

# City of Mississauga Department Comments

Date Finalized: 2023-11-08	File(s): A410.23
To: Committee of Adjustment	Ward: 11
From: Committee of Adjustment Coordinator	Meeting date:2023-11-16 1:00:00 PM

## Consolidated Recommendation

The City 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.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory use proposing an accessory take-out restaurant with an area of 72.00sq m (approx. 775.00sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory use area of 30.00sq m (approx. 322.92sq ft) in this instance.

## Background

**Property Address:** 2330 Battleford Road

### Mississauga Official Plan

Character Area: Meadowvale Business Park Corporate Centre  
Designation: Mixed Use

### Zoning By-law 0225-2007

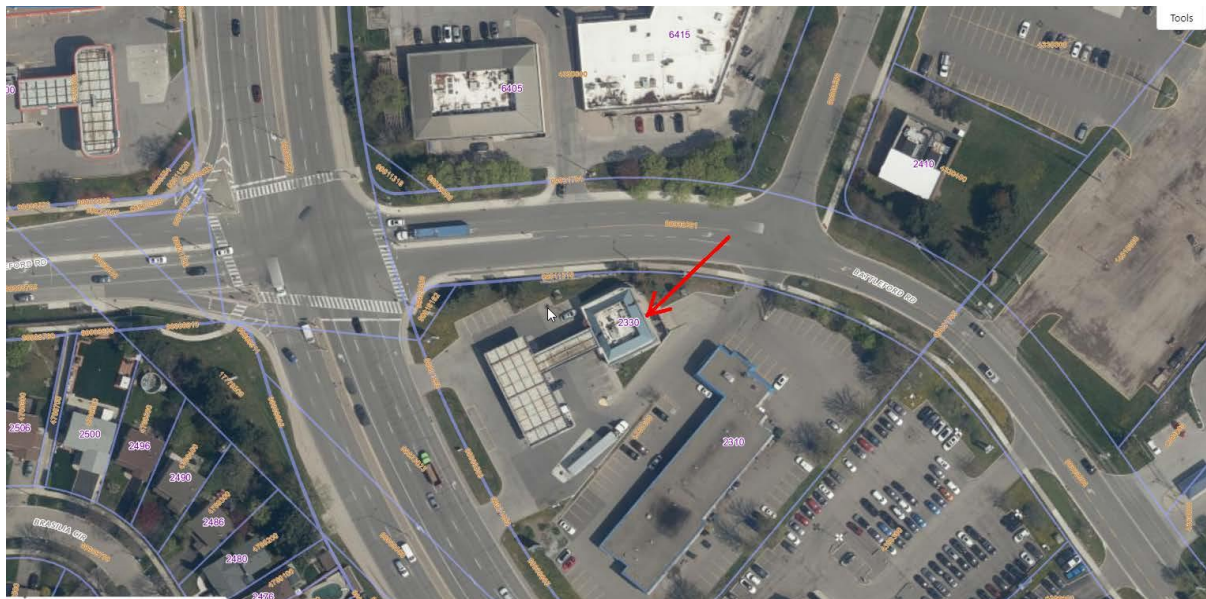
**Zoning:** C3-1- Commercial

**Other Applications:** BP 3ALT 23-8504

### Site and Area Context

The subject property is located on the south-east corner of the Battleford Road and Erin Mills Parkway intersection. It currently contains a motor vehicle service station with a convenience retail and service kiosk. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context consists of a mix of commercial, employment and residential uses on lot of various size with varying built forms.

The applicant is proposing an accessory take-out restaurant located within the convenience retail and service kiosk requiring a variance for the area.



equipment. It is staff's opinion that while the variance appears numerically high, it does not have any significant negative impacts on the current operations of the convenience kiosk or the service station due to the size of the property.

Through a detailed review of the application, staff are of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Shivani Chopra, Planner in Training

## Appendices

### Appendix 1 – Transportation and Works Comments

This department has no objections to the applicant's request.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 3ALT 23-8504. Based on review of the information available in this application, we advise that the variances, as requested, are correct.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Gary Gagnier, Zoning Examiner

### Appendix 3 – Region of Peel

#### Minor Variance: A-23-410M / 2330 Battleford Rd

Development Engineering: Wendy Jawdek (905)-791-7800 x6019

#### Comments:

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Regional Site Servicing approvals may be required prior to the local municipality issuing full building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)
- Development flows are to be directed to the Local Municipality's storm sewer system or watercourses, to the satisfaction of the Region of Peel, the local Conservation Authority and all concerned departments and agencies. Alternatively, flows can be mitigated using Low Impact Development Technologies. Developers are required to demonstrate how this will be achieved through a Stormwater Management Report.
- As per the Region's Public Works Stormwater Design Criteria and Procedural Manual
  - Region of Peel IDF curves shall be used for the peak flow analysis
  - Post development peak flow for each storm (from 2 year to 100 year) shall be equal to or less than pre-development.
  - For orifice diameters of 100mm or greater, an orifice tube shall be used

- Quantity Control shall be designed to control the 24-h Chicago or 24-h SCS Type II distribution.
- In accordance with the Region's CLI ECA and provincial standards, control of the runoff from 90<sup>th</sup> percentile storm event (28mm) shall be achieved for quality control.
- For erosion control, 5mm retention at full build out is required and runoff is to be detained from a 25mm storm event over 24 to 48 hours.
- No grading will be permitted within any Region of Peel right-of-way to support adjacent developments.

Planning: Ayooluwa Ayoola (905) 791-7800 x8787

**Comments:**

- We recognize that the subject site is located within a Regional Employment Area, identified on Schedule E-4 of the Regional Official Plan (ROP) and within a Provincially Significant Employment Zone. The Region will not be in support of the proposed accessory use for a takeout restaurant, as it does not keep with the general intent of the ROP and not compatible with the exiting land use pattern.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner