

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-01-23	File(s): A604.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:1/30/2025 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 canopy proposing:

1. A front yard landscape buffer of 0.0m whereas By-law 0225-2007, as amended, requires a minimum front yard landscape buffer of 3.0m (approx. 9.8ft) in this instance;
2. A rear yard landscape buffer of 0.0m whereas By-law 0225-2007, as amended, requires a minimum rear yard landscape buffer of 3.0m (approx. 9.8ft) in this instance; and
3. A front yard of 4.9m (approx. 16.1ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.5m (approx. 24.6ft) in this instance.

## Background

**Property Address: 6050 Indian Line**

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

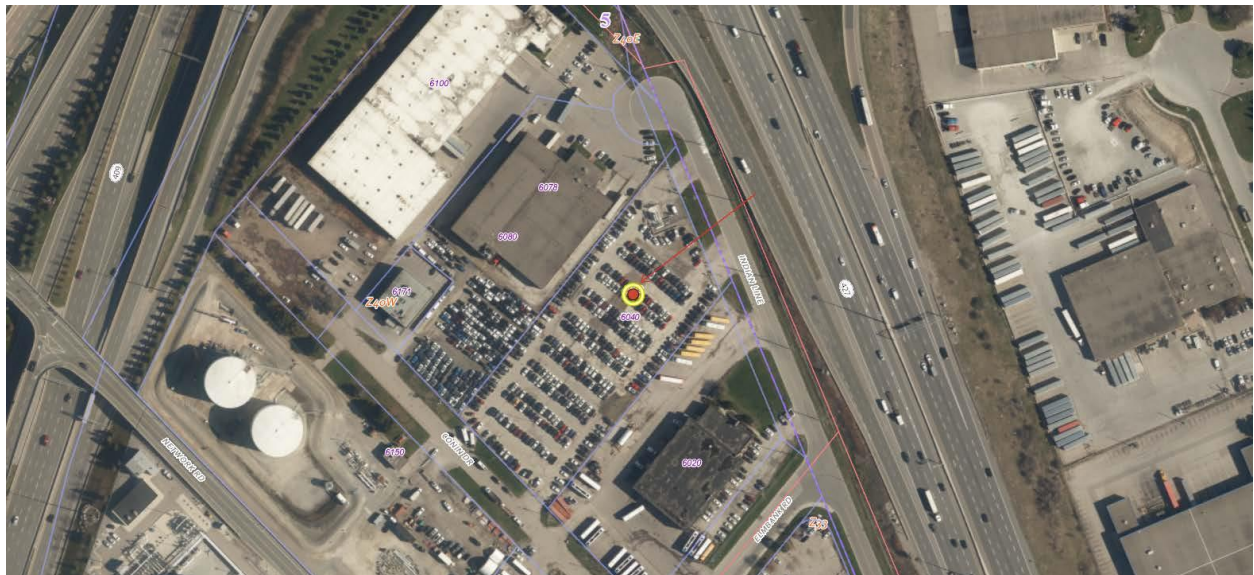
**Zoning: E2-24 - Employment**

**Other Applications: Building Permit 24-4707**

## Site and Area Context

The subject property is located south-east of the Airport Road and American Drive intersection in the Northeast Employment (West) Character Area. It's an interior lot containing a surface level parking lot. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context is exclusively industrial, consisting of industrial buildings and vacant parcels for outdoor storage and transportation facilities.

The applicant is proposing to construct a gas canopy requiring variances for front and rear yard landscape buffers and a 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:

The subject property is located in the Northeast Employment Area (West) and is designated Industrial in Schedule 10 of the Mississauga Official Plan (MOP).

Variances 1 and 2 requests a reduction of the landscape buffer. The intent of this portion of the by-law is to ensure an appropriate buffer exists abutting all lot lines and that the on-site parking area is separate from the municipal right-of-way. Staff note the presence of an existing landscape boulevard in the municipal right-of-way that provides an appropriate buffer and landscaped area providing for adequate separation from the parking area. The proposed reduction remains consistent with other properties in the immediate area.

Variance 3 pertains to a reduced front yard setback to the proposed 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 is incorporated into the design. Staff are of the opinion the proposed gas canopy represents a very small portion of the frontage of the property and is open on all four sides, negating any massing impacts to abutting properties and the streetscape. Staff also note the proposed location of the canopy would still provide for an appropriate front yard space to be considered on the subject property.

Given the above, staff are of the opinion the proposal maintains the general intent and purpose of the official plan and zoning by-law, is minor in nature and represent orderly development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

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







Comments Prepared by: Tony Iacobucci, Development Engineering

### **Appendix 2 – Zoning Comments**

The Building Division is processing Building Permit 24-4707. Based on the review of the information available in this application, the requested variances are 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: Candice Williams, Zoning Examiner

### **Appendix 3 – Region of Peel Comments**

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

**Appendix 4 – MTO**

The subject site described above appears to be located within the MTO Permit Control Area for Highway 427; 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.

Information regarding the application process, forms and the policy can be found at the following link:

<https://www.ontario.ca/page/highway-corridor-management>

Comments Prepared by: Nicole Hajjar, Corridor Management Officer