

City of Mississauga Department Comments

Date Finalized: 2022-11-09	File(s): A556.22
To: Committee of Adjustment	Ward: 6
From: Committee of Adjustment Coordinator	Meeting date:2022-11-17 1:00:00 PM

Consolidated Recommendation

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act. The applicant may wish to defer the application to ensure that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow a Takeout Restaurant within 60.00m (approx. 196.9ft) of a Residential Zone; whereas By-law 0225-2007, as amended, requires a minimum 60.00m (approx. 196.9ft) separation distance between a Takeout Restaurant and a Residential Zone in this instance.

Background

Property Address: 1525 Bristol Rd W, Unit 15

Mississauga Official Plan

Character Area: East Credit Neighbourhood
Designation: Mixed Use

Zoning By-law 0225-2007

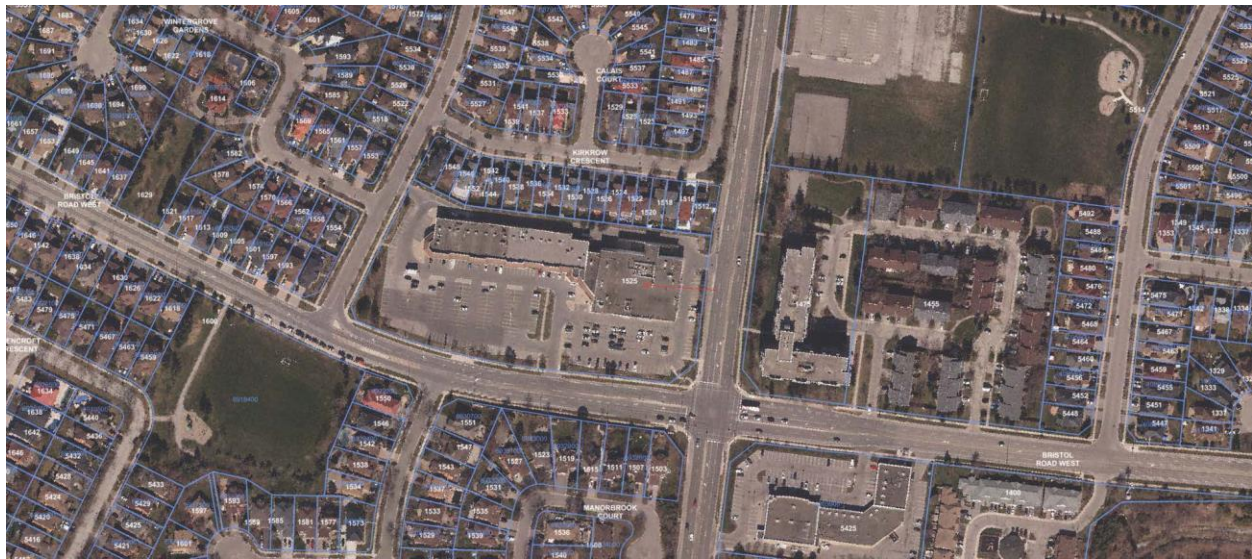
Zoning: C2 - Commercial

Other Applications: C 22-3175

Site and Area Context

The subject property is located on the north-west corner of the Bristol Road West and Creditview Road intersection. It currently contains a multi-tenant commercial plaza building and an associated parking lot. Landscaping and vegetative elements are located nearly exclusively along the property lines. The surrounding area context includes a mix of residential and commercial uses and built forms on lots of varying sizes.

The applicant is requesting to permit a restaurant within the plaza requiring a variance for separation distance to a residential zone.



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 East Credit Neighbourhood Character Area and is designated Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP). The Mixed Use designation permits a variety of uses including restaurants.

The intent of this portion of the by-law is to ensure that proposed restaurant uses are compatible with adjacent land uses. Where they are not, a 60m buffer is imposed. The applicant is not

proposing a drive-through use, outdoor patio, or a large seating area within the restaurant, thereby limiting any potential impacts on the adjacent residential properties. Based on a detailed review of the proposal and the nature of the restaurant proposed, staff are of the opinion that impacts to the residential zone will be negligible. Staff are of the opinion that the application is appropriate to be handled through the minor variance process and that the application raises no concerns of a planning nature.

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' 556/22.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Zoning Certificate of Occupancy under file C 22-3175. 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

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner