

# City of Mississauga Department Comments

Date Finalized: 2024-09-19	File(s): A437.24 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-09-26 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 for a change of use proposing a Personal Service Establishment whereas By-law 0225-2007, as amended, does not permit this use in an C4-5 – Commercial Zone in this instance.

## Background

**Property Address:** 177 Lakeshore Rd E

### Mississauga Official Plan

Character Area: Port Credit Community Node  
Designation: Mixed Use, Residential Medium Density

### Zoning By-law 0225-2007

**Zoning:** C4-5 - Commercial

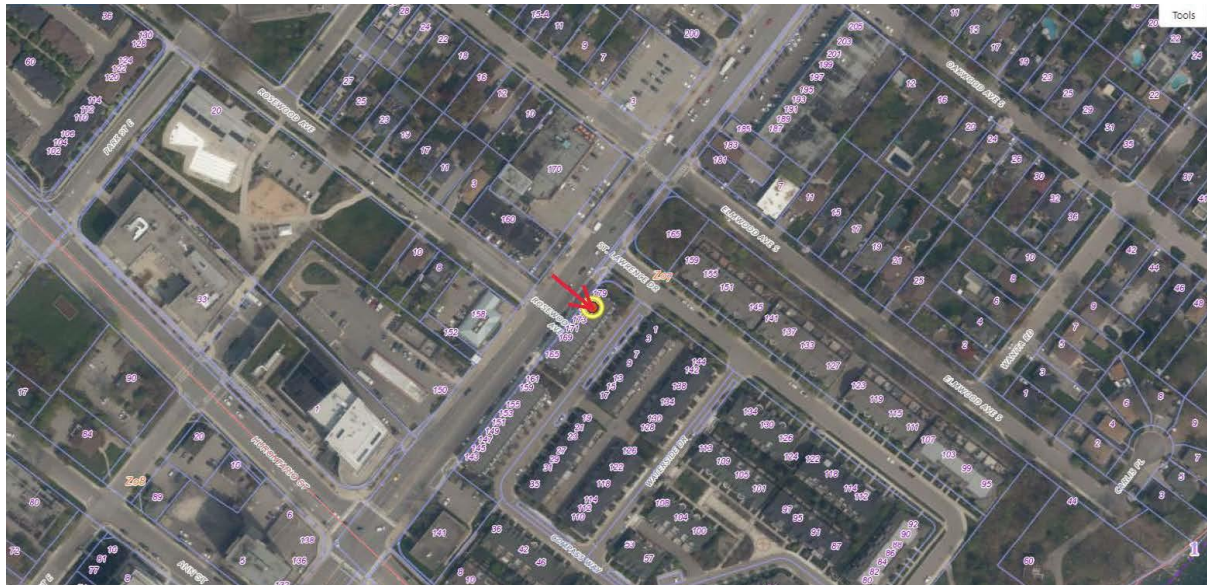
**Other Applications:** Certificate of Occupancy application C 24-2782

### Site and Area Context

The subject property is located in the Port Credit Neighbourhood (East) Character Area, southeast of the Hurontario Street and Lakeshore Road East intersection. The immediate area

consists of a variety of commercial uses contained in plazas fronting onto Lakeshore Road East. Minimal vegetation exists in the form of urban street trees.

The application seeks to permit a personal service establishment on the subject property.



## 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 within the Port Credit Community Node and is designated Mixed Use and Residential Medium Density in Schedule 10 of the Mississauga Official Plan (MOP). The Mixed-Use designation permits a variety of uses, including personal service establishment use.

General mixed-use policies encourage a variety of retail and service commercial uses that meet the needs of everyday living for people residing and working within each Node and those living in surrounding neighbourhoods.

The sole variance requested seeks to permit a personal service establishment (hair salon) in a C4-5 zone. Staff note that the current applicant previously occupied Unit 179, adjacent to subject unit 177, for the same business as currently proposed. Unit 179 was subject to minor variance application A-626/3 for an identical use, which was supported by Planning staff at the time and was approved in 2003 by the Committee of Adjustment.

While staff note the use is not permitted in the C4-5 exception zone, the parent commercial zone C-4 is Mainstreet commercial which permits service establishment. Staff are cognizant that no new use is being introduced and as such, there are no additional negative impacts.

Based on the preceding information, staff are of the opinion that the variances maintain the general intent and purpose of the official plan and zoning by-law, are minor and nature and contribute to orderly development of the subject property.

Given the above, Planning 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, 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' 437.24.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Division is processing Certificate of Occupancy application C 24-2782. Based on the review of the information available in this application, the requested variance(s) is/are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Alana Zheng, Supervisor Zoning Examination

### Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

### Appendix 4 – Metrolinx

Metrolinx is in receipt of the Minor Variance application for 177 Lakeshore Rd E to allow a change of use (allow the continuation of existing use), proposing a Hair Salon use within the existing building as circulated on August 30, 2024, and to be heard at Public Hearing on September 26, 2024, at 1PM. Metrolinx's comments on the subject application are noted below:

#### LRT – ADVISORY COMMENTS

- The subject property is located within the Municipal Consent and Roadway Coordination review zone of Metrolinx's Hazel McCallion LRT (formerly Hurontario LRT).
- At this stage Metrolinx doesn't have any major comments but any work within Metrolinx ROW or within 60 m of the Hazel McCallion LRT will require approval and coordination with Metrolinx through circulation by the City off Mississauga.

Should you have any questions or concerns, please contact [farah.faroque@metrolinx.com](mailto:farah.faroque@metrolinx.com).

Comments Prepared by: Farah Faroque, Project Analyst, Third Party Project Review