

# City of Mississauga Department Comments

Date Finalized: 2023-05-03	File(s): A109.23 Ward: 3
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-05-11 1:00:00 PM

## Consolidated Recommendation

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

## Application Details

The applicant requests the Committee to approve a minor variance to allow temporary shipping containers on the subject property proposing 4 shipping containers be allowed on the property from November 15th to January 15th every year whereas By-law 0225-2007, as amended, does not permit shipping containers on the property in this instance.

## Recommended Conditions and Terms

1. A maximum of 4 shipping containers shall be permitted on the property.
2. Shipping containers shall only be permitted on the property between November 15 and January 15.

## Background

**Property Address:** 3173 and 3167 Cawthra Rd

### Mississauga Official Plan

Character Area: Applewood Neighbourhood  
Designation: Residential Low Density I, Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R3- Residential

## Other Applications:

### Site and Area Context

The subject property is located on the east side of Cawthra Road, north of the Silver Creek Boulevard intersection. Currently it contains two single-storey structures, one along Cawthra Road and the other at the rear. The property also contains a large surface parking lot. Limited landscaping/vegetative elements are present on the property, generally located near the property lines. The property is flag shaped and has a lot area of +/- 1.08ha (2.67ac), making it one of the largest lots along this portion of Cawthra Road. The surrounding area consists of a mix of residential, commercial, and institutional uses with varying built forms and lot sizes.

The applicant is proposing to allow shipping containers on the property for temporary storage, requiring a variance for 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 of the four tests to this minor variance request are as follows:

The subject property is located in the Applewood Neighbourhood Character Area and is designated Residential Low Density I & II in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of MOP promotes development with appropriate urban form and site design,

regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area.

The applicant is proposing four shipping containers to be used for storage on the property for approximately 8 weeks each year. Staff are satisfied that the impacts of the containers would be minor in nature and note that the property is large enough to accommodate sufficient setbacks to abutting properties.

Given that the containers would be used to facilitate the operation of a use permitted as of right, Planning staff are of the opinion that the application maintains the general intent and purpose of both the official plan and zoning by-law. Furthermore staff are satisfied that the proposal 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

Enclosed for Committees easy reference are photos depicting the area where the proposed shipping containers are to be placed and note that we have no drainage related concerns.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

In the absence of a Development 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.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy Permit, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

**Appendix 3 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner