

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2024-10-30	File(s): A477.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 11/7/2024 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 the construction of a new building proposing a setback of parking areas to a G1 zone of 5.00m (approx. 16.41ft) whereas By-law 0225-2007, as amended, requires a minimum setback of parking areas to a G1 zone of 7.50m (approx. 24.61ft) in this instance.

Background

Property Address: 1700 Derry Road East and 6915 Dixie Road

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: E2 - Employment; G1

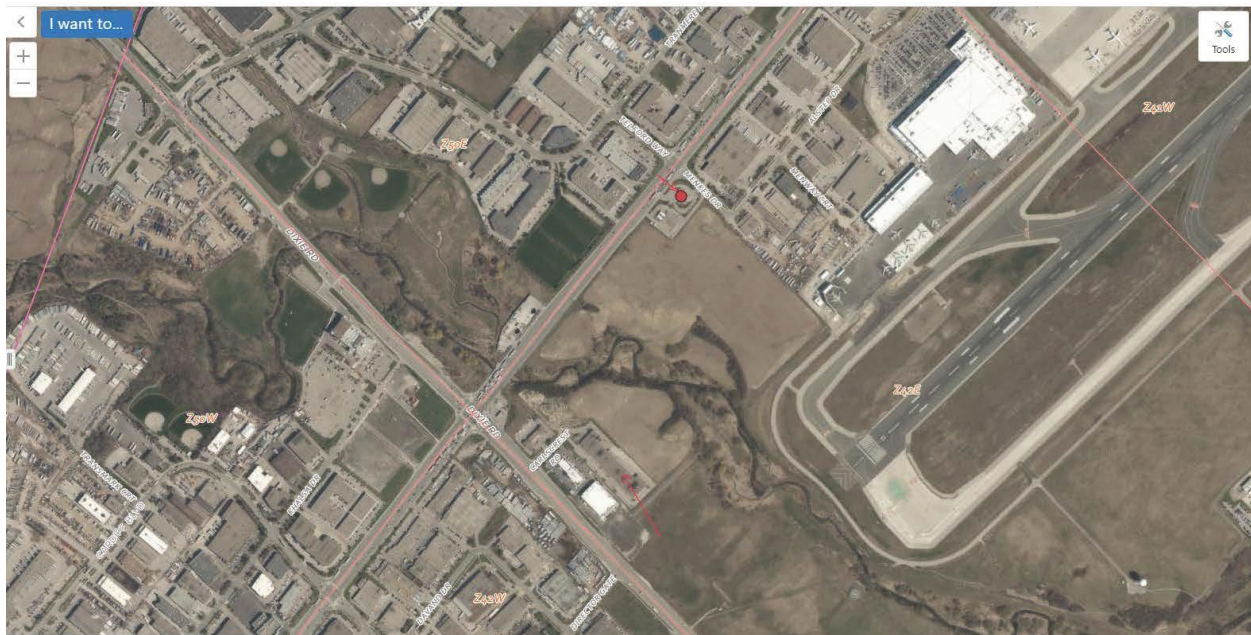
Other Applications: IZR SP 24-1212

Site and Area Context

The subject property is located along the south side of Derry Road East, east of the Dixie Road and Derry Road East intersection in the Northeast Employment Area (West). The subject

property is currently vacant with the exception of the Etobicoke Creek which bisects the subject property. Vegetative elements are present on the subject property due to its derelict state. The Pearson International Airport abuts the property to the south, while motor vehicle commercial and industrial uses are found within the immediate neighbourhood context. Staff note there is a concurrent site plan application (SP 24-131) being evaluated by Development Planning staff.

The applicant is proposing to construct three warehouse/distribution facilities with associated office uses requiring a variance for setback to the Greenlands zone.



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 within the Northeast Employment Area (West) and is designated Business Employment & Greenlands in Schedule 10 of the Mississauga Official Plan (MOP).

The sole variance relates to a reduced setback of a proposed parking area to a G1 zone on the subject property. The intent of the by-law regulation is to ensure that there is an appropriate buffer

to the natural feature. Staff note that the Toronto and Region Conservation Authority (TRCA) has raised no objections to the request. The City relies on the expertise of the TRCA on matters relating to natural features and are agreement with their position. Staff note the reduced setback is taken at a pinch point and increases from that point onwards. Staff are satisfied that an appropriate buffer is provided between the proposed parking area and the natural feature. The requested minor variance represents a minor change that has already been reviewed in consultation with Development Planning staff, is inline with the original approval and does not fundamentally change the intended design or functionality of the site.

Planning staff are satisfied that the impacts of the variance are minor in nature. Furthermore, staff are of the opinion that the proposal maintains the general intent and purpose of the official plan and zoning by-law, and will result in appropriate development of the subject property.

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 subject property will be addressed through the Site Plan Approval and Building Permit process.

Comments Prepared by: Tony Iacobucci, Development Engineering





Appendix 2 – Zoning Comments

The Building Division is processing Independent Zoning Review application IZR SP 24-1212. 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 – Region of Peel Comments

Minor Variance Application: A-24-477M / 1700 Derry Road E. and 6915 Dixie Road
Transportation Development: Harsh Bansal (harsh.bansal@peelregion.ca) | (905) 791-7800

Comments:

- All traffic related matters will be addressed through the associated site plan application SP-24-013M.

Note: Petrele Francois (petrele.francois@peelregion.ca)|(905) 791-7800 x3356

- Please be advised that the subject lands are located within a floodplain and the regulated area of the Toronto and Region Conservation Authority (TRCA). We request that City staff consider comments from the TRCA and incorporate their conditions of approval appropriately.

Comments Prepared by: Petrele Francois, Junior Planner