

# City of Mississauga Department Comments

Date Finalized: 2022-03-23	File(s): A156.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-03-31 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 the operation of a Personal Service use (barber shop) within Unit 1A of the subject property in an E2-108 Zone (Employment); whereas By-law 0225-2007, as amended, does not permit a Personal Service use within an E2-108 Zone (Employment) in this instance.

## Background

**Property Address:** 1A-800 Southdown Rd

### Mississauga Official Plan

Character Area: Southdown Employment Area  
Designation: Business Employment

### Zoning By-law 0225-2007

**Zoning:** E2-108 - Employment  
**Site and Area Context**

The subject property is located within the Southdown Employment Character Area, south of the Royal Windsor Drive and Southdown Road intersection. The subject property is a plaza containing a variety of uses, including commercial and employment uses. The immediate area consists of residential uses east of Southdown Road and industrial and commercial uses west of Southdown Road. The subject property contains little vegetation throughout.

The application proposes the operation of a Personal Service Use within Unit 1A requiring a variance to permit 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 are as follows:

The subject property is located in the Southdown Employment Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits a variety of uses, however, Personal Service Establishments are not permitted under this designation.

The applicant is requesting a Personal Service Use where it is not permitted. Planning staff are of the opinion that the intent and purpose of the Zoning By-law is not maintained by permitting uses not contemplated by the zone category and in accordance with an entirely different zoning framework.

Given the above, staff are of the opinion that the application fails to maintain the general intent and purpose of both the official plan and zoning by-law. Staff therefore recommend that the application be refused.

Comments Prepared by: Connor DiPietro, Committee of Adjustment

## Appendices

### Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 156/22.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Zoning Certificate of Occupancy permit under file C 22-557. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Alana Zheng, Zoning Examiner