

# City of Mississauga Department Comments

Date Finalized: 2024-10-03 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A428.24 Ward: 9
	Meeting date:2024-10-10 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 a driveway aisle width of 6.61m (approx. 21.69ft) whereas By-law 0225-2007, as amended, requires a minimum driveway aisle width of 7.00m (approx. 22.97ft) in this instance.

## Background

**Property Address:** 3115 Argentia Rd

### Mississauga Official Plan

Character Area: Meadowvale Business Park Corporate Centre  
Designation: Mixed Use

### Zoning By-law 0225-2007

**Zoning:** C3-17 - Commercial

**Other Applications:** None

### Site and Area Context

The subject property is located on the north-west corner of the Winston Churchill Boulevard and Argentia Road intersection in the Meadowvale Business Park Corporate Centre Character Area. The subject unit is within a multi-tenant plaza that contains retail and service establishment

uses. Limited vegetation exists along the Winston Churchill Boulevard and Argentia Road frontages. The immediate area consists of a mix of commercial and employment uses.

The applicant is requesting a variance for drive 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 Meadowvale Business Park Corporate Centre Character Area and is designated Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP).

The sole variance requests a reduced drive aisle width on the subject property. The intent of this regulation is to ensure there is a sufficient space for vehicles to access and exit parking stalls and allow for appropriate vehicular circulation within the subject property. Staff note the existing retail unit was formerly occupied by Rona and the applicant intends on maintaining the existing width of the parking lot drive aisles. As this is an existing condition and has accommodated appropriate site circulation in the past, staff are of the opinion that the reduced drive aisle width is negligible.

Planning staff are therefore satisfied that the minor variance application maintains the general intent and purpose of 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 subject property.









Comments Prepared by: Tony Iacobucci, Development Engineering

### **Appendix 2 – Zoning Comments**

The Building Division is processing Independent Zoning Review application IZR SP 24-931. Based on the review of the information available in this application, the requested variance is correct.

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: Gary Gagnier, Zoning Examiner

### **Appendix 3 – MTO**

The subject site described above appears to be located within the MTO Permit Control Area for Highway 401; as a result, the applicant should be made aware that an MTO Building & Land Use Permit(s) will be required from this office prior to the start of any onsite construction/works.

Comments Prepared by: Nicole Hajjar, Corridor Management Officer

**Appendix 4 – Region of Peel**

We have no comments or objections.

Comments Prepared by:     Petrele Francois, Junior Planner