

City of Mississauga Department Comments

Date Finalized: 2024-09-04	File(s): A388.24
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2024-09-12 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing a canopy encroachment of 5.06m (approx. 16.60ft) whereas By-law 0225-2007, as amended, requires a minimum canopy encroachment of 7.50m (approx. 24.61ft) in this instance.

Amendments

The Building Department is processing Building Permit 24-2306. Based on review of the information available in this application, we advise that following amendment(s) is/are required:

The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing a canopy setback of 5.06m (approx. 16.60ft) whereas By-law 0225-2007, as amended, requires a minimum canopy setback of 7.50m (approx. 24.61ft) in this instance.

Background

Property Address: 1638 Aimco blvd

Mississauga Official Plan

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

Zoning By-law 0225-2007

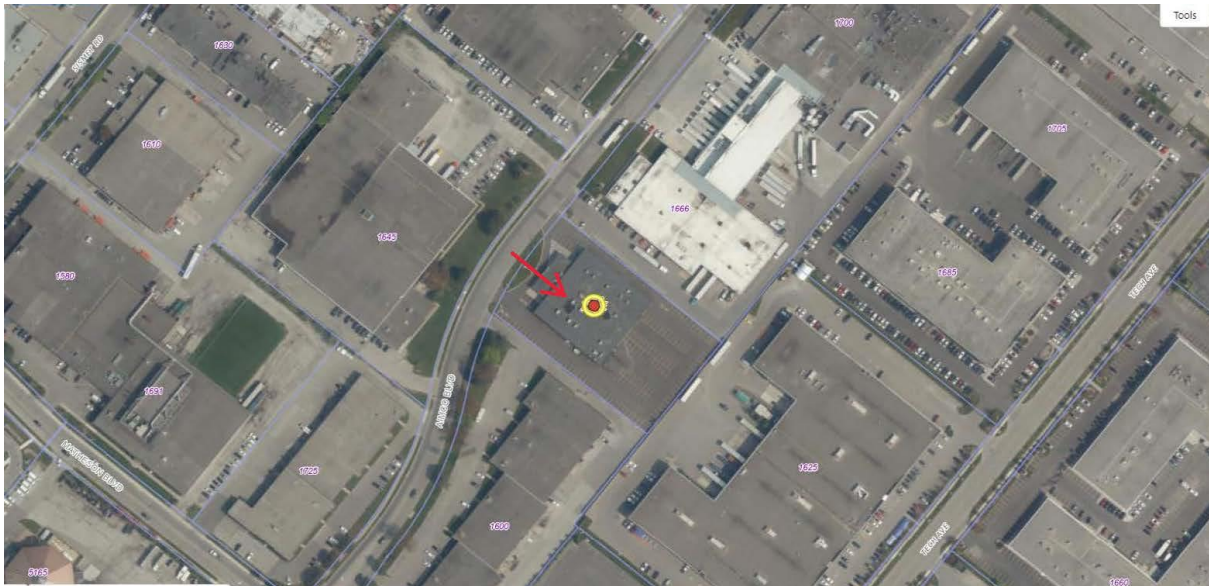
Zoning: E2 - Employment

Other Applications: BP 24-2306

Site and Area Context

The subject property is north-east of the Eglinton Avenue East and Dixie Road intersection in the Northeast Employment Area. It currently contains a one-storey building with associated surface parking. Limited vegetation and landscaping elements are present on the subject property. The surrounding context is exclusively industrial, consisting of one and two-storey industrial buildings on varied lot sizes.

The applicant is proposing to construct a canopy requiring a variance for front yard setback.



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 Area (West) and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits a variety of office, industrial, manufacturing and warehousing uses (among others). Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. Staff are satisfied that the proposal represents an appropriate built form for the area and for the uses permitted in the official plan.

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

The sole variance requests a reduced front yard setback to a canopy. The intent of the front yard setback provision is to ensure that a consistent character is maintained along the streetscape and that a sufficient front yard space and landscaped buffer is incorporated into the design. Staff are of the opinion the proposed front yard setback would remain consistent along the established streetscape of Aimco Boulevard and maintains sufficient space in the front yard for landscaping.

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 of the opinion that the application 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

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the area where the canopy is being proposed and note that we have no concerns with the request.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit 24-2306. Based on review of the information available in this application, we advise that following amendment(s) is/are required:

The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing a canopy encroachment of 5.06m (approx. 16.60ft) whereas By-law 0225-2007, as amended, requires a minimum canopy encroachment of 7.50m (approx. 24.61ft) in this instance.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Candice Williams, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

A Tree Removal Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Architect Assistant, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Architect Assistant

Appendix 4 – Region of Peel

Minor Variance Application: A-24-388M / 1638 Aimco Boulevard

Planning: Petrele Francois (905) 791-7800 x3356

Comments:

- Please be advised that the subject site is located within a Provincially Significant Employment Zone (F-12).

Comments Prepared by: Petrele Francois, Junior Planner