

City of Mississauga Department Comments

Date Finalized: 2022-11-01	File(s): A496.22
To: Committee of Adjustment	Ward: 7
From: Committee of Adjustment Coordinator	Meeting date:2022-11-03 1:00:00 PM

Consolidated Recommendation

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow a courier storage container as a permitted use on the subject property whereas By-law 0225-2007, as amended, does not allow a courier storage container as a permitted use in this instance.

Background

Property Address: 3210 Hurontario St

Mississauga Official Plan

Character Area: Downtown Cooksville
Designation: Residential High Density, Mixed Use

Zoning By-law 0225-2007

Zoning: D - Development, C4 -Mainstreet Commercial, RA5-33 - Residential

Other Applications: PREAPP 22-2319

Site and Area Context

The subject property is located north of the Hurontario Street and Dundas Street West intersection. It contains the Hurontario GO Station and associated parking lot. The subject lands

are surrounded by a variety of commercial and residential land uses on lots of varying sizes, with built forms including detached dwellings, apartments, and commercial plazas.

The applicant is proposing a courier storage container on the subject property requiring a variance to permit 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 are as follows:

The subject property is located in the Downtown Cooksville Character Area and is designated Residential High Density and Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits transit facilities.

The applicant is requesting a courier storage container on the subject property. The proposed storage container is considered to be accessory to the principle use. Staff have no objections to the variance request and do not anticipate any negative impacts to the surrounding area. Furthermore there are minimal impacts to parking as a result of the proposal.

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: Alexander Davies, 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' 496/22.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a PREAPP permit application under file 22-2319. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: RAMSEN HEDOO

Appendix 3 – Metrolinx

Metrolinx is in receipt of the minor variance application for 3210 Hurontario St to allow a courier storage container as a permitted use on the subject property. Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300 meters of Canadian Pacific (CP) Rail's Galt Subdivision which carries Metrolinx's Milton GO Train service.
- As the proposed storage container does not have implication on Metrolinx Property (i.e. Metrolinx's Milton GO Service), Metrolinx has no objections should the committee choose to grant approval.

Comments Prepared by: Farah Faroque, Intern, Third Party Projects Review

Appendix 4 - Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner