

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2024-11-21	File(s): A531.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 11/28/2024 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a Personal Service Establishment use within units 33 & 34 of the subject property whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

## Recommended Conditions and Terms

Should the Committee see merit in the application, staff recommend the Personal Service Establishment use be limited to a maximum GFA of 20%.

## Background

**Property Address:** 1225 Queensway E Units 33 & 34

### Mississauga Official Plan

Character Area: Dixie Employment Area  
Designation: Business Employment

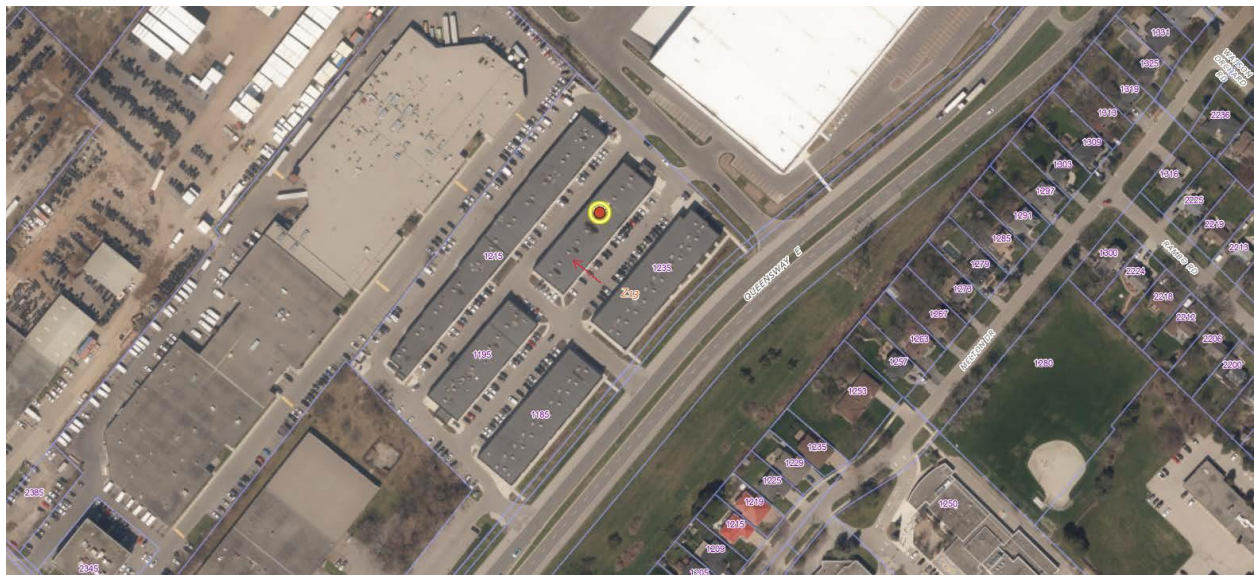
### Zoning By-law 0225-2007

**Zoning:** E2-131 - Employment

## Site and Area Context

The subject property is located within the Dixie Employment Area, at the northwest intersection of the Dixie Road and Queensway East. The surrounding area north of Queensway East comprises of a mix of commercial, employment and industrial type uses, while the subject property contains a similar mix of commercial and employment uses. Open space/greenlands and low-density residential uses are present to the south of Queensway East.

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 located in the Dixie Employment Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits a variety of uses, however, "Service Establishment" use is not permitted under this designation.

The sole variance requested proposes a Personal Service Establishment use. As per the supporting cover letter provided by the applicant, the proposed use is a Trichology Clinic, wherein services pertaining to hair loss solutions, scalp and hair health are provided. The subject units are primarily used for warehouse, distribution and office facilities. Staff recognise that there is no retail purchase component to the operation and that the services provided by the certified trichologist are fairly limited, unlike a traditional hair salon. Further, the use is proposed to be limited to 20% of the total area. As such, staff do not have concerns with the proposed use.

However, Planning staff note that the City has received several requests for parking reduction variances on the subject plaza. Without a Certificate of Occupancy, staff are unable to determine if the proposed use would have a negative impact on the parking requirements of the subject property and as such, the applicant may require additional variances.

Staff require confirmation regarding the parking provisions and its potential impact on the present and future functioning of the site to be able to fully assess the impacts of the proposed use.

Therefore, staff recommend that the application be deferred to allow the applicant an opportunity to submit a Certificate of Occupancy. This will allow a Zoning review to confirm the required variances.

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' 531.24.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

We note that a Zoning Certificate of Occupancy Permit is required. In the absence of a Zoning Certificate of Occupancy 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: Crystal Abainza, Zoning Examiner

### Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner