

# City of Mississauga Department Comments

Date Finalized: 2023-01-25	File(s): A663.22
To: Committee of Adjustment	Ward: 6
From: Committee of Adjustment Coordinator	Meeting date:2023-02-02 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application, subject to the conditions.

## Application Details

The applicant requests the Committee to approve a minor variance to permit the expansion of an existing waste processing station and warehouse facility proposing a minimum separation distance of 200 metres (approx. 656.16ft) from a residential zone whereas By-law 0225-2007, as amended, requires a minimum separation distance of 800 metres (approx. 2624.67ft) from a residential zone in this instance.

## Recommended Conditions and Terms

1. No outdoor storage of waste materials shall be permitted.
2. The facility shall only process non-hazardous plastic materials.

## Background

**Property Address:** 3440 Wolfedale Road

### Mississauga Official Plan

Character Area: Mavis-Erindale Employment Area  
Designation: Business Employment

### Zoning By-law 0225-2007

**Zoning:** E2-16-Commercial

**Other Applications:** BP 3ALT 22-3484

## Site and Area Context

The subject property is located on the south-west corner of the Central Parkway West and Wolfedale Road intersection. It currently contains a single storey industrial building with an associated surface parking lot. Limited landscaping and vegetative elements are present on the subject property, and they are generally located near the Central Parkway West and Wolfedale Road intersection. The surrounding area context is predominantly industrial, consisting of low rise industrial buildings on lots of varying sizes. Residential uses are present in the larger area context.

The applicant is proposing an addition to the existing building, requiring a variance for setback to the residential zone.



## 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 of the four tests to this minor variance request are as follows:

**Does the proposal maintain the general intent and purpose of the Official Plan?**

The subject property is located in the Mavis-Erindale Employment Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits a variety of employment and industrial uses, including waste processing stations and warehousing. The applicant is proposing to construct an addition to facilitate the expansion of these permitted uses. Staff are therefore satisfied that the general intent and purpose of the official plan are maintained.

**Does the proposal maintain the general intent and purpose of the Zoning By-law?**

The proposed variance requests a reduction in the required setback from the facility to a residential area. Staff note that a similar variance was requested in 2015, under file A59/15. At that time staff had no objections to the application due to the nature of the use, subject to the same conditions requested by staff for this application. The proposed addition does not bring the facility any closer to the existing residential properties, and staff note that it will be the same use as currently exists. Given that the facility currently exists on the subject property without issue, and that the proposed addition will not bring the use or structure any closer to the residential zone, staff are satisfied that the general intent and purpose of the zoning by-law are maintained in this instance.

**Is the proposal desirable for the appropriate development of the subject lands and minor in nature?**

Planning staff are of the opinion that any impacts to the surrounding area will be minor in nature. Furthermore the proposal represents the expansion of an additional use which represents appropriate development of the subject property.

Comments Prepared by: Alexander Davies, 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 through the Building Permit Process.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a Building Permit under file BP 3ALT 22-3484. Based on review of the information currently available in this permit application, the variance, as requested is correct.

Please note that comments reflect those provided through the above permit 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: Alana Zheng, Zoning Examiner

## **Appendix 3 – Metrolinx**

### **3440 Wolfedale Road**

Metrolinx is in receipt of the minor variance application for 3440 Wolfedale Rd to permit the expansion of the existing warehouse facility with a reduced setback from a residential zone of 200 meters. Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300 meters of Canadian Pacific Railway's (CP Rail) Galt Subdivision which carries Metrolinx's Milton GO Train service.
- **Warning:** Metrolinx and its assigns and successors in interest operate commuter transit service within 300 metres from the subject land. In addition to the current use of these lands, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx or any railway assigns or successors as aforesaid may expand their operations, which expansion may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual units. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under these lands.
- Please note that Metrolinx is a stakeholder that has provided comments on the comprehensive application including the Site Plan Application.

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, Planning and Development Services