

# City of Mississauga Department Comments

Date Finalized: 2022-04-20	File(s): A210.22 Ward 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-04-28 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a grocery retail store with accessory take-out proposing a gross floor area of 681.70sq.m (approx. 7,337.76ft) whereas By-law 0225-007, as amended, permits a maximum gross floor area of 600.00sq.m (approx. 6,458.35sq.ft) in this instance.

## Background

**Property Address:** Units 157-160 - 2960 Drew Rd

### Mississauga Official Plan

Character Area: Northeast Employment Area  
Designation: Business Employment

### Zoning By-law 0225-2007

**Zoning:** E2-138 - Employment

**Other Applications:** BP 3ALT 22-206

### Site and Area Context

The subject property is located on the south-west corner of the Drew Road and Airport Road intersection. It currently contains 3 multi-unit commercial buildings and has a lot area of +/- 3.9ha (9.6ac). Limited landscaping and vegetative elements are present on the subject property,

mostly along the property lines. The surrounding area context includes both industrial and residential uses, with a variety of built forms and lot sizes.

The applicant is proposing a grocery store with accessory take-out in units 157-160 requiring a variance for retail gross floor area.



## 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 Northeast Employment Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). The site is subject to Special Site 1 policies, which permits retail stores on the subject property.

The intent of the zoning regulation limiting the size of individual retail stores, in this instance, is to ensure that the plaza is not occupied by large, big box retail stores in an area that is intended to consist primarily of employment uses. In this instance the applicant is requesting an increase to facilitate a grocery store that will serve the surrounding industrial and residential areas. Staff are satisfied that the proposed grocery store with an increased gross floor area is an appropriate retail use in this instance.

Given the above, Planning staff are of the opinion that the proposed grocery store maintains the general intent and purpose of both the official plan and zoning by-law. The application is minor in nature and represents desirable development of the subject property.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 210/22.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 3ALT 22-206. 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