

City of Mississauga Department Comments

Date Finalized: 2024-05-22	File(s): A227.24 Ward: 6
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-05-30 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application, subject to the conditions.

Application Details

The applicant requests the Committee to approve a minor variance to allow a parking aisle width of 3.29m (approx. 10.80ft) whereas By-law 0225-2007, as amended, requires a minimum parking aisle width of 5.50m (approx. 18.05ft) in this instance.

Amendments

The Building Department is currently processing a building permit application under file 20-3863 Based on review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

The applicant requests the Committee to approve a minor variance to allow a one-way parking aisle width of 3.29m (approx. 10.80ft) whereas By-law 0225-2007, as amended, requires a minimum one-way parking aisle width of 5.50m (approx. 18.05ft) in this instance.

NOTE: Applicant to confirm and mark site plan drawing as one-way aisle.
Note: If applicant applying for a two-way aisle a minimum 7m aisle width instead of 5.5m is required.

Recommended Conditions and Terms

Should Committee see merit in the application, planning staff recommend the requested variance is subject to the following conditions:

- A one-way sign for the drive aisle with IN being on the South side of the site and Out being on the North side shall be established on the property to the satisfaction of Transportation and Works.

- No additional parallel parking spots are to be permitted within the north side aisle width
- Construction related to this variance shall be in general conformance with the drawings approved by the Committee.

Background

Property Address: 3450 Semenyk Court

Mississauga Official Plan

Character Area: Mavis-Erindale Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-16-Employment

Other Applications: BP 20-3863

Site and Area Context

The subject property is located south-east of the Central Parkway West and Erindale Station Road intersection. It currently contains a one-storey building and associated surface parking lot. Limited landscaping and vegetative elements are present on the subject property, predominantly located along the property lines. The immediate neighbourhood is surrounded by a mixture of employment and industrial uses.

The applicant requires a variance for parking aisle width.



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 Mavis-Erindale Employment Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP).

The sole variance 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 appropriate vehicular circulation within the subject property. Planning staff note Zoning staff is requesting confirmation on whether the south side aisle width is a one-way aisle. Through conversations with the applicant, they have confirmed the south side aisle width is to be utilized as a one-way aisle. Staff are satisfied that the reduced drive aisle allows sufficient space for vehicles to access and exit parking stalls and appropriate vehicular circulation can be maintained. Additionally, Planning staff have confirmed with the City of Mississauga's Legal Department that there are no mutual access easement rights concerning the shared driveways for the adjacent properties (3440 Semenyk Court to the south and 3464 Semenyk Court to the north).

Staff are satisfied that the proposal maintains the general intent and purpose of both the official plan and zoning by-law, is minor in nature and represents appropriate development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

This department has no objections to the applicant's request.

Comments Prepared by: Tony Iacobucci, T&W Development Engineering





Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit application under file 20-3863. Based on review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

The applicant requests the Committee to approve a minor variance to allow a one-way parking aisle width of 3.29m (approx. 10.80ft) whereas By-law 0225-2007, as amended, requires a minimum one-way parking aisle width of 5.50m (approx. 18.05ft) in this instance.

NOTE: Applicant to confirm and mark site plan drawing as one-way aisle.
Note: If applicant applying for a two-way aisle a minimum 7m aisle width instead of 5.5m is required.

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, Planner

Appendix 3 – Region of Peel

We have no comments or objections to the following application: A-24-227M.

Comments Prepared by: Petrele Francois, Junior Planner