

# City of Mississauga Department Comments

Date Finalized: 2024-05-08	File(s): A207.24
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2024-05-16 1:00:00 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 approve a minor variance to permit an accessory sales use to the Auto Repair use (with no outdoor display) whereas By-law 0225-2007, as amended, does not permit an accessory sales use in this instance.

## Background

**Property Address:** 1220 Britannia Road E, Unit B

### Mississauga Official Plan

Character Area: **Northeast Employment Area (West)**  
Designation: **Industrial**

### Zoning By-law 0225-2007

**Zoning:** **E3- Employment**

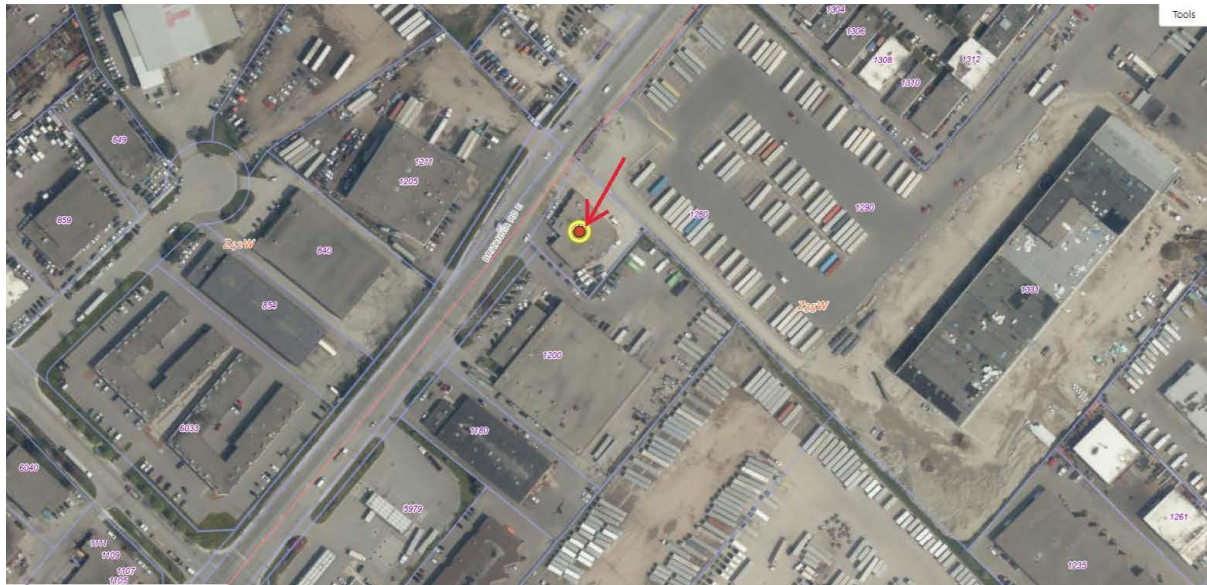
**Other Applications:** **C24-701**

### Site and Area Context

The subject property is located on the east side of Britannia Road East, west of the intersection with Dixie Road. It currently contains a single storey industrial building with associated parking. No vegetative elements are present on the subject property, characteristic of the surrounding

area. The surrounding context is exclusively industrial with various built forms on lots of varying sizes.

The applicant is proposing to permit a motor vehicle sales facility use accessory to the existing motor vehicle repair and body repair facility.



## 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 Northeast Employment Area (West) Character Area and is designated Industrial in Schedule 10 of the Mississauga Official Plan (MOP). Pursuant to Section 11.2.11 (n), (o) & (aa), this designation shall permit motor vehicle body repair facilities, motor vehicle repair facilities and accessory uses. The proposal of the existing motor vehicle body repair use with accessory motor vehicle sales, as described by this application, meets the purpose and general intent of the official plan.

The subject property is zoned E3 (Employment) under Zoning By-law 0225-2007. This classification permits both the motor vehicle repair facility and body repair facility – restricted as-of-right. Section 2.1.5 (Accessory Uses) states that lands being used for a permitted use shall also be permitted to include an accessory use, provided it occurs on the same property.

The applicant's request to permit a motor vehicle sales use as an accessory to the existing repair and autobody repair facility, as presented by this application, clearly remains subordinate and ancillary to the permitted primary land-use. Furthermore, staff note no changes are proposed in the site conditions and operations.

Staff are of the opinion that the requested variances maintain the general intent and purpose of the official plan and 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. The variance results in the appropriate development of the lands with any potential impacts being minor in nature.

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**

The Building Department is processing Certificate of Occupancy application C24-701. Based on review of the information available in this application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

## **Appendix 3 – Region of Peel**

**Minor Variance Application: A-24-207M / 1220 Britannia Road East**

Planning: Petrele Francois (905) 791-7800 x3356

**Comments:**

- We recognize that the subject site is located within a Regional Employment Area, identified on Schedule E-4 of the Regional Official Plan (ROP) and within a Provincially Significant Employment Zone. The Region will not be in support of the proposed accessory use of auto repair, as it does not keep with the general intent of the ROP and not compatible with the exiting land use pattern.

Comments Prepared by: Petrele Francois, Junior Planner