

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): A257.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 8/28/2025 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

The applicant requests the Committee to approve a minor variance to allow a change of use proposing a Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted in E2-1 Zone whereas By-law 0225-2007, as amended, does not allow a Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted in in E2-1 Zone this instance.

Background

Property Address: 2576 Dunwin Dr, Unit 3

Mississauga Official Plan

Character Area: Western Business Park EA
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-1 - Employment

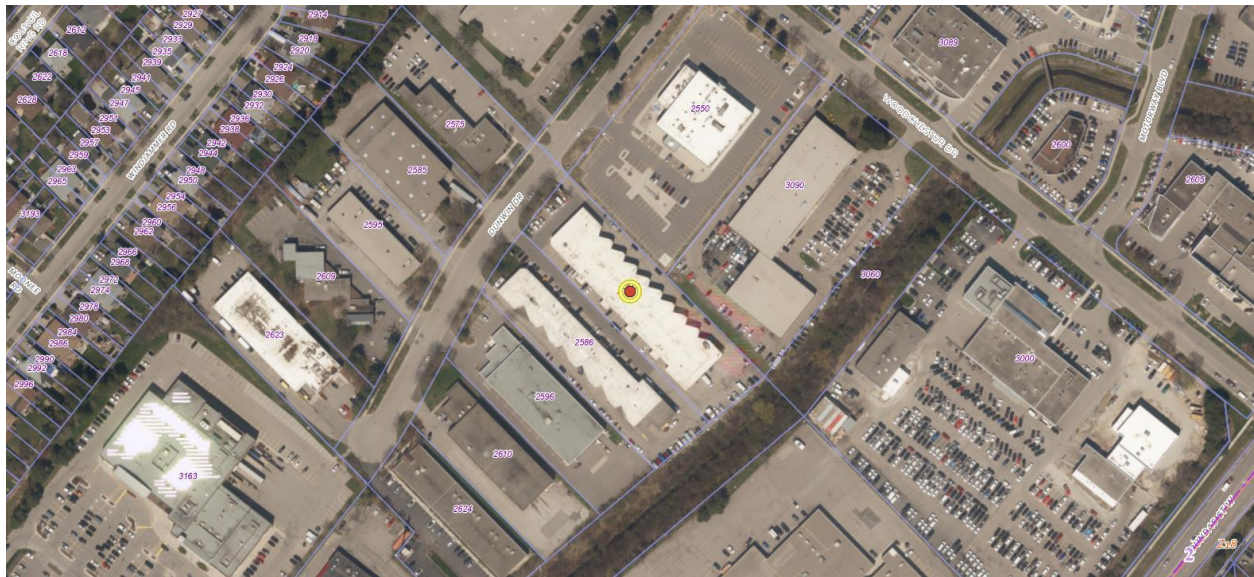
Other Applications: Certificate of Occupancy application C 25-8522

Site and Area Context

The subject unit is located north-east of the Winston Churchill Boulevard and Dundas Street West intersection. The property contains an industrial use building. The subject property is an

interior parcel possessing minimal vegetation and landscape elements. Properties within the immediate vicinity possess minimal vegetation and landscaping elements at the periphery of each parcel. The surrounding use is primarily industrial and mixed use. There are residential uses in the greater vicinity.

The applicant is proposing a Motor Vehicle Sales, Leasing and/or Rental Facility use in an E2-1 zone requesting a variance for the use.



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:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject site is designated "Business Employment" in Schedule 10 of the Mississauga Official Plan. The Business Employment designation permits several motor vehicle related uses including service, repair, wash, and rental; however it specifically does not permit motor vehicle sales uses. The official plan only allows motor vehicle sales uses on properties with a 'Mixed Use' designation. As the use is not permitted within the official plan, staff are of the opinion that the general intent and purpose of the official plan is not maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The sole requested variance proposes 'Motor Vehicle Sales – Restricted' use whereas the use is not permitted within the E2-1 zone. The intent and purpose of the zoning by-law is to generally limit the motor vehicle retail uses for regular cars to Commercial zones, specifically the C3 zone, with other retail uses and not in Employment zones as of right. That said, the commercial vehicle sales and rentals permitted within the E2 zone are to support the surrounding businesses regarding their commercial vehicle needs. Given the City's active decision to remove the proposed use from the permissions of the E2 zone, staff are of the opinion that the intent and purpose of the zoning by-law are not maintained.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Planning staff are of the opinion that the variance requested is not minor in nature and does not represent orderly development of the subject property.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the property. We have no concerns with the proposal.

Comments Prepared by: John Salvino, Development Engineering Technologist









Appendix 2 – Zoning Comments

The Building Division is processing Certificate of Occupancy application **C 25-8522**. Based on the review of the information available in this application, the requested variance(s) is/are 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: Candice Williams, Zoning Examiner

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 to the rear of the property are owned by the City of Mississauga, identified as Not To Be Named (P-235) *(NE of Dundas and Winston Churchill) classified as a Significant Natural Area within the City's Natural Heritage System, and zoned G1. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;

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: Nicholas Rocchetti, Planner

Appendix 4 – Region of Peel Comments

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)(905) 791-7800 x6019

Comments:

- There is a Regional sanitary easement on the subject property. Certain restrictions apply with respect to Regional easements as per the documents registered on title. Please be advised that unauthorized encroachments on Regional easements shall not be permitted.

Comments Prepared by: Petrele Francois, Junior Planner