

# City of Mississauga

Memorandum:

## City Department and Agency Comments

Date Finalized: 2024-11-14	File(s): A508.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 11/21/2024 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 a new building proposing:

1. An interior side yard setback of 1.00m (approx. 3.28ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 4.50m (approx. 14.76ft) in this instance;
2. A rear yard setback of 3.00m (approx. 9.84ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.60ft) in this instance.

### Background

**Property Address: 6464 Northam Dr**

#### Mississauga Official Plan

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

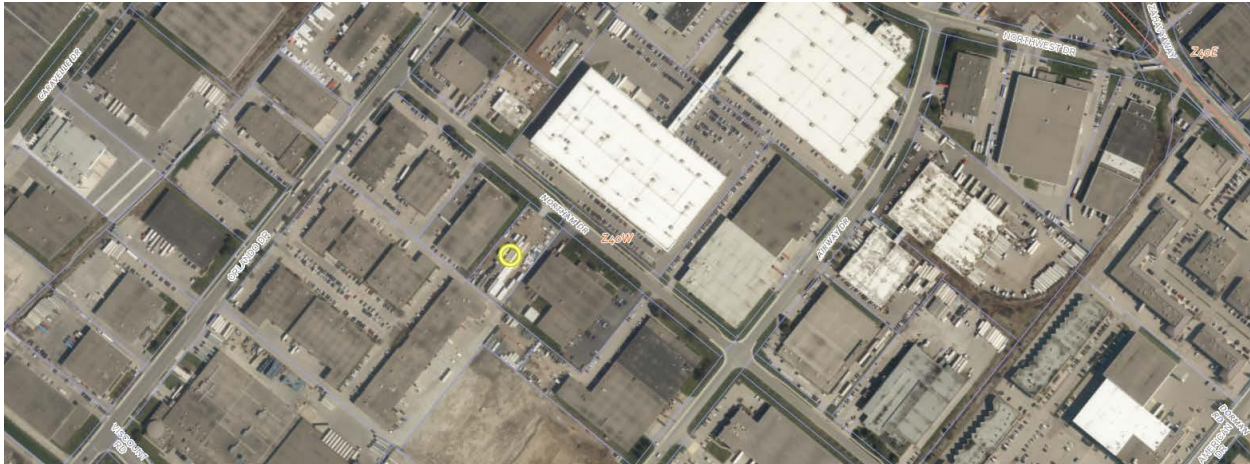
#### Zoning By-law 0225-2007

**Zoning: E3 - Employment**

## Site and Area Context

The subject property is located south-east of the Airport Road and Orlando Drive intersection in the Northeast Employment (West) Character Area. It is a vacant parcel with an associated gravel parking lot that contains materials stored outdoors. There are no landscaping or vegetative materials on the subject property. The surrounding context is exclusively heavy industrial uses on lots of varying sizes.

The applicant is proposing construction of a new structure requiring variances for rear and side yard setbacks.



## 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 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. The proposed structure maintains the industrial use and remains generally in line with properties in the area.

The proposed variances relate to reduced side and rear yard setbacks. Staff note the applicant has submitted a revised drawing depicting an improved side yard setback of 1.5m (4.92ft). The general intent of the setback provisions in the by-law is to ensure an adequate buffer exists between primary structures on adjoining properties, appropriate drainage patterns can be maintained and that access around the proposed structure ultimately remains unencumbered. Staff are of the opinion that the location of the proposed structure is appropriate, as it is located to the rear of the property and is one storey in height. Staff note the proposed structure's location will permit a sufficient truck turning radii, which is necessary for appropriate site circulation. Staff note the proposal would not have impacts to abutting properties or the streetscape and will not impact the functionality of the site for employment uses. Transportation & Work's staff have noted no drainage concerns resulting from the reduced setback. Furthermore, there is an ample buffer surrounding the proposed structure that will allow for future maintenance of the building and property.

Given the above, staff are satisfied that the proposal maintains the general intent and purpose of the official plan and zoning by-law, is minor in nature and notes the requested variance represents appropriate development of the subject lands.

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 proposed Pre-Engineered Dome will be addressed through the Building Permit Process.







Comments Prepared by: Tony Iacobucci, Development Engineering

## Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Emily Majeed, Planner-in-Training

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## Appendix 3 – Parks, Forestry & Environment

### Forestry Comments

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 Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email [jamie.meston@mississauga.ca](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician

## Appendix 4 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner