

City of Mississauga Department Comments

Date Finalized: 2024-05-22	File(s): A222.24
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2024-05-30 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing:

1. Lot to be defined as “the lands municipally known as 1605 Enterprise Road and 1625 Enterprise Road collectively” for zoning purposes whereas By-law 0225-2007, as amended, defines lot as “an area of land registered at the Land Registry Office as not more than one parcel of land” in this instance;
2. A floor space index of 0.55m whereas By-law 0225-2007, as amended, requires a minimum floor space index of 0.50m in this instance;
3. An aisle width of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 22.97ft) in this instance; and,
4. A landscaped buffer of 1.83m (approx. 6.00ft) whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer of 4.50m (approx. 14.76ft) in this instance.

Background

Property Address: 1605 and 1625 Enterprise Road

Mississauga Official Plan

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

Zoning By-law 0225-2007

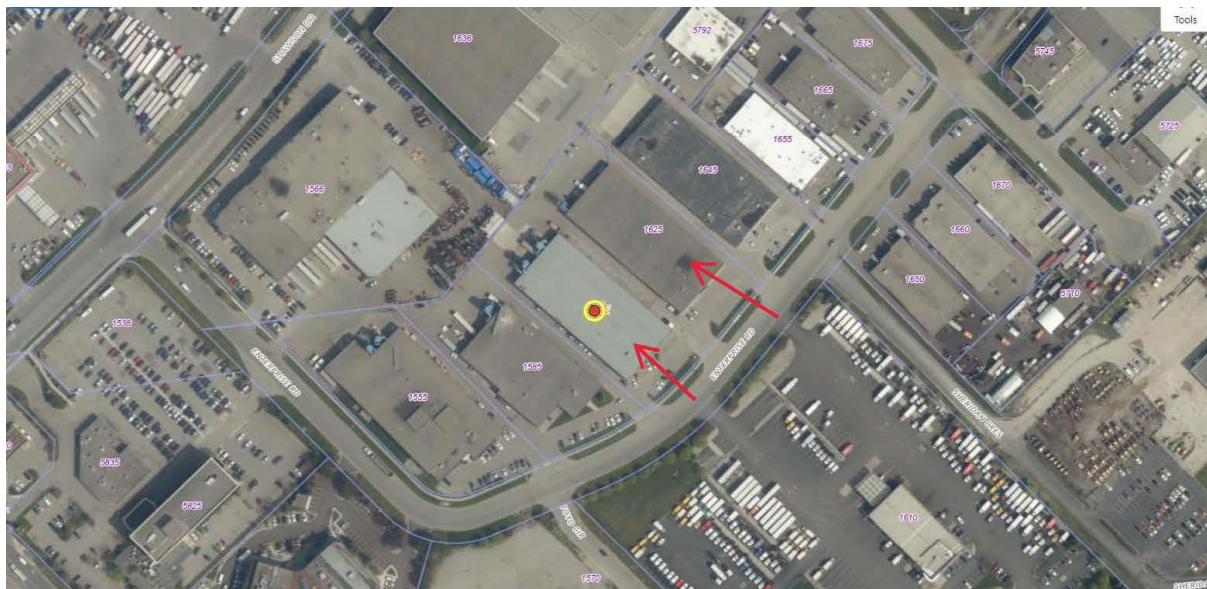
Zoning: E3-Employment

Other Applications: BP 3NEW 21-10065

Site and Area Context

The subject properties are located south-east of the Dixie Road and Shawson Drive intersection. The properties currently contain two, one-storey industrial buildings and associated surface parking lots. No landscaping and vegetative elements are present on the subject property. The surrounding area context is predominantly industrial, consisting of low rise industrial buildings on lots of varying sizes.

The applicant is proposing to construct an addition requiring variances for the definition of a lot, floor space index, drive aisle width and a landscaped buffer.



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:

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

The subject property is located in the Northeast Employment Character Area and is designated Industrial in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of the MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with existing site conditions, the surrounding context and the landscape of the character area. Staff are of the opinion the proposal maintains the general intent and purpose of the official plan.

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

Variance 1 requests the definition of a lot, as per the zoning by-law, to include two parcels of land rather than one parcel of land. Planning staff have confirmed with Legal staff that the two properties have been properly consolidated into one PIN with the Land Registry Office and this has further been reflected on title. Staff are satisfied that the parcel has been properly consolidated and will not require an encroachment agreement or any setback variances to the existing lot line separating both parcels. Staff note the variance is not required.

Variance 2 requests an increase in the Floor Space Index (FSI). This variance is caused by the one-storey addition, which would provide an additional 618.50m² (6,657.47ft²) between the existing industrial buildings on the subject properties. When considering the development as a whole, the total FSI after the completion of the addition will be 0.55, a minor increase from the maximum permitted FSI of 0.50 in this instance.

Variance 3 requests a reduced aisle width. The intent of this regulation is to ensure there is sufficient space for vehicles to access and exit parking stalls and allow for circulation within the subject property. As this is an existing condition and has been operating adequately, staff are of the opinion that the reduced drive aisle allows sufficient space for vehicles to park and appropriate vehicular circulation can be maintained.

Variance 4 pertains to a reduced landscaped buffer along the front line. The intent of this portion of the by-law is to ensure that an appropriate buffer exists abutting all lot lines. The proposed 1.83m landscaped buffer is measured to a pinch point at the corner of a single parking stall and increases from that point onwards. Additionally, the variance represents an existing condition which does not have any notable impact on streetscape.

Given the above, staff are of the opinion that the proposal maintains the general intent and purpose of the zoning by-law.

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

Staff are satisfied that the proposal represents appropriate development of the subject lands. The variance, both cumulatively and individually, are minor in nature and will not create any undue impacts to adjoining properties or the existing character in the area.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the construction of an addition will be addressed through the Building Permit process.





Comments Prepared by: Tony Iacobucci

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 3NEW 21-10065. 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 #1 and #2 or determine whether additional variance(s) will be required. The requested variance #3 and #4 are correct.

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: Alana Zheng, Planner Zoning Examination

Appendix 3 – Region of Peel

Minor Variance: A-24-222M/ 1605 and 1625 Enterprise Road

Development Engineering: Brian Melnyk (905) 791-7800 x3602

Comments:

- 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. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- The applicant is advised that, arrangements satisfactory to the Region of Peel, Public Works, shall be made with respect to servicing the site, prior to obtaining the Building Permit.

Comments Prepared by: Petrele Francois, Junior Planner