

City of Mississauga Department Comments

Date Finalized: 2024-01-17	File(s): A3.24
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2024-01-25 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred to identify the correct variances.

Application Details

The applicant requests the Committee to approve a minor variance to allow renovations proposing the creation of Unit 110 to change car and truck tires with no additional parking on site whereas By-law 0225-2007, as amended, requires additional parking with the creation of a new unit in this instance.

Background

Property Address: 1339 Khalsa Drive

Mississauga Official Plan

Character Area: Northeast Employment Area (West)

Designation: Industrial

Zoning By-law 0225-2007

Zoning: E3- Employment

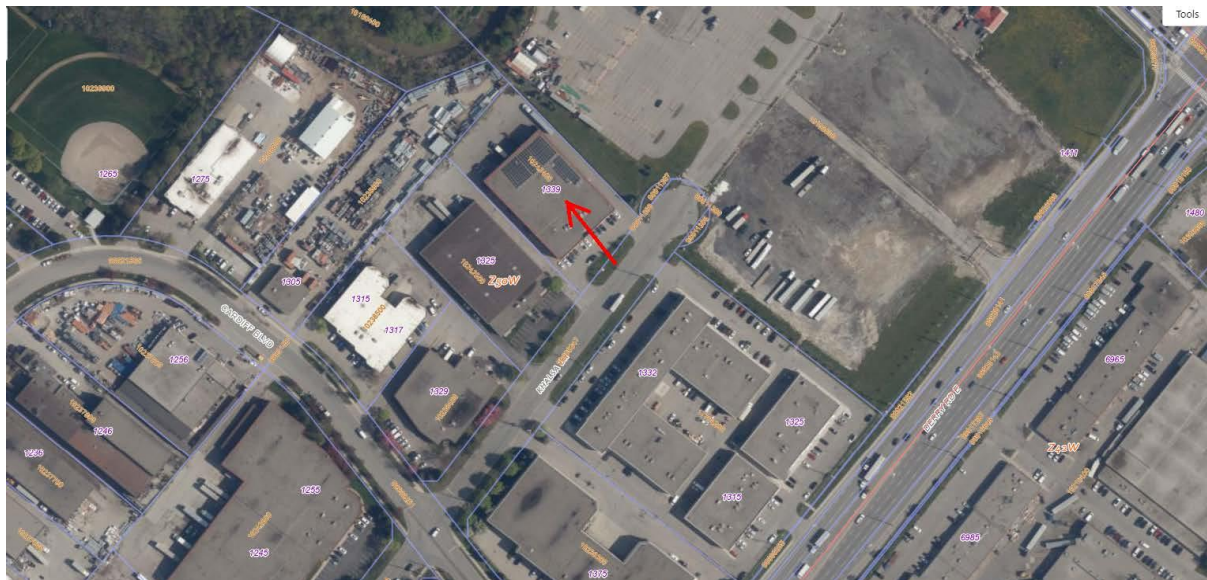
Other Applications: None

Site and Area Context

The subject property is located north-west of the Dixie Road and Derry Road East intersection in the Northeast Employment Character Area. It currently contains a two-storey industrial building and has an approximate lot area of +/- 5,608.74m² (60,371.97ft²). Limited vegetation

exists along the frontage of the subject property. The surrounding context includes one and two-storey industrial buildings.

The applicant is proposing an additional motor vehicle use, requiring a variance for a parking deficiency.



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 in the Northeast Employment (West) Character Area and is designated Industrial in Schedule 10 of the Mississauga Official Plan (MOP). The designation permits a variety of motor vehicle uses, including motor vehicle repair facilities.

The subject property is zoned E3, which permits motor vehicle repair facilities. The variance proposes a parking deficiency, however the applicant did not provide the required and proposed parking spaces for the subject property. Without the required parking space information, both planning and municipal parking staff are unable to review the application accordingly.

Additionally, staff note a zoning certificate of occupancy (C 20-1071) has been withheld for Unit 110 of the subject property. Staff suggest the applicant contact zoning staff to confirm the

amount of parking spaces that are required and proposed, especially as a new unit and the corresponding use is seeking implementation on the subject property.

Staff are of the opinion that the application be deferred to identify the correct variance.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the subject property.





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.

We note that a Zoning Certificate of Occupancy Permit is required. In the absence of a Zoning Certificate of Occupancy 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: Minan Song, Planner in Training

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner