

City of Mississauga Department Comments

Date Finalized: 2022-05-04	File(s): A116.22 Ward 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-05-12 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

The applicant requests the Committee to approve a minor variance to allow a Transportation Facility on the subject property for a temporary period of 3 years whereas By-law 0225-2007, as amended, does not permit a Transportation Facility on the subject property in this instance.

Background

Property Address: 2959 Drew Rd

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

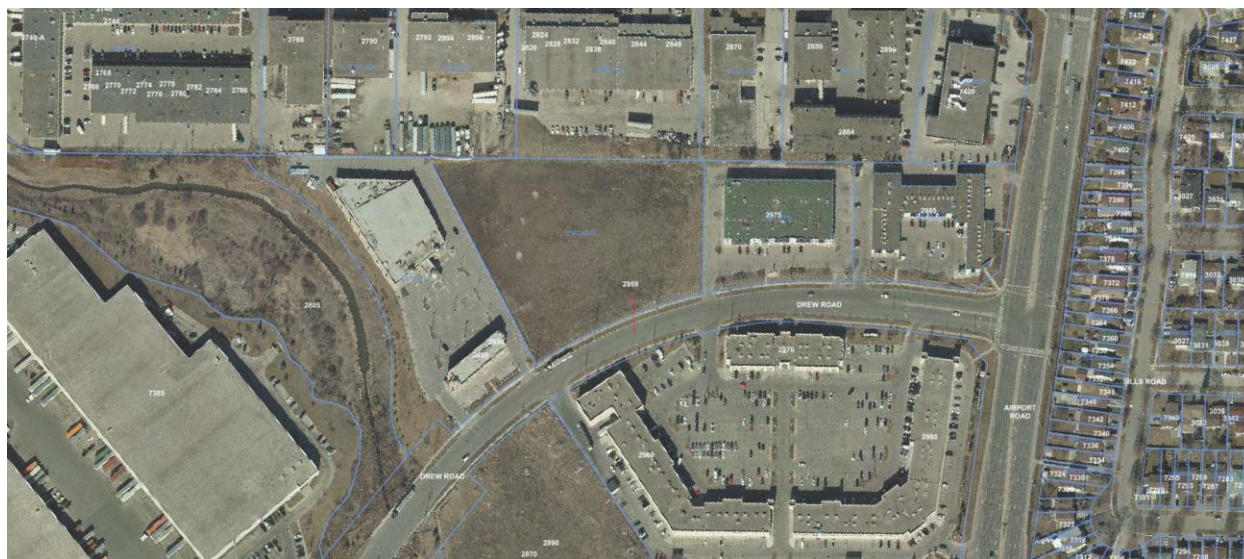
Zoning: E2 - Employment

Other Applications: None

Site and Area Context

The subject property is located on the north side of Drew Road, west of the Airport Road intersection. It has a lot frontage of +/- 120.44m (395.14ft), a lot area of +/- 1.69ha (4.19ac), and is currently vacant. There are no landscaping or vegetative elements present on the subject

The applicant is proposing a Transportation Facility on the subject property requiring a variance for the use.



Planning

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is located in the Northeast Employment Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits a variety of employment uses, including transportation facilities and trucking terminals. Staff are satisfied that the variances maintain the general intent and purpose of the official plan.

The subject property is zoned E2 (Employment) in Zoning By-law 0225-2007. When the zoning by-law came into effect Transportation Facilities were permitted in E2 and E3 zones. In 2014 Council passed by-law 0190-2014 which had the effect of removing Transportation Facilities as a permitted use from the E2 zone, limiting the use to E3 zoned properties. Given the City's

active decision to remove the proposed use from the permissions of the E2 zone staff are of the opinion that the request does not meet 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?

Planning staff have concerns regarding the potential impacts of the proposed use on abutting properties given its intentional removal from the property's zone. Staff are of the opinion that the reintroduction of a use removed from the zone does not represent an appropriate use of the subject lands and is not minor in nature.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Information submitted with this application indicates that a Transportation Facility is being proposed on the subject property for a period of 3 years until the future permanent building proposal is processed. Acknowledging that with the exception of a Survey Plan prepared by Land Survey Group, Ontario Land Surveyors which only provides existing grades on the property, no other pertinent details have been provided. No information has been provided with regards to any access locations and if an asphalt (hard surface) or a gravel parking area is being proposed.

In addition, no information has been provided to evaluate the proposed development impact on the municipal drainage system (storm sewers) and any mitigation requirements for the quality and quantity impacts of storm water runoff which will be generated from the site. Mitigation measures may include improvements to the existing storm water servicing infrastructure and/or on-site storm water management controls.

We also assume a proposed gravel lot is being proposed and this would create concerns at times of heavy rainfall with regards to mud tracking issues onto Drew Road.

In view of the above, we cannot support the request as submitted and would request that the application be deferred until such time that our above noted concerns/requirements have been addressed.





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.

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 – Region of Peel Comments

Comments: The Region of Peel has an Environmental Compliance Approval (9582-B9TRLW) for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no additional flows are permitted and no new connections are made to Regional Roads.

Development flows are to be directed to the Local Municipality's storm sewer system or watercourses, to the satisfaction of the Region of Peel, the local Conservation Authority and all concerned departments and agencies. Alternatively, flows can be mitigated using Low Impact Development Technologies. Developers are required to demonstrate how this will be achieved through a Stormwater Management Report.

No grading will be permitted within any Region of Peel ROW to support adjacent developments

Comments Prepared by: Camila Marczuk, Development Engineering