

# City of Mississauga Department Comments

Date Finalized: 2022-02-23	File(s): A78.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-03-03 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the outdoor storage of truck cabs and trailers proposing:

1. To permit the outdoor storage of truck cabs accessory to the outdoor storage of movie trailers, whereas By-law 0225-2007, as amended, does not permit the outdoor storage of truck cabs in this instance; and,
2. To permit the outdoor storage of trailers in a front yard, closer to the street than an existing structure on the same lot whereas By-law 0225-2007, as amended, does not permit outdoor storage in a front yard, closer to any street line than any portion of a building or structure on the same lot in this instance.

## Background

**Property Address:** 658 Hazelhurst Road

**Mississauga Official Plan**

**Character Area:** Southdown Employment Area

**Designation:** Industrial

**Zoning By-law 0225-2007**

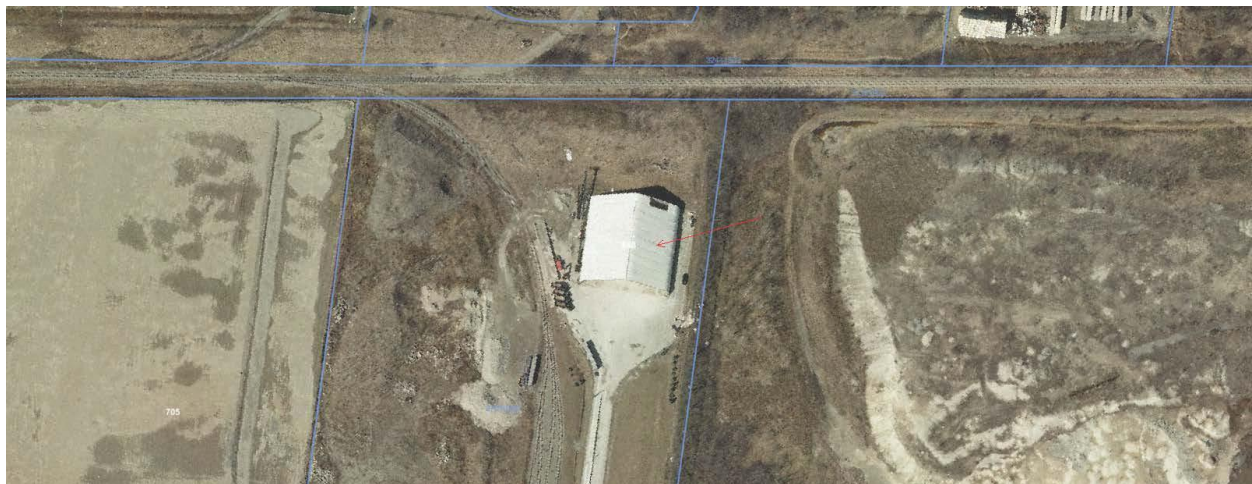
**Zoning:** E3-12 - Employment

**Other Applications:** Zoning Certificate of Occupancy application under file C 21-8584.

## Site and Area Context

The subject property is located within the Southdown Employment Character Area. The immediate area consists of a mix of vacant, industrial, greenland and open space uses. A rail spur line bisects the subject property. The 3.89 hectares (9.62 acres) of land east of the rail spur line is used to load outdoor stored material onto rail cars. The 3.27 hectares (8.08 acres) of land west of the rail spur line are vacant.

The applicant is seeking to permit the outdoor storage of truck cabs and trailers on the vacant 3.27 hectares (8.08 acre) portion of the subject property. Variances are required to permit the outdoor storage use of truck cabs and movie trailers.



## 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 designated Industrial in Schedule 10 of the Mississauga Official Plan (MOP) which permits outdoor storage.

The applicant has requested the Committee to approve minor variances to permit the outdoor storage of truck cabs and movie trailers on the subject property. The applicant is proposing to enter into a 10-year lease agreement with the property owner, to rent the vacant 3.27 hectares (8.08 acres) of lands (described above) at 658 Hazelhurst Road.

The subject property is located within the Regulatory Floodplain associated with Avonhead Creek. Credit Valley Conservation & Transportation and Works staff is requesting deferral of the application to allow the applicant an opportunity to prepare a satisfactory grading and drainage plan/report to ensure the proposed parking area to support the storage of the movie set trailers, is self-contained and can be drained appropriately. Zoning staff have also advised that additional variances may be required to support the outdoor storage, such as landscaping and fencing.

As such, Planning staff recommends deferral of the application and recommends that the applicant prepare and submit a satisfactory grading and drainage plan/report to CVC staff, and meet with Zoning staff to determine the accuracy of the requested variances and determine if additional variances are required.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are enclosing for Committee's information some recent photos of the subject property. This department has reviewed the request to permit the outdoor storage of trailers on the subject property and have some drainage related concerns. The plans indicate asphalt hard surface with no information relating to how the surface drainage will be self contained and collected to an appropriate outlet.

This department would request that the application be **deferred** to allow the applicant an opportunity to provide a Grading and Drainage plan prepared by a P. Eng. Which indicates how stormwater from the site will be captured and drained to the appropriate outlet. In addition, a drainage proposal is to be submitted for our review and approval as well as information as to whether or not the existing storm system on Hazelhurst Road can accommodate the increased surface drainage.

Furthermore, this site is under regulation of the Credit Valley Conservation (CVC). They are to be notified of the proposal and their comments considered within the drainage report that is prepared.





Comments Prepared by: [Click here to insert name, title...](#)

## Appendix 2 – Zoning Comments

The Building Department is currently processing a Zoning Certificate of Occupancy application under file C 21-8584. Based on review of the information currently available in this 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 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: Richard Thompson, Zoning Examiner