

# City of Mississauga Department Comments

Date Finalized: 2022-08-24 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A336.22 Ward: 1
	Meeting date:2022-09-01 1:00:00 PM

## Consolidated Recommendation

The City recommends the application be deferred.

## Application Details

The applicant requests the Committee to allow a passageway for waste pickup and emergency vehicle access proposing to permit a fence, shed, garbage compactor and area for vehicles to use in a G1 Zone (Greenlands); whereas By-law 0225-2007, as amended, does not permit a fence, shed, garbage compactor and area for vehicles to use in a G1 Zone (Greenlands) in this instance.

## Background

**Property Address:** 1878 Mattawa Ave

### Mississauga Official Plan

Character Area: Dixie Employment Area  
Designation: Business Employment

### Zoning By-law 0225-2007

**Zoning:** E2-131 - Employment

**Other Applications:** None

### Site and Area Context

The subject property is located within the Dixie Employment Area, located south of the Dundas Street East and Wharton Way intersection. The subject property contains a 2-storey industrial

building that includes a mix of employment and commercial uses. The subject property contains minimal vegetation. The broader area consists of commercial, employment, and open space/greenlands uses.

The application proposes a passageway for waste pickup and emergency vehicle access, requiring variances to permit a fence, shed, garbage compactor and area for vehicles to use in a G1 Zone (Greenlands).



## 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 are as follows:

The subject property is located in the Dixie Employment Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). The Business Employment designation permits a variety of uses, including commercial, entertainment, industrial and motor vehicle uses.

Based on the drawings provided, staff is unable to determine the locations of the proposed passageway, emergency vehicular access, fence, shed, garbage compactor and area for vehicles to use in a G1 Zone.

In the absence of additional information, staff are unable to determine the extent in which the application meets the criteria established by Section 45 of the Planning Act. Furthermore, Planning staff are of the opinion that any variance in this regard is premature until such time that the requested information is provided.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committee's information are photos of the rear of the existing property. Should Committee see merit in the request, it should be subject to the applicant obtaining the appropriate Encroachment and/or Licence Agreement from the City for the lands being utilized for these uses.

















Comments Prepared by: John Salvino, Development Engineering Technologist

### **Appendix 2 – Zoning Comments**

We note that a building permit application is required. In the absence of a building permit application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Gary Gagnier, Zoning Examiner

### **Appendix 3 – Parks, Forestry & Environment**

The Park Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

The lands to the rear of the property are lands managed by the City and owned by the Toronto Region Conservation Authority, identified as Etobicoke Valley (P-238) and within Significant Natural Area, zoned G1 that are also classified as a naturally significant area within the City's Natural Heritage System. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;
- b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

Should the application be approved, Community Services wishes to impose the following conditions:

1. Should Committee see merit in the application, it should be subject to the applicant obtaining the appropriate Encroachment and/or Licence Agreement from the City and the TRCA for lands being utilized for these uses.

Community Services also provides the following notes:

1. Construction access from the adjacent park/greenlands is not permitted.
2. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email [jim.greenfield@mississauga.ca](mailto:jim.greenfield@mississauga.ca).

Comments Prepared by: Jim Greenfield, Park Planner

#### **Appendix 4 – TRCA**

TRCA staff have reviewed the materials submitted as part of A336.22 and have no objection to approval. As the property is within TRCA's Regulated Area, permits from this office would be required as part of any future proposed works.

Comments Prepared by: Anthony Syhlonyk, Planner

#### **Appendix 5 – Region of Peel**

Please be advised that the subject property 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.

Comments Prepared by: Daniel O'Connor, Development Planning