

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-11-04	File(s): A357/20 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-11-12

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the *Planning Act*.

Application Details

The Applicants request the Committee to approve a minor variance to allow an on-site drive aisle width of 3.96m (approx. 12.99ft); whereas, By-law 0225-2007, as amended, requires a minimum on-site drive aisle width of 7.00m (approx. 22.97ft), in this instance.

Background

Property Address: 26 Pearl Street

Mississauga Official Plan

Character Area: Streetsville Community Node
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C4 (Commercial)

Other Applications:

Occupancy Permit: 20-2691

Section 45 of the *Planning Act* provides the Committee of Adjustment the authority to grant relief from the requirements stipulated by the municipal Zoning By-law, provided that such applications meet the requirements set out under Section 45(1) and/or 45(2) (a) or (b) of the *Planning Act*.

Staff comments concerning this minor variance request are as follows:

The Applicant is proposing interior alterations to the as-built structure that have triggered variances pertaining to existing, on-site exterior conditions.

Planning Staff note, the requested variance represents a technical deficiency, as the identified “aisle” occurs contiguous and perpendicular to the property line / municipal right-of-way, and not to a physical barrier that inherently restricts motor-vehical access. Further, the presence of the two existing entrances / exits to the site facilities are appropriate for internal motor-vehical circulation.

Through a detailed review, Staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application, as requested, raises no concerns of a planning nature.

Comments Prepared by: Roberto Vertolli, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the subject property.





Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing an Occupancy Permit application under file 20-2691. Based upon review of this application, this Department notes that the variance, as requested, is correct.

Comments Prepared by: Kevin Barry, Zoning Examiner

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the November 12th, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Minor Variance Applications: DEF-A-261/20, A-346/20, A-347/20, A-353/20, A-354/20, A-357/20, A-360/20, A-363/20, A-364/20, A-365/20, A-367/20, A-368/20, A-370/20, A-372/20

Comments Prepared by: Diana Guida, Junior Planner