

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-03-20	File(s): A40.25
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. 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 an addition to an industrial building proposing an exterior side yard setback of 4.50m (approx. 14.76ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 7.50m (approx. 24.61ft) in this instance.

## Background

**Property Address:** 333 Matheson Blvd W

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

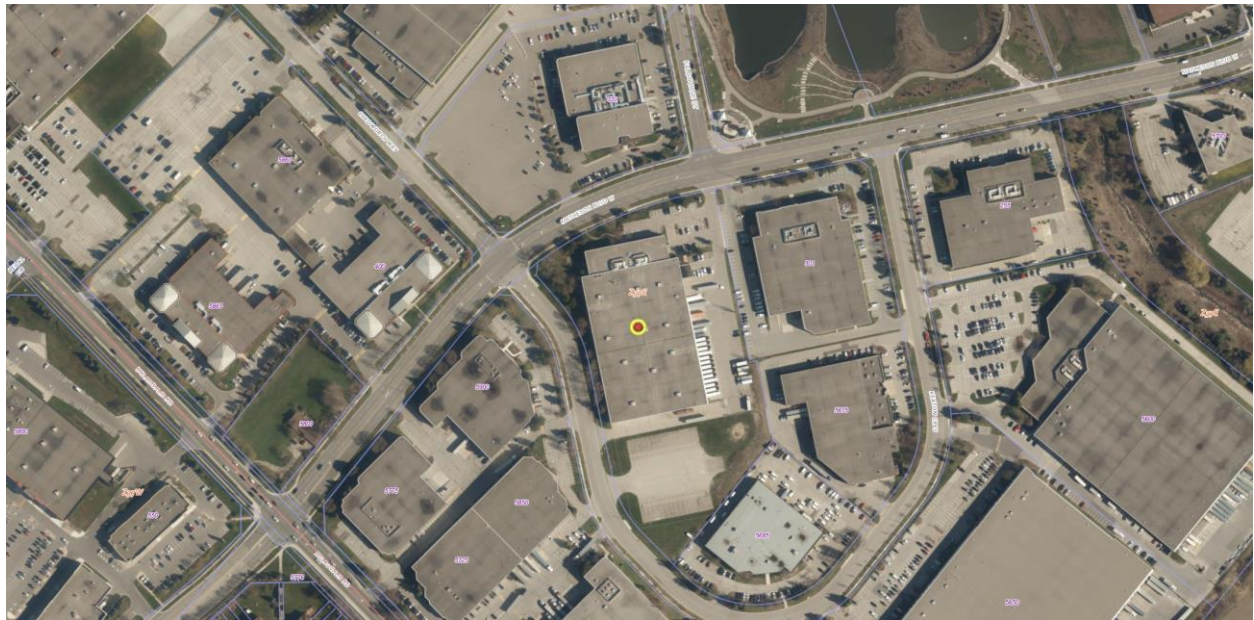
**Zoning:** E2-Employment

**Other Applications:** SP 24-34 W5

### Site and Area Context

The subject property is located on the south-east corner of the Matheson Boulevard West and Keaton Crescent intersection in the Gateway Employment Character Area. It is a corner lot containing a surface parking lot and a single storey industrial building attached with a two-storey office component located at the east side of the subject property. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context is exclusively employment, consisting of one and two-storey industrial buildings and office buildings on varied sized lots. A corresponding site plan application is under review by Development Planning staff for an addition to the existing building for additional warehouse and office space. The addition is proposed for the southern portion of the subject property.

The proposal requests a variance for exterior side 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 Gateway Employment Character Area (West) and is designated Business Employment 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. Staff are of the opinion the proposal maintains the general intent and purpose of the official plan.

The sole variance requests a reduction to the exterior side yard setback. The general intent of exterior side yard regulations is to ensure that an adequate buffer exists between a structure's massing and the public realm. Staff note the reduced exterior side yard setback is measured to a pinch point on the subject property, due to the curve of Keaton Crescent. Staff are of the opinion the proposed exterior side yard setback will maintain an adequate buffer between the proposed building and the public realm. Planning staff are therefore satisfied that the general intent and purpose of the zoning by-law will be maintained.

Staff are satisfied that the proposal represents appropriate development of the subject lands. The proposal is minor in nature and will not create any undue impact to adjoining properties or the planned and existing character of the area.

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 addition will be addressed through Site Plan SP 24-34 and Building Permit Application BPC91-3475A.







Comments Prepared by: Tony Iacobucci, Development Engineering

## **Appendix 2 – Zoning Comments**

The Building Department is processing Site Plan application 24-34 W5. Based on review of the information available in this application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Candice Williams, Zoning Examiner

City Department and Agency Comments	File:A40.25	2025/03/20	6
-------------------------------------	-------------	------------	---

---

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

We have no comments or objections.

Comments Prepared by:     Petrele Francois, Junior Planner