

City of Mississauga Department Comments

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| Date Finalized: 2023-04-12 | File(s): A39.23 |
| To: Committee of Adjustment | Ward: 11 |
| From: Committee of Adjustment Coordinator | Meeting date:2023-04-20 1:00:00 PM |

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing:

1. A side yard setback of 2.80m (approx. 9.19ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 4.50m (approx. 14.76ft) in this instance and,
2. A front yard setback of 7.00m (approx. 23.00ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 30.00m (approx. 98.43ft) in this instance.

Background

Property Address: 2267 Britannia Rd W

Mississauga Official Plan

Character Area: Meadowvale Business Park Corporate Centre
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-71 - Employment

Other Applications: None

Site and Area Context

The subject property is located on the north side of Britannia Road West, east of the Turney Drive intersection. It currently contains a single storey fire station with a surface parking lot at the rear. Limited landscaping and vegetative elements are present on the subject property. The surrounding area contains a mix of lot sizes, built forms and uses, including residential uses to the south, commercial uses to the west, and employment uses to the east and north.

The applicant is proposing to construct a new fire station on the subject property requiring variances for front and side yard setbacks.



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:

The subject property is located in the Meadowvale Business Park Corporate Centre Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). The proposed fire station represents community infrastructure and is permitted in all designations within the official plan.

Both requested variances relate to reductions in required setbacks. The intent of these setback regulations are to ensure access can be maintained around the building, appropriate drainage patterns can be preserved, and to ensure sufficient buffers are provided both to the streetscape and between structures in order to maintain the character of the area. The proposed side yard

variance is measured to pinch points resulting from the angled side lot line. Planning staff are of the opinion that the proposed front yard setback is not out of character given the setback of the building to the west. Planning staff are therefore satisfied that appropriate access and buffers are maintained, and note that Transportation and Works staff have not raised any drainage related concerns.

Given the above Planning staff are of the opinion that the application maintains the general intent and purpose of both the official plan and zoning by-law, is minor in nature, and 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

We note that a Building Permit is required. In the absence of a Building Permit 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: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel Comments

Minor Variance Application: A-39/23 – 2267 Britannia Road West

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

Comments:

- The Region of Peel has a Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA # 009-S701), for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no additional flows are permitted, and no new connections are made to Regional Roads.
- Development flows are to be directed to the Local Municipality's storm sewer system or watercourses, to the satisfaction of the Region of Peel, the local Conservation Authority and all concerned departments and agencies. Alternatively, flows can be mitigated using Low Impact Development Technologies. Developers are required to demonstrate how this will be achieved through a Stormwater Management Report.
- As per the Region's Public Works Stormwater Design Criteria and Procedural Manual
 - Region of Peel IDF curves shall be used for the peak flow analysis
 - Post development peak flow for each storm (from 2 year to 100 year) shall be equal to or less than pre-development
 - For orifice diameters of 100mm or greater, an orifice tube shall be used
 - Quantity Control shall be designed to control the 24-h Chicago or 24-h SCS Type II distribution

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- In accordance with the Region's CLI ECA and provincial standards, control of the runoff from 90th percentile storm event (28mm) shall be achieved for quality control.
 - For erosion control, 5mm retention at full build out is required and runoff is to be detained from a 25mm storm event over 24 to 48 hours.
 - No grading will be permitted within any Region of Peel ROW to support adjacent developments.

Comments Prepared by: Patrycia Menko, Junior Planner