 2.1.25.2 that a landscape buffer will not be required for that portion of the shared property line used for a driveway, condominium road, aisle or parking area which are shared with the abutting lands in this instance;

12. A minimum interior side yard setback of 5.53m (approx. 18.14ft) adjacent to the south wall of the existing building and a minimum interior side yard setback of 6.3m (approx. 20.7ft) adjacent to the north wall of the existing building; whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 6.767m (approx. 22.201ft) in this instance;

13. One Type A accessible parking space to be added to the property at 2571 Wharton Glen Avenue to meet the accessible parking space requirements for the properties at 2571 and 2579 Wharton Glen Avenue; whereas By-law 0225-2007, as amended, requires that accessible parking spaces be provided on the same lot in this instance;

14. One Type A accessible parking space to be added to the property at 2571 Wharton Glen Avenue to meet the accessible parking space requirements for the properties at 2571 and 2579 Wharton Glen Avenue; whereas By-law 0225-2007, as amended, requires 1 of the first 13 parking spaces provided on the each lot to be an accessible parking space, and 4% of the total number of remaining parking spaces on each lot to be accessible parking spaces or one additional accessible parking space in this instance;

15. A rear yard setback of 1.68m (approx. 5.51ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance; and,

16. To allow existing parking spaces located on the shared property line of 2579 and 2571 Wharton Glen Avenue so that parking spaces for land uses on 2571 Wharton Glen Avenue can be supplied on the property at 2579 Wharton Glen Avenue; whereas By-law 0225-2007, as amended, requires that parking spaces be provided on the same lot as the land uses for which they are required in this instance.

The Committee has set **Thursday, April 7, 2022 at 1:00 PM** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

You can get more information on this matter by emailing committee.adjustment@mississauga.ca or calling 905-615-3200 x5209. You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>. Hearings will be streamed online for the public to view at the following link: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>.

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary-Treasurer via email or mail. This will also entitle you to be advised of appeal to the Local Planning Appeal Tribunal.

How to submit a written comment:

Written comments to the Committee must be received no later than 4:30pm the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and application number or address of the property you are providing comments on.

Advance registration is required to participate in the electronic hearing:

To participate electronically (computer, tablet or smartphone): Please email committee.adjustment@mississauga.ca no later than 4:30pm the Friday prior to the hearing. Any materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted.

Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x2408.