

# **City of Mississauga**

**Memorandum:**

## **City Department and Agency Comments**

Date Finalized: 2020-07-08

File(s): A131/20

Ward: 5

To: Committee of Adjustment

From: Committee of Adjustment Coordinator

Meeting date:

2020-07-14

## **Consolidated Recommendation**

The City has no objection to the variance, as requested, subject to the conditions outlined below being imposed by Committee.

## **Application Details**

The Applicant requests the Committee to approve a minor variance to permit the continued operation of a Motor Vehicle Body Repair Facility within Units 2 & 3; whereas, By-law 0225-2007, as amended, does not permit a Motor Vehicle Body Repair Facility, use in this instance.

### **Recommended Conditions and Terms**

Should Committee see merit in this Application, Planning Staff would recommend the following conditions be imposed:

- Temporary approval period permitting the use for a period of 5 years; and,
- There shall be no outdoor storage of any vehicles, tools, equipment or parts associated with the Motor Vehicle Body Repair Facility within Units 2 & 3 of the subject development.

Planning Staff note, the above-noted conditions are in line with the previous approval for this property ('A' 160/15).

## **Background**

**Property Address:** 6809 Invader Crescent

**Mississauga Official Plan**

Character Area: North East Employment Area  
Designation: Business Employment

### Zoning By-law 0225-2007

**Zoning:** E2 (Employment)

### Other Applications:

None

### Site and Area Context

The subject lands are an interior property located south-west of the Derry Road East and Tomken Road intersection, and house a one-storey, multi-unit industrial structure. Contextually, the immediate neighbourhood is exclusively industrial in nature; with various employment uses located within close proximity to the subject site. The properties along this portion of Invader Crescent are situated upon large parcels, with lot frontages ranging from +/- 30m to +/-130m. The site is bounded by a +/- 80,000m<sup>2</sup> cemetery to the north.

The subject site is an interior property with a lot area of +/- 8,540m<sup>2</sup> and a lot frontage of +/- 60m.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment the authority to grant relief from the requirements stipulated by the municipal Zoning By-law, provided that such applications meet the requirements set out under Section 45(1) and/or 45(2) (a) or (b) of the *Planning Act*.

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

Planning Staff note, an associative minor variance application for the above-noted property was brought before Committee as part of the March 26, 2015, agenda (Application 'A' 160/15) proposing the same use. This application received full support from Staff, and subsequent temporary approval from Committee.

Planning Staff notes that the application is identical to that which has previously been approved. This Department therefore has no objection to the Applicant's request.

For the sake of completeness, Planning Staff have included their original comments (Schedule 2) attached to this Report.

## Conclusion

Based upon the preceding information, it is the opinion of Staff that the variance, as requested, meets the general intent and purpose of both the MOP and Zoning By-law; is minor in nature; and, is desirable for the orderly development of the lands. To this end, the Planning and Building Department has no objection to the variance, as requested. Should Committee see merit in this proposal, Planning Staff requests that the identified conditions be imposed.

Comments Prepared by: Roberto Vertolli, 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' 131/20.

Comments Prepared by: David Martin, Supervisor Development Engineering

### **Appendix 2 – Zoning Comments**

The referenced use was approved under Zoning Certificate application 16-2421, and as such we have no objections to the continued use proposed in this Minor Variance.

Comments Prepared by: Saundra Morrison, Zoning Examiner

### **Appendix 3 – Region of Peel Comments**

#### Development Planning: Tracy Tang (905) 791-7800 x7190

The subject land is located within the limits of the regulated area of the Toronto and Region Conservation Authority (TRCA). The Region relies on the environmental expertise of the TRCA for the review of development applications located within or adjacent to this regulated area in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the TRCA and incorporate their conditions of approval appropriately.

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Comments Prepared by: Tracy Tang, Junior Planner