

City of Mississauga Department Comments

Date Finalized: 2022-05-11	File(s): A471.21 Ward 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-05-19 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 Motor Vehicle Body Repair Facility - Commercial Motor Vehicle whereas By-law 0225-2007, as amended, does not permit a Motor Vehicle Body Repair Facility - Commercial Motor Vehicle in this instance.

Background

Property Address: 151 Watline Avenue

Mississauga Official Plan

Character Area: Gateway Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-96 - Employment

Other Applications: C 22-1211

Site and Area Context

The subject property is located north-east of the Hurontario Street and Matheson Boulevard East intersection in the Gateway Employment Area. It contains a single storey industrial building with some vegetation in the front yard. The surrounding area context is exclusively industrial,

with a mix of single and multi-unit structures, generally one storey in height. The property's driveway is shared with the industrial building on the property immediately to the west, and a large storage area exists to the rear.

The applicant is proposing a "Motor Vehicle Body Repair Facility – Commercial Motor Vehicle" use 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 before the Committee at the January 13, 2022 hearing. At that time Planning staff recommended refusal as the application did not maintain the general intent or purpose of the zoning by-law, it was not minor in nature, nor did it represent the desirable development of the subject property. Staff continue to note that the proposed Motor Vehicle Body Repair Facility – Commercial Motor Vehicle is expressly prohibited by the exception zone and therefore maintain the position of the comments dated January 5, 2022 recommending refusal.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's information are some recent photos of the subject property.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Zoning Certificate of Occupancy application under file C 22-1211. 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: Alana Zheng, Zoning Examiner