

City of Mississauga Department Comments

Date Finalized: 2024-10-03	File(s): A441.24 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-10-10 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application as amended, subject to the condition.

Application Details

The applicant requests the Committee to approve a minor variance to allow a service establishment use in addition to a warehousing/wholesale use in Unit 2 whereas By-law 0225-2007, as amended, does not permit a service establishment use in this instance.

Amendments

The Building Department is processing Certificate of Occupancy application C24-698. Based on review of the information available in this application submitted on 02/21/2024, Zoning staff advise that following amendment is required:

Minor variance to allow a service establishment use in Unit 2 whereas By-law 0225-2007, as amended, does not permit a service establishment use in this instance.

Recommended Conditions and Terms

Should the Committee see merit in the application, Planning staff recommend the variance be tied to the warehousing/wholesale use to ensure it remains accessory.

Background

Property Address: 755 Queensway E Unit 2

Mississauga Official Plan

Character Area: Dixie Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

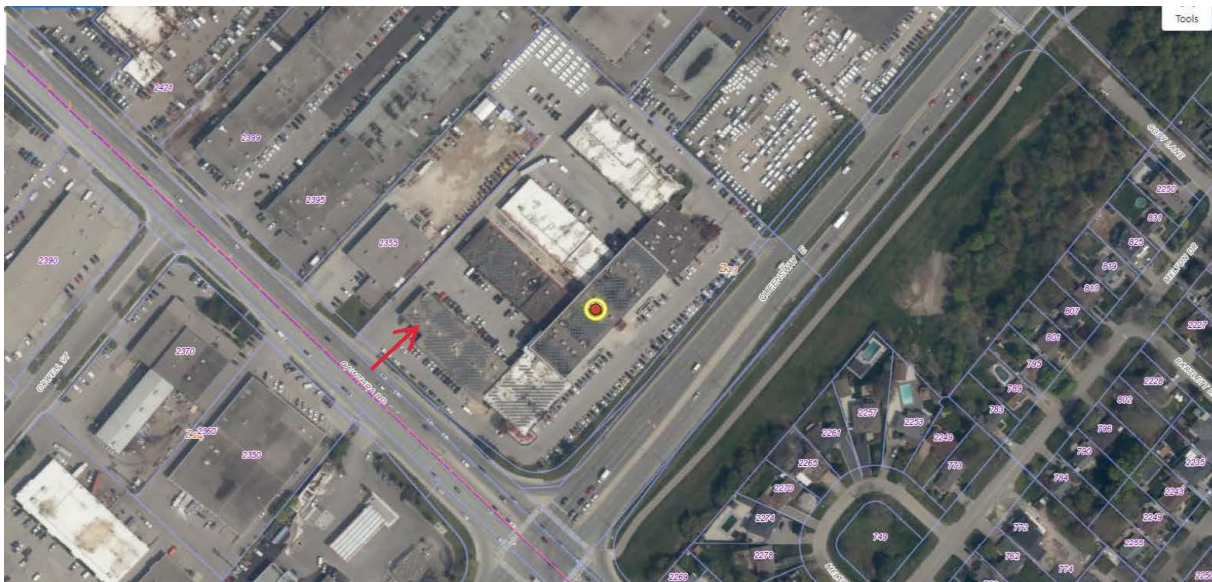
Zoning: E2-131 - Employment

Other Applications: Certificate of Occupancy application C24-698

Site and Area Context

The subject property is located within the Dixie Employment Area, at the northeast corner of the Cawthra Road and Queensway East intersection. The immediate area consists of commercial and employment uses to the north of Queensway East and open space/greenlands and low density residential uses to the south of Queensway East. The subject property contains a three-storey condominium complex with a variety of commercial and employment uses. Natural vegetation exists within the landscape buffer along the south and west property lines.

The applicant is proposing a service establishment use to an existing warehousing and distribution facility, requiring a variance to permit the use in an Employment (E2) 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 are as follows:

The subject property is designated Business Employment on Schedule 10 of the Mississauga Official Plan (MOP). The Business Employment designation permits a variety of uses, including warehousing, distributing, wholesaling and accessory uses.

Through a review of the drawings submitted by the applicant, staff note that the proposal limits the service establishment use to approximately 30% of the total gross floor area. Staff have confirmed with the applicant that the service establishment use is to allow demonstrations and workshops of the hair products prior to purchase and is limited to 4 haircare service stations. The primary use of the subject property is warehousing and distribution. Staff are of the opinion that the service establishment use is clearly subordinate in size and function to the principal warehousing and distribution use on the subject property, which is permitted.

Through a detailed review of the application, staff are of the opinion that the proposed use and location are desirable, and that the proposal maintains the general intent and purpose of both the official plan and zoning by-law.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the existing building and parking areas. We have no concerns.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

The Building Department is processing Certificate of Occupancy application C24-698. Based on review of the information available in this application submitted on 02/21/2024, we advise that following amendment is required:

Minor variance to allow a service establishment use in Unit 2 whereas By-law 0225-2007, as amended, does not permit a service establishment use in this instance.

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: Jeanine Benitez- Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner