

# City of Mississauga Department Comments

Date Finalized: 2023-06-14	File(s): A201.23 Ward: 6
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-06-22 3:30:00 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 authorize a minor variance to permit a motor vehicle sales, leasing and/or rental facility on the subject property proposing:

1. Motor vehicle sales, leasing and/or rental facility-restricted use accessory to the existing motor vehicle repair facility- restricted; whereas By-law 0225-2007, as amended, does not permit motor vehicle sales leasing and/or rental facility in an E2-19 (Employment) zone in this instance; and,
2. Exterior display of motor vehicles for sale, lease and/or rental- restricted use accessory to the existing motor vehicle repair facility-restricted; whereas By-law 0225-2007, as amended, does not permit the display of motor vehicle sales leasing and/or rental facility in an E2-19 (Employment) zone in this instance.

## Background

**Property Address:** 845 Central Parkway W

### Mississauga Official Plan

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

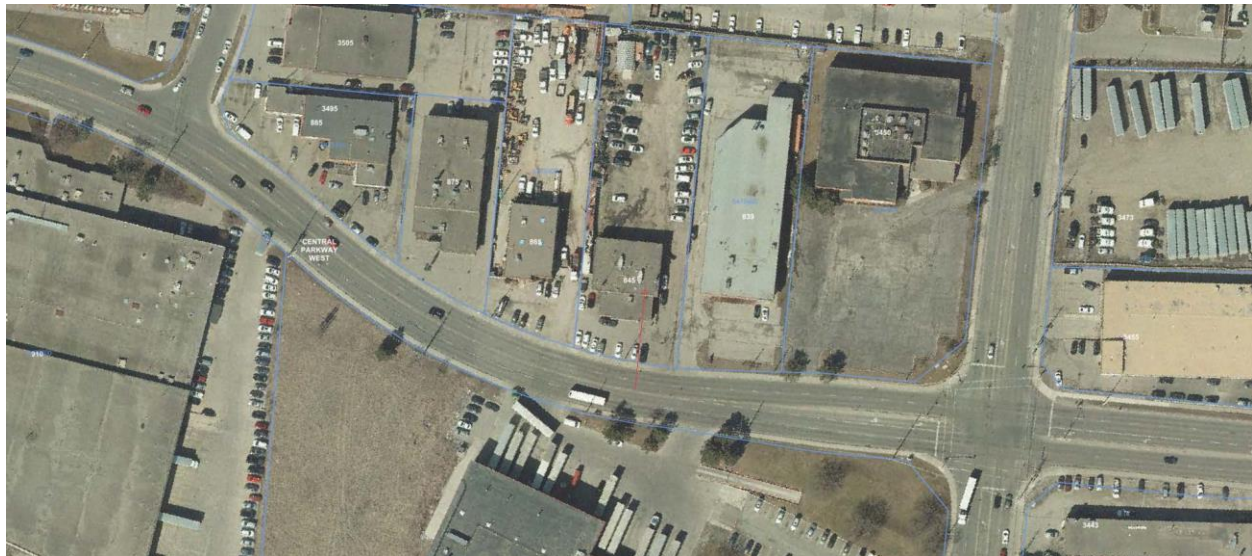
### Zoning By-law 0225-2007

**Zoning:** E2-19 - Employment

**Other Applications: None****Site and Area Context**

The subject lands are located in the Mavis-Erindale Employment Area, south-west of the intersection of Central Parkway West and Wolfedale Road. It currently contains a single-storey office building. The site has a total area of +/- 3804.92 m<sup>2</sup> (+/- 40955.81 ft<sup>2</sup>) and does not contain any notable vegetation or landscaping elements.

The applicant is proposing minor variances to allow the continued use of the motor vehicle sales, leasing and/or rental facility-restricted use accessory to the existing motor vehicle repair facility and the exterior display of motor vehicles on the subject property.

**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 Mavis-Erindale Employment Area Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan. The application requests minor variances to permit motor vehicle sales and exterior display of motor vehicles.

Previously, temporary approval had been granted by the Committee for motor vehicle sales in conjunction with a motor vehicle repair facility since 1993. The most recent application 'A' 437/17 expired on April 30, 2023. The previous approval was subject to the following condition:

- 1) Any vehicle being offered for sale shall only be displayed and/or stored behind the building.

The existing motor vehicle repair facility – restricted is a permitted use. The application requests for motor vehicle sales use be permitted as an accessory use. No changes are proposed in the site conditions and operations.

Staff is of the opinion that the requested variances maintain the general intent and purpose of the zoning by-law, in this instance. Given the ongoing use of the site and no significant changes to the scale of operations, staff are satisfied that the continued operation of the site is appropriate in this instance. Planning staff have no objection to the application, but the applicant may choose to defer the application in order to verify the accuracy of the requested variances.

Comments Prepared by: Shivani Chopra, Planner in Training

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for the Committee's easy reference are photos depicting the subject property.







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****Minor Variance Application: A-23-201M – 845 Central Parkway W**Planning: Patrycia Menko (905) 791-7800 x3114**Comments:**

- Please note that comments on this application are to be determined and will follow under a separate correspondence.

Comments Prepared by: Patrycia Menko, Junior Planner