

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2026-04-30	File(s): A98.26
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:5/7/2026 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 an Outdoor Storage use in E2-133 Zone whereas By-law 0225-2007, as amended, does not permit Outdoor Storage uses in E2-133 Zone in this instance.

Recommended Conditions and Terms

Should Committee see merit in the application, planning staff recommend the following conditions:

1. No Commercial Motor Vehicles shall be stored on the property
2. The sale/rent/lease of Motor Vehicles shall not be permitted on the property
3. The outdoor storage shall be limited to 120 motor vehicles
4. The outdoor storage area shall be paved, and lines be painted for the parking spaces

Background

Property Address: 3085 Wolfedale Rd

Mississauga Official Plan

Character Area: Mavis-Erindale Employment Area
Designation: Business Employment; Greenlands

Zoning By-law 0225-2007

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 Mavis-Erindale Employment Area Character Area and is designated Business Employment and Greenlands in Schedule 7 of the Mississauga Official Plan (MOP 2051). The Business Employment designation permits several motor vehicle related uses including service, repair, and rental. However, this designation only permits outdoor storage as an accessory use and limits the use to 20% of the GFA of the existing motor vehicle repair facility (10.2.15.4 and 10.2.15.6). In this case, the permitted outdoor storage would be limited to approximately 56 m², whereas the proposed parking area (excluding the aisle) occupies approximately 1,560 m². Staff are of the opinion that the proposed outdoor storage is not permitted as a primary use and the current proposal significantly exceeds what is permitted as an accessory outdoor storage use based on the size of the existing motor vehicle repair facility. As such, the proposal does not meet the intent or purpose of the official plan.

The sole requested variance seeks to permit an outdoor storage use on the subject site zoned E2-133. The intent of limiting outdoor storage to the E3 (Industrial) zone is due to the zone permitting heavier, land-intensive industrial uses where outdoor storage is an expected and integral component of the operations. E2 (Employment) zones restrict outdoor storage to maintain a higher-quality, office and other employment use environment. While the proposed storage is located in the rear of the property and away from Wolfdale Road, staff are concerned with the amount of outdoor storage that is being proposed as the by-law does not allow outdoor storage as a primary use and limits the accessory use to a maximum of 10% of the gross floor area - non-residential of the building which would be approximately 28 m², in relation to the 1,560 m² that is being proposed.

While planning staff are aware that the outdoor storage would be used to store repaired and road-certified vehicles which would be sold at Lyons Autobody at 1020 Burnhamthorpe Road West, staff remain of the opinion that the application is not minor in nature given the intent to restrict outdoor storage as a limited accessory use in official plan and zoning by-law. The proposed variance would permit a substantial amount of outdoor storage, which is not envisioned by the zoning by-law or official plan.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Development Engineering & Construction

We are noting that this Section has no concerns with the applicant's request.

Comments Prepared by: Tony Iacobucci, Development Engineering







Appendix 2 – Zoning

We note that a Zoning Certificate of Occupancy Permit is required. In the absence of a Zoning Certificate of Occupancy Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has not been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Nicole Vasyliv, Planner in Training

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The rear boundary of the subject property overlaps with a *candidate Significant Natural Area* associated with the *Significant Valleyland of Wolfedale Creek*. Section 4.3.2.5 of the Mississauga Official Plan (MOP) states that the Natural Heritage System will be protected, enhanced, restored, and expanded through the following measures:

- 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...;

Community Services – Forestry understands that the proposed minor variance seeks approval from the Committee for relief from the By-Law 0225-2007 to permit the construction of a vehicle storage /depot (outdoor), which is currently not permitted. Based on the site plan drawing (SP; Huis Design Studio Ltd., dated March 10, 2026), it appears that the proposed new development will generally be setback > 20m from the surface water edge of Wolfedale Creek, which exceeds the minimum 10m buffer width that is outlined in Section 4.3.1.9 of the MOP. On this basis, Community Services – Forestry has no concerns from a natural heritage perspective. Should the application be approved, Community Services - Forestry wishes to note the following:

- Tree and vegetation removals and/or disturbance shall only occur outside of the period of March 15 and November 30 to avoid potential impacts to breeding birds and roosting bats
- In an effort to maintain and enhance the natural area on and adjacent to the property, Forestry recommends that any proposed landscape efforts anticipated along the rear property boundary should only include native species that are common to the local watershed and appropriate for the site conditions. We recommend that selection of seed mix and trees and/or shrubs be supported by reviewing the following guidelines prepared by the Credit Valley Conservation Authority (CVC):
 - Credit Valley Conservation Authority. (2018). Plant Selection: Species List for Planting Plans within the Credit River Watershed. Link: <https://cvc.ca/document/plant-selection-guideline-species-list-for-planting-plans-within-the-credit-river-watershed/>

Should further information be required, please contact Rita Di Michele, ByLaw Officer, Forestry Section, Community Services Department at 905-615-3200 ext. 5872 or via email rita.dimichele@mississauga.ca.

Comments Prepared by: Rita Di Michele, Forestry ByLaw Officer

Appendix 4 – Region of Peel

Ayooluwa Ayoola (Development Services) 905-791-7800 x 8787:

Comments:

- The subject land is located in the regulated area of the Credit Valley Conservation authority (CVC). We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and the impact of natural hazards on proposed development. We therefore request that the City staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.
- The subject land is located within the Credit Valley Conservation authority

(CVC) Flood Plain. The Regional Official Plan (ROP) designates floodplains as a natural hazard under Policy 2.16.11. Within this designation, ROP policies seek to ensure that development and site alterations do not create new or aggravate existing flood plain management problems along flood susceptible riverine environments. We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to natural hazards in Peel. We, therefore, request that City staff consider comments from the CVC and incorporate their conditions of approval appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.

Comments Prepared by: Ayooluwa Ayoola, Planner

Appendix 5 – Conservation Authority

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 5.1 and 5.2 of the *Provincial Planning Statement (2024)*;
2. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28 regulation*, to eliminate unnecessary delay or duplication in process.
3. Source Protection Agency – providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the *Clean Water Act*, as applicable.

CVC REGULATED AREA

Based on our mapping, the subject property is regulated due to the Wolfedale Creek and its associated flood and erosion hazards. As such, the property is subject to the Prohibited Activities, Exemptions, and Permits Regulation (Ontario Regulation 41/24). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

PROPOSAL:

It is our understanding that the applicant requests the approval of the Committee to allow a change of use proposing an Outdoor Storage use in the E2-133 Zone whereas By-law 0225-2007, as amended, does not permit Outdoor Storage uses in E2-133 Zone in this instance.

COMMENTS:

CVC staff have reviewed the above-noted minor variance application and have no objections to its approval by the Committee.

It should be noted that the CVC review fee of \$489 has not been submitted. Please contact the undersigned to submit payment at your earliest convenience.

Please circulate CVC on any future correspondence or applications regarding this site noting that any future development works may require a CVC permit.

Comments Prepared by: Maricris Marinas, Senior Planner