

City of Mississauga Department Comments

Date Finalized: 2023-11-15	File(s): A334.23
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-11-23 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act. The applicant may wish to defer the application to ensure the accuracy of the requested variances and to determine if additional variances are required.

Application Details

The applicant requests the Committee to approve a minor variance to allow a building proposing an interior side yard setback of 2.22m (approx. 7.28ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.50m (approx. 24.61ft) in this instance.

Background

Property Address: 556 Southdown Road

Mississauga Official Plan

Character Area: Southdown Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-108- Employment

Other Applications: BP 3NEW-21/8532.

Site and Area Context

The subject site is situated within the Southdown Employment Character Area, southwest of the Lakeshore Road West and Southdown Road intersection. The immediate vicinity encompasses a diverse mix of employment uses. Notably, the subject site features limited vegetation primarily along the front lot line.

The proposed application seeks to develop a new building, necessitating a variance for interior side yard setback.



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 Business Employment on Schedule 10 of the Mississauga Official Plan (MOP). The Business Employment designation permits a variety of uses, including warehousing and secondary office uses.

The proposed application introduces a prefabricated building designed to serve as both washroom facilities and equipment storage, catering to the operational needs of the existing business. Planning staff are of the opinion that the proposed setback provides ample space between the building and the northerly lot line, allowing for maintenance activities.

Furthermore, the staff asserts that the structure's dimensions do not provide massing concerns. Notably, there are no requests for variances in height or area, thereby mitigating any potential impact on the overall massing of the structure.

The location of the structure is deep within the subject property. This placement creates a substantial buffer zone between the proposed building and any structures on adjacent lots minimizing potential disruptions to neighbouring properties.

Through a detailed review of the application, staff is of the opinion that the revised application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that Transportation and Works Department concerns/requirements for the proposed building are being addressed through the current Building Permit application process, BP 3NEW-21/8532.









Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit application under file BP 21-8532 Based on review of the information currently available for this building permit, the variances, as requested are correct.

Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: RAMSEN HEDOO, Supervisor

Appendix 3 – Region of Peel

Minor Variance: A-23-334M / 556 Southdown Rd

Development Engineering: Wendy Jawdek (905)-791-7800 x6019

Comments:

- This site does not have frontage on existing municipal sanitary sewer.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. Regional Site Servicing Connection approvals are required prior to the Local Municipality issuing full Building Permit. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer infrastructure please contact Records by e-mail at PWServiceRequests@peelregion.ca
- There is a Regional sanitary sewer easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title.

Condition:

Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner

Appendix 4- Enbridge

Based on a review of the project materials provided, we have identified that there are likely to be no impacts on Enbridge's nearby liquid pipeline infrastructure therefore, **Enbridge has expressed no objections to this project as proposed.**

Although there are no objections to this project as proposed, we would like to remind you to always obtain a locate request to identify the precise location of underground infrastructure. In addition, if any future planning or development work is proposed within the prescribed area or pipeline assessment area as identified in the attached map we request that this information be sent to notifications@enbridge.com for our review and comment. The pipeline assessment area GIS data can be provided to the municipality upon request to notifications@enbridge.com.

Comments Prepared by: Zane Davey, Community Planner