

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-04-17	File(s): A78.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:4/24/2025 1:00:00 PM

## Consolidated Recommendation

The City recommends the application be refused.

## Application Details

The applicant requests the Committee to approve a minor variance proposing a tattoo parlor in E2 zone whereas By-law 0225-2007, as amended, does not allow a tattoo parlor in E2 zone in this instance.

### Amendments

The Building Department is processing Certificate of Occupancy application C 24-3289. Based on review of the information available in this application, we advise that following amendment(s) is/are required:

"The applicant requests the Committee to approve a minor variance proposing a Service Establishment in E2-19 zone whereas By-law 0225-2007, as amended, does not allow a Service Establishment in E2-19 zone in this instance"

## Background

**Property Address:** 5359 Timberlea Blvd, Unit 2

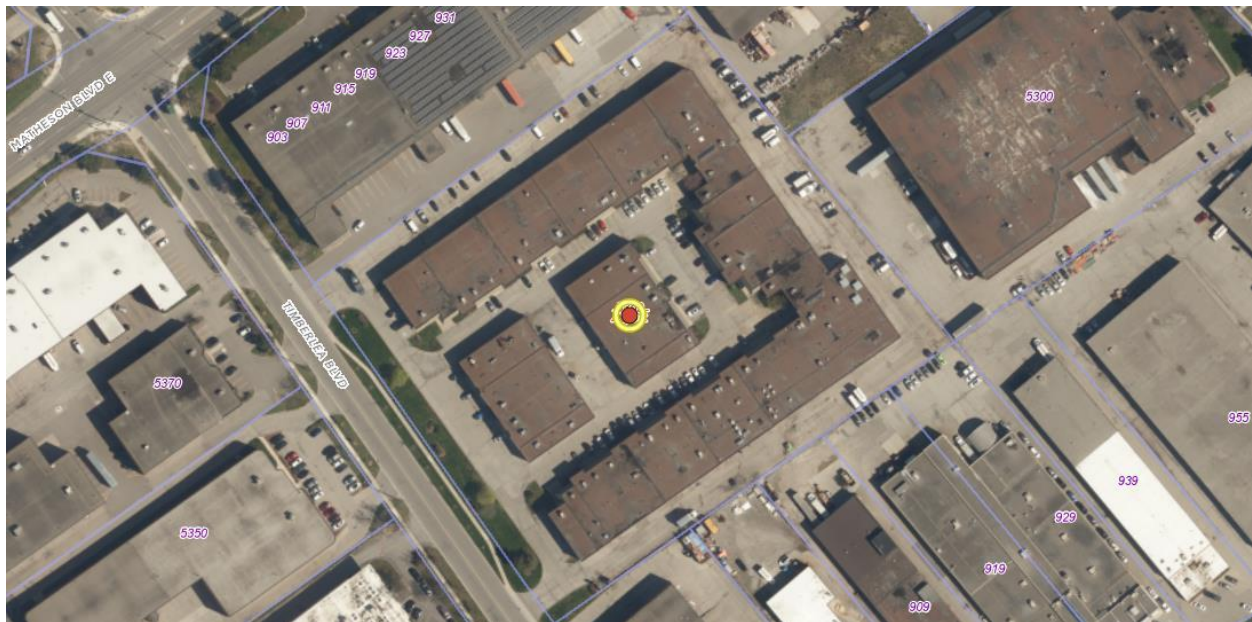
### Mississauga Official Plan

Character Area: Northeast Employment Area  
Designation: Business Employment

**Zoning By-law 0225-2007****Zoning: E2-19-Employment****Other Applications: C 24-3289****Site and Area Context**

The subject property is located south-west of the Matheson Boulevard East and Tomken Road intersection in the Northeast Employment Character Area. It is an interior lot containing three, one-storey multi-tenant industrial buildings. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context is exclusively industrial, with varied sized industrial buildings on varied sized lots.

The applicant is proposing a service establishment use requiring a variance to permit the use.



Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is located in the Northeast Employment Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits a variety of uses, however, Service Establishments are not permitted under this designation.

The applicant is requesting a Service Establishment Use where it is not permitted. Planning staff are of the opinion that the intent and purpose of the zoning by-law is not maintained by permitting uses not contemplated by the zone category and in accordance with an entirely different zoning framework.

Given the above, staff are of the opinion that the application fails to maintain the general intent and purpose of both the official plan and zoning by-law. Staff therefore recommend that the application be refused.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

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





Comments Prepared by: Tony Iacobucci, Development Engineering

## **Appendix 2 – Zoning Comments**

The Building Department is processing Certificate of Occupancy application C 24-3289. Based on review of the information available in this application, we advise that following amendment(s) is/are required:

"The applicant requests the Committee to approve a minor variance proposing a Service Establishment in E2-19 zone whereas By-law 0225-2007, as amended, does not allow a Service Establishment in E2-19 zone 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: Gary Gagnier, Zoning Examiner

**Appendix 3 – Region of Peel Comments**

We have no comments or objections to the following applications.

Comments Prepared by: Petrele Francois, Junior Planner

**Appendix 4 – MTO**

Regarding the property municipally known as 5359 Timberlea Blvd, although located within the MTO Permit Control Area, the subject Minor Variance will not require a Building & Land Use Permit from this office. Therefore, we have no further comments.

Comments Prepared by: Nicole Hajjar, Corridor Management Officer