

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-03-13	File(s): A50.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:3/20/2025 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 proposing 3 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 6 accessible parking spaces in this instance.

Background

Property Address: 1700 Sismet Rd, Unit 1

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Industrial

Zoning By-law 0225-2007

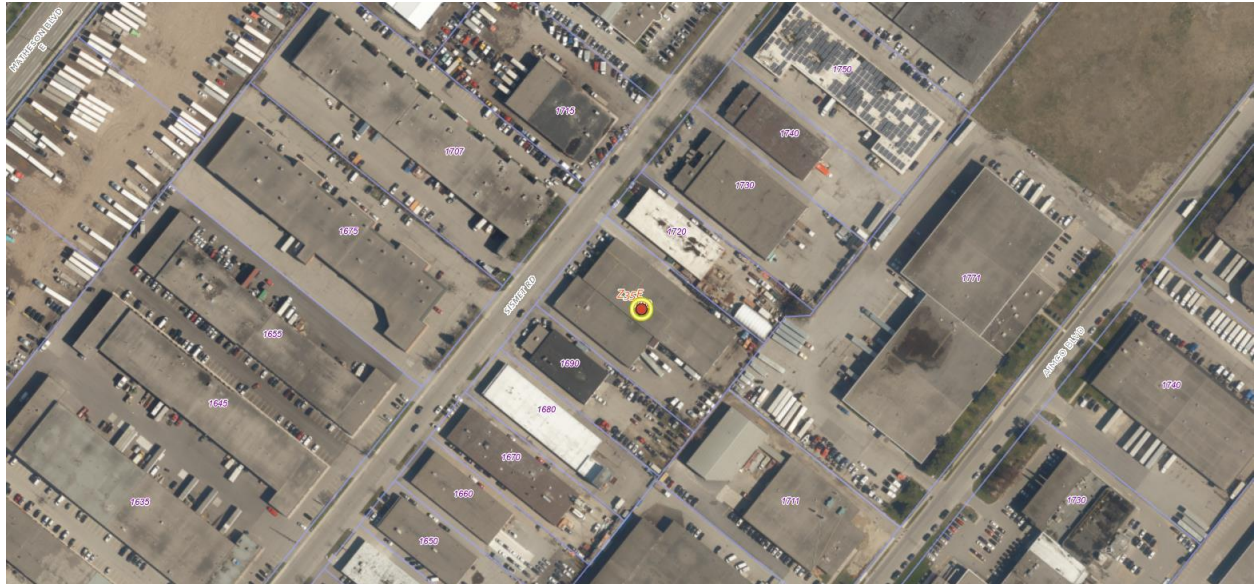
Zoning: E3-Employment

Other Applications: BP 3ALT 24-2118

Site and Area Context

The subject property is located south-east of the Dixie Road and Matheson Boulevard East intersection. It currently contains a one storey industrial building with an associated paved lot for the storage of numerous motor vehicles, commercial motor vehicles (both commercial and non-

The applicant is proposing variances for accessible parking relief.



Planning

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Planning staff note a previous application (A329.22) for the subject property was heard by the Committee of Adjustment on four separate occasions during 2023 and 2024. The previous application sought an addition to the existing industrial building at the rear, for the construction of three new industrial units to accommodate a commercial motor vehicle repair facility within the existing warehouse distribution and wholesaling facility. In addition to the commercial motor vehicle repair facility, the application also sought to permit a place of religious assembly on the subject property. This application resulted in variances for parking deficiencies, to permit tandem parking and a reduced landscaped buffer. The application was ultimately approved on January 25th, 2024.

The subject property is located in the northeast Employment Area and is designated Industrial in Schedule 10 of the Mississauga Official Plan. The industrial designation permits a variety of employment, repair and warehousing uses.

The sole variance requested pertains to a reduction for accessible parking spaces. The intent of the accessible parking regulation is to accommodate individuals who require larger spaces for accessibility purposes. When reviewing minor variances for reductions to accessible parking spaces, Planning staff are generally supportive of an accessible parking space deficiency that corresponds to the overall parking deficiency on site. As mentioned above, a previous iteration of the minor variance application sought relief for overall parking on the subject property. Planning staff note that Municipal Parking staff were supportive of a 62.2% total parking reduction in one of the iterations of the minor variance proposal. Since the accessible parking deficiency results in only a 50% deficiency and corresponds to the overall parking deficiency on the site, Planning staff are satisfied that the accessible parking space reduction is minor and appropriate for the subject property, thereby meeting the general intent of the zoning by-law.

Planning staff are of the opinion that the proposal results in orderly 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 which do not reflect the parking delineation depicted on the Site Plan submitted. We are under the assumption that once weather permits that any required works to reflect the Site Plan submitted will be completed.

We note that under the previous application, File 'A' 329-22 this department indicated concerns with the parking layout which currently exists across the frontage of the building, in particular with the middle access location (which still exists). The Site Plan submitted does not make any reference to the middle access and indicates only 3 parking spaces in front of the building. The Site Plan also does not specify what is proposed between the "Landscaped Areas" and "Landscape Buffer" areas shown on the Site Plan. Provided that the asphalt area directly in front of the building between these landscaped areas is not be utilized for parking or any vehicular manoeuvrability purposes, we would have no further concerns with the applicant's request.











Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application BP 3ALT 24-2118. 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: Alana Zheng, Supervisor Zoning Examination

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.

An 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.

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