

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-02-20	File(s): A16.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2/27/2025 3:30:00 PM

Consolidated Recommendation

The City recommends the application be deferred to identify the correct variances and submit the required documentation.

Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory sales use associated with the existing body repair shop proposing:

1. An accessory sales use to the existing body repair shop whereas By-law 0225-2007, as amended, does not permit an accessory sales use to the existing body repair shop in this instance;
2. 62 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 71 parking spaces in this instance;
3. 2 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 3 accessible parking spaces in this instance; and
4. A parking aisle width of 4.58m (approx. 15.03ft) whereas By-law 0225-2007, as amended, requires a minimum parking aisle width of 7.00m (approx. 22.97ft) in this instance.

Amendments

The Building Department is currently processing a certificate of occupancy permit application under file 24-4365. Based on review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

1. A Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted accessory to a Motor Vehicle Body Repair Facility; whereas By-law 0225-2007, as amended, does not permit a Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted in this instance;

Background

Property Address: 3443 Wolfedale Rd

Mississauga Official Plan

Character Area: Mavis-Erindale Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

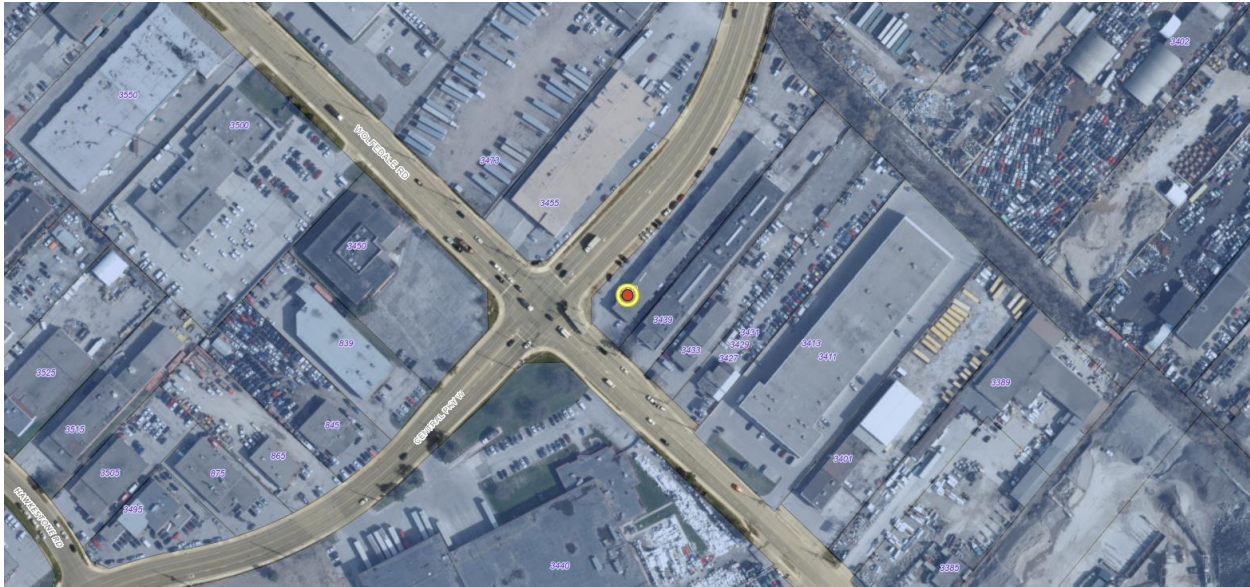
Zoning: E2-19-Employment

Other Applications: C 24-4365

Site and Area Context

The subject property is located on the south-east corner of the Wolfedale Road and Central Parkway West intersection in the Mavis-Erindale Employment Character Area. It is a corner lot containing a one-storey multi-tenant industrial building with an associated surface parking lot. There is no vegetation located on the subject property. The surrounding area context is exclusively employment, consisting of one and two-storey industrial buildings on varied sized lots.

The applicant is proposing an accessory motor vehicle sales, leasing and/or rental facility - restricted use on the subject property requiring variances for the use, drive aisle width, parking and accessible parking deficiencies.



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 Mavis-Erindale Employment Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP).

While staff have no concerns with the proposed accessory use and note the parking configuration and drive aisle width are conducive to existing conditions on the site, staff are of the opinion the application should be deferred.

Variance 2 requests a reduction in the total number of parking spaces. The intent of the zoning by-law in quantifying the required number of parking spaces is to ensure that each lot is self-sufficient in providing adequate parking accommodations based upon its intended use. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations. Municipal Parking staff have reviewed the variance request and note as follows:

With respect to Committee of Adjustment application 'A' 16/25, 3443 Wolfedale Road, the Applicant is requesting the Committee to approve a minor variance to allow an accessory sales use associated with the existing body repair shop proposing:

1. 62 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 71 parking spaces in this instance.

The proposed use will be associated with Unit 2 and includes 5 vehicle display spaces in the parking lot. Existing uses in the multi-unit building include a take-out restaurant and five motor vehicle repair facilities. The existing building has a GFA of 1,333 m² while Unit 2 has a GFA of 373 m². The subject site is in Parking Precinct 4 and is not within a protected Major Transit Station Area (MTSA).

Per the preliminary site plan of the proposed condition, dated December 10, 2024, 62 parking spaces are proposed, whereas a minimum of 71 parking spaces are required in this instance. As such, the site will be deficient 9 parking spaces or 13%. Municipal Parking staff note that the proposed site plan parking condition may not be representative of how the site currently accommodates parking.

Parking Rationale provided by Harper Dell & Associates, dated January 22, 2025, does not include any parking demand information with respect to customer and employee parking demand, customer vehicle storage/parking while under repair, hours of operation etc. Municipal Parking Staff require a satisfactory Parking Utilization Survey of the subject site in this instance.

The Applicant has not provided satisfactory justification to support the proposed parking reduction. As the parking deficiency is greater than 10% from the existing Zoning By-law 0225-2007, as amended, per the Parking Terms of Reference a satisfactory Parking Utilization Study is required. The Applicant should refer to the City's Parking [Terms of Reference](#) for parking justification requirements to be included with a formal submission. The Applicant should confirm the survey methodology with staff prior to conducting parking surveys.

The Building Department is currently processing a certificate of occupancy permit application under file 24-4365. Per Zoning Staff review of the information currently available for this building permit, the variances, as requested are correct.

Given the above, Municipal Parking staff recommend the application be deferred pending the submission of a satisfactory Parking Utilization Study (PUS).

Furthermore, Zoning staff note additional information is required to identify whether the proposed use can be deemed accessory and if the proposed accessible parking spaces meet the typical dimensions required for accessible spaces.

Planning staff echo Municipal Parking and Zoning staff's comments and are of the opinion the application should be deferred to submit the required documentation and identify whether additional variances may be required.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's ease of reference are photos depicting the subject property. We note that this property was the subject of several applications in the past where this Department indicated concerns related to vehicles having no controlled access to Central Parkway West. It should be noted that this concern has been addressed through the implementation of concrete curbs along a significant portion of the Central Parkway West frontage.







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a certificate of occupancy permit application under file 24-4365. Based on review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

1. A Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted accessory to a Motor Vehicle Body Repair Facility; whereas By-law 0225-2007, as amended, does not permit a Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted in this instance;

Based on review of the information currently available for this building permit, the variances, as requested are correct.

2. 62 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 71 parking spaces in this instance;

3. 2 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 3 accessible parking spaces in this instance; and

4. A parking aisle width of 4.58m (approx. 15.03ft) whereas By-law 0225-2007, as amended, requires a minimum parking aisle width of 7.00m (approx. 22.97ft) in this instance.

Based on review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required:

Provide a floor plan for the subject unit with labelling (office, repair area, etc.)

Provide accessible parking space typical dimension. One Type A (3.4m X 5.2m) and one Type B (2.4m X 5.2m) is required with a 1.5 access aisle in between. See Illustration number 15 in subsection 1.3.15 in Mississauga Zoning By-law 0225-2007, as amended, for reference.

More detailed description of the proposed business operation indicating how the Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted is an accessory use (as indicated in variance application) and not a stand-alone use.

Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or

drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Ramsen Hedoo

Appendix 3 – Parks, Forestry & Environment

Park Planning Comments

The Parks and Culture Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

The lands adjacent to the property are owned by the City of Mississauga, identified as Not Yet Named (P-527)*.

Should the application be approved, the Parks and Culture Planning Section provides the following notes:

1. If future construction is required, access from the adjacent park/greenlands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

Should further information be required, please contact Nicholas Rocchetti, Planner – Park Planning, Community Services Department at 905-615-3200 ext. 4659 or via email nicholas.rocchetti@mississauga.ca.

Comments Prepared by: Nichlas Rocchetti, Planner

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 6 - Conservation Authority Comments

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 5.1 and 5.2 of

the Provincial Planning Statement (2024);

2. Regulatory Responsibilities providing comments to ensure the coordination of requirements under the Conservation Authorities Act Section 28 regulation, to eliminate unnecessary delay or duplication in process.

3. Source Protection Agency providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the Clean Water Act, as applicable.

CVC REGULATED AREA

Based on our mapping, the subject property is regulated due to flood hazard associated with Wolfedale creek. As such, the property is subject to the Prohibited Activities, Exemptions, and Permits Regulation (Ontario Regulation 41/24). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

PROPOSAL:

It is our understanding that the applicant is requesting the Committee to allow an accessory sales use associated with the existing body repair shop proposing:

1. An accessory sales use to the existing body repair shop whereas By-law 0225-2007, as amended, does not permit an accessory sales use to the existing body repair shop in this instance;
2. 62 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 71 parking spaces in this instance;
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4. A parking aisle width of 4.58m (approx. 15.03ft) whereas By-law 0225-2007, as amended, requires a minimum parking aisle width of 7.00m (approx. 22.97ft) in this instance.

COMMENTS:

Based on the review of the information provided, it is our understanding that the proposed minor variances are for existing conditions and no new development is being proposed on the subject property. As such, CVC staff have no objection to the approval of the minor variance at this time.

The applicant is to note, that a small portion of the subject property at the rear is within the CVC regulated area and any future development will require a CVC permit/clearance.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at stuti.bhatt@cvc.ca or 905-670-1615 (ext. 3500) should you have any further questions. Please circulate CVC on any future correspondence or applications regarding this site.

Comments Prepared by: Stuti Bhatt, Junior Planner