

City of Mississauga Department Comments

Date Finalized: 2024-08-08	File(s): A327.24 Ward: 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-08-15 1:00:00 PM

Consolidated Recommendation

The City recommends the application be withdrawn.

Application Details

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

Background

Property Address: 3899 Trelawny Circle, Unit 15

Mississauga Official Plan

Character Area: Lisgar Neighbourhood
Designation: Convenience Commercial

Zoning By-law 0225-2007

Zoning: C1 - Commercial

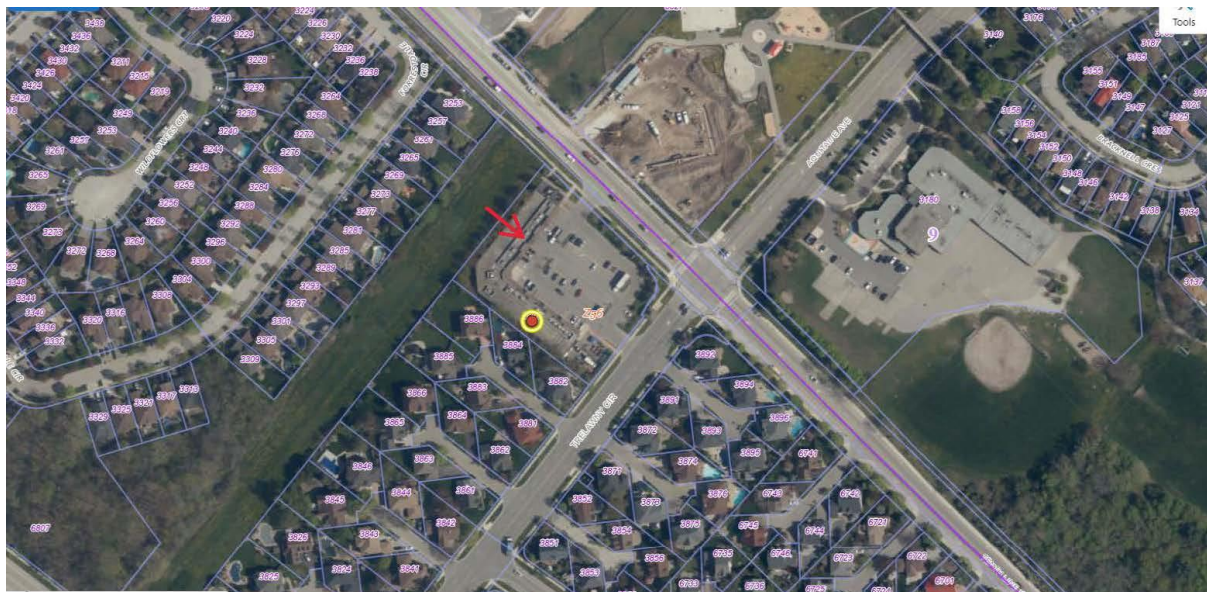
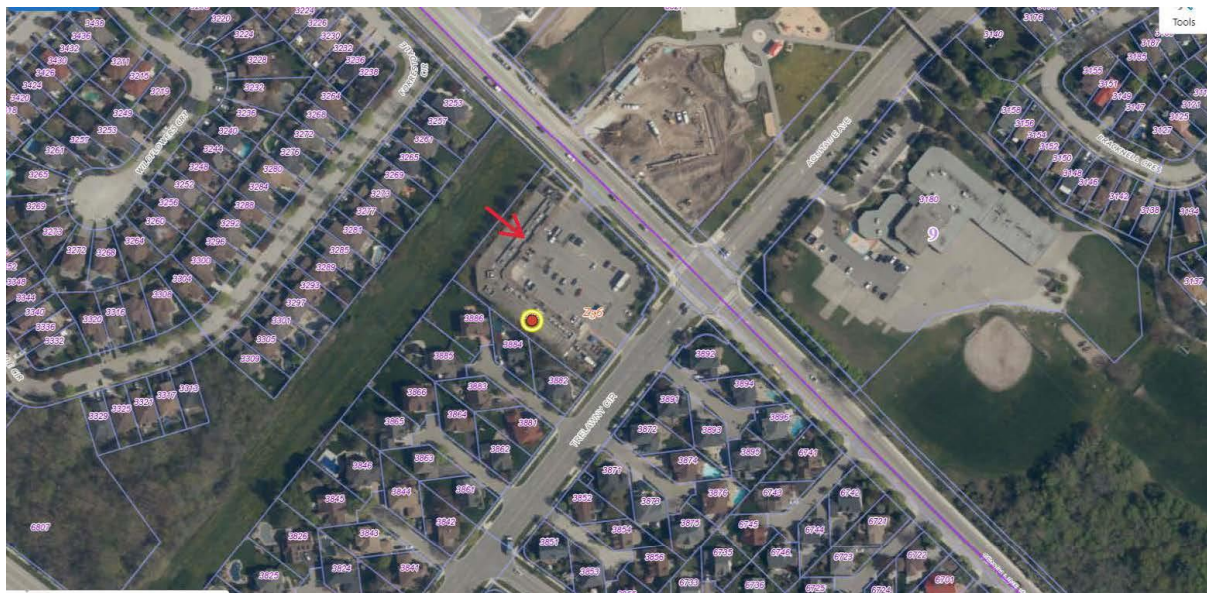
Other Applications: None

Site and Area Context

The subject property is located on the north-west corner of the Tenth Line West and Trelawny Circle intersection in the Lisgar Neighbourhood Character Area. It contains a one-storey multi-

tenant commercial plaza with associated surface parking. Limited landscaping elements and vegetative elements are present on the subject property. The immediate area consists predominantly of detached dwellings. Additionally, a City of Mississauga Fire Station is under construction at the north-east corner of Tenth Line West & Aquitaine Avenue, and St. John of the Cross Catholic Elementary School is located on the south-east corner of Tenth Line West & Aquitaine Avenue.

The applicant is proposing a change of use to permit a restaurant on the subject property requiring a variance for separation distance between a restaurant and 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:

Staff note By-law 0217-2023 was passed by City Council on December 13th, 2024, which deleted required separation distances between residential zones and restaurants, convenience and take-out restaurants. Given the preceding information, staff note the application should be withdrawn, as the variance is not required.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the subject property and note that we have no concerns with the request.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building 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: Minan Song, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner