

City of Mississauga Department Comments

Date Finalized: 2022-10-19	File(s): A449.22
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2022-10-27 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a one-storey rear addition proposing:

1. An interior side yard setback of 1.2m (approx. 3.93ft) on the west side whereas By-law 0225-2007, as amended, requires a 4.5m (approx. 14.76ft) side yard setback on the west side in this instance; and,
2. A minimum rear yard setback of 1.22m (approx. 4ft) whereas By-law 0225-2007, as amended, requires a 7.5m (approx. 24.6ft) rear yard setback in this instance.

Background

Property Address: 1889 Mattawa Ave

Mississauga Official Plan

Character Area: Dixie Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-131-Commercial

Other Applications: None

Site and Area Context

The subject property is located south-east of the Dundas Street East and Wharton Way intersection, near the Toronto border. It currently contains a single storey industrial building. No landscaping or vegetative elements are present on the subject property. The property has an approximate lot frontage of +/- 14.59m (47.87ft) and an approximate lot area of +/- 728.58m² (7,842.37ft²). The surrounding area context is predominantly industrial with varying lot sizes and built forms, including multi-unit plazas and both one and two-storey buildings.

The applicant is proposing to construct an addition requiring variances for side and rear yard setbacks.



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.

The intent behind the setback provisions within employment zones is to provide an adequate buffer between buildings or structures containing noxious uses and more sensitive uses on abutting properties. Staff would note that the proposed setbacks are generally consistent with setbacks found in the immediate area. Furthermore, the surrounding properties contain industrial and employment uses.

Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition will be addressed by our Development Construction Section through the future Building Permit Process.

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: Brandon Eidner, Zoning Examiner

Appendix 3- Region of Peel

Minor Variance Application: A-449/22

Development Engineering: Camila Marczuk (905) 791-7800 x8230

Comment: Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at siteplanservicing@peelregion.ca. Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Region of Peel Site Servicing connection approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at siteplanservicing@peelregion.ca.

Comments Prepared by: Patrycia Menko, Junior Planner