

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-04-17	File(s): A90.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:4/24/2025 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application, subject to the amendments.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing an interior side yard setback of 3.83m (approx. 12.57ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 7.50m (approx. 24.61ft) in this instance.

### Amendments

The Building Department is currently processing a building permit application under file BP 9SMAL 24-4328. Based on review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

< The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing an interior side yard setback of 3.83m (approx. 12.57ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 7.50m (approx. 24.61ft) in this instance.>

## Background

**Property Address:** 6390 Northwest Dr

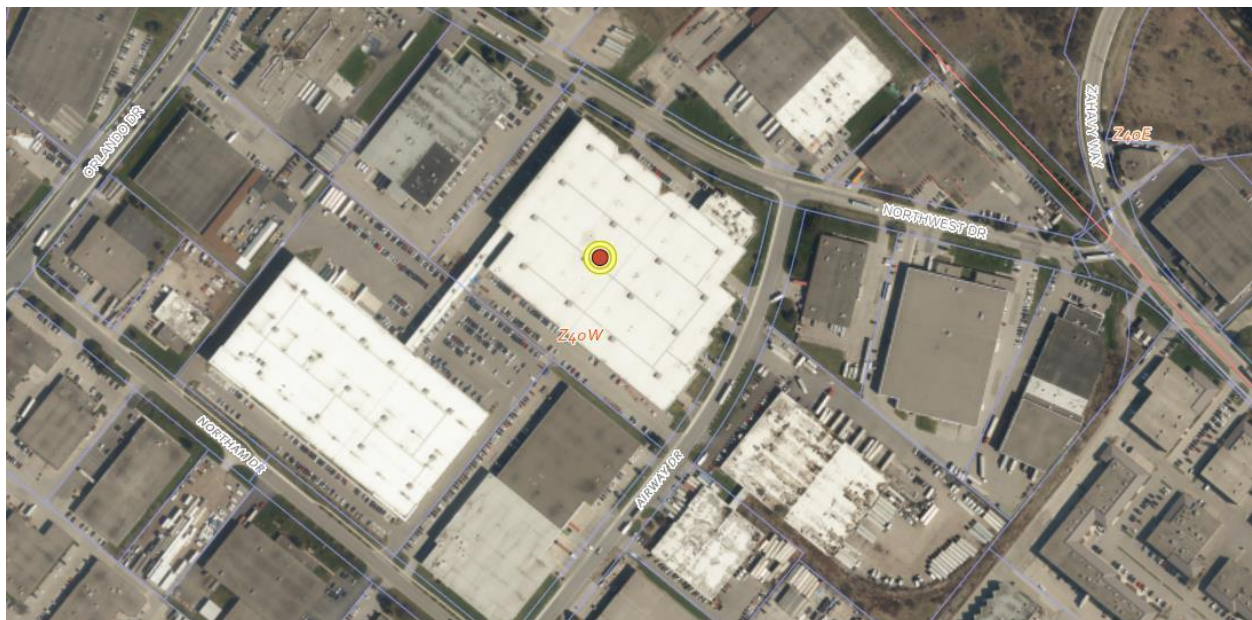
### Mississauga Official Plan

Character Area: Northeast Employment Area (East)  
Designation: Industrial

**Zoning By-law 0225-2007****Zoning: E3-Employment****Other Applications: BP 9SMAL 24-4328****Site and Area Context**

The subject property is located north-east of the American Drive and Viscount Road intersection in the Northeast Employment Character Area. It is a corner lot containing a single storey industrial building with a two-storey office component attached at the east side of the building. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context is exclusively industrial, consisting of industrial buildings on varied sized lots.

The applicant is proposing to construct an accessory structure to house a generator requiring 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:

Planning staff note the applicant is proposing to construct an accessory structure to house a generator located in the subject property's exterior side yard between bay door's 2 and 3.

The subject property is located within the Northeast (East) Employment Character Area and is designated Industrial in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area.

The sole variance requests a reduction in the exterior side yard setback between the accessory structure (generator) and the exterior side yard. 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. The generator is 2.89m (9.5ft) in height and will be located behind a proposed privacy fence. The proposed generator is clearly subordinate to the industrial building with the privacy fence also providing screening of the generator from the streetscape. Given the preceding information, the proposal is appropriate for the subject property, will not have impacts to abutting properties or the streetscape and will not impact the functionality of the site for employment uses.

Given the preceding information, staff are satisfied the proposal maintains the general intent and purpose of the official plan and zoning by-law. The proposed variance is minor in nature and will not create any undue impacts 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 accessory structure (generator) will be addressed through the Building Permit Process (BP 9SMAL 24-4328).







Comments Prepared by: Tony Iacobucci, Development Engineering

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a building permit application under file 24-4328. Based on review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

< The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing an exterior side yard setback of 3.83m (approx. 12.57ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 7.50m (approx. 24.61ft) in this instance.>

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

Comments Prepared by: RAMSEN HEDOO, PLANNER

## **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](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician

## **Appendix 4 – Region of Peel Comments**

We have no comments or objections to the following applications.

Comments Prepared by: Petrele Francois, Junior Planner