

# City of Mississauga Department Comments

Date Finalized: 2024-03-13	File(s): A124.24 Ward: 8
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-03-21 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be refused.

## Application Details

The applicant requests the Committee to approve a minor variance to permit an accessory vehicle self-storage use whereas By-law 0225-2007, as amended, does not permit a self-storage use in this instance.

## Background

**Property Address:** 2225 Erin Mills Parkway

### Mississauga Official Plan

Character Area: Sheridan Community Node  
Designation: Mixed Use

### Zoning By-law 0225-2007

**Zoning:** C3-Commercial

**Other Applications:** None

### Site and Area Context

The subject site is located within the Sheridan Community Node Character Area, north of Erin Mills Parkway and North Sheridan Way. The subject site is known as Sheridan Mall, a one storey commercial plaza containing a variety of commercial uses within the site. The

surrounding area contains an eclectic mix of residential uses such as detached and townhouse dwellings and older mid to high rise apartment buildings.

The application proposes an accessory self-storage facility whereas the use is not permitted.



## 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:

Staff note application A333.20 was approved on October 29, 2020, to permit a commercial self-storage use within a segment of the subject property. Staff had recommended refusal, as the application failed to meet the four tests.

### **Does the proposal maintain the general intent and purpose of the Official Plan?**

The subject property is located in the Sheridan Community Node character area and is designated Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits restaurants, retail stores and residential, among other uses, however it does not permit self-storage facilities. Section 14.1.5 of the official plan further discourages self-storage uses within community nodes. Planning staff are of the opinion that the intent and purpose of the

MOP are not maintained by permitting uses not contemplated by the land designation and in accordance with an entirely different framework.

**Does the proposal maintain the general intent and purpose of the Zoning By-law?**

The sole variance requested the proposes to utilize the existing parking lot on the property without affecting existing site conditions for an accessory vehicle self-storage facility. The site is zoned C3 (Commercial) permitting commercial type uses. The intent of the regulations is to permit a variety of commercial uses that will contribute to a commercial atmosphere and to not allow stand-alone employment uses within commercial zones. In this instance, a self-storage facility is only permitted in the E2 and E3 (Employment) zones of the zoning by-law. While the proposed use is temporary because the mall will redevelop in the future, self-storage facilities do not contribute to the retail/commercial atmosphere envisioned within the zoning by-law. Further, regardless of its impact, the permitted use is not contemplated by the C3 zone category.

As such, staff are of the opinion that the general intent and purpose of the official plan and zoning by-law is not maintained.

**Is the proposal desirable for the appropriate development of the subject lands and minor in nature?**

While Sheridan Centre is expected to redevelop in the future, the existing policy framework does not permit self-storage facilities within this area. The intent of the policies and regulations are only to allow commercial uses within these zones to contribute to the commercial atmosphere. As the intent of the zoning by-law and official plan are not maintained, staff are of the opinion that the application does not represent orderly development of the lands and is not minor in nature.

Comments Prepared by: Shivani Chopra, Planning Associate

## Appendices

### Appendix 1 – Transportation and Works Comments

N/C

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

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 – CVC Comments

Please see below CVC comments for minor variance application for the above-mentioned property:

The subject property at 2225 Erin Mills Parkway in Mississauga does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest to Credit Valley Conservation (CVC). Furthermore, the property is not subject to Ontario Regulation 160/06, (the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation) or to the policies of CVC at this time. CVC review/approval are not required. As such, CVC will not be providing comments on the application.

Comments Prepared by: Stuti Bhatt, Junior Planner

### Appendix 3 – Region of Peel

#### Minor Variance: A-23-124M / 2225 Erin Mills Parkway

Planning: Ayooluwa Ayoola (905) 791-7800 x8787

#### Comments:

- The subject land is in the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and the impact of

natural hazards on proposed development. We therefore request that the City staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.

Comments Prepared by: Ayooluwa Ayoola, Planner