

# City of Mississauga Department Comments

Date Finalized: 2022-09-07	File(s): A416.22
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2022-09-15 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a change of use proposing funeral services and preparation of human remains (excluding embalming and cremation services) as an accessory use to a place of religious assembly in an E2 zone whereas By-law 0225-2007, as amended, does not permit funeral services and preparation of human remains as an accessory use to a place of religious assembly in an E2 zone.

## Background

**Property Address:** 5761 Coopers Ave

### Mississauga Official Plan

Character Area: Gateway Employment Area  
Designation: Business Employment

### Zoning By-law 0225-2007

**Zoning:** E2-37 - Employment

**Other Applications:** BP 3ALT 22-1266

### Site and Area Context

The subject property is located north-east of the Kennedy Road and Matheson Boulevard East intersection in the Gateway Employment Area. It currently contains a place of religious

The subject property is zoned E2-37, which permits a Funeral Establishment use as of right, however Coopers Avenue is not one of the streets listed as permitting a Funeral Establishment on Schedules 2.1.2.2(1) or (2) of the by-law. Upon a thorough review of the applicant's

proposal, staff are satisfied that the proposed activities to take place on the subject property do not represent the same intensity of use as a full Funeral Establishment and are satisfied that the location is appropriate.

Given the above, Planning staff are satisfied that the application is minor in nature, represents appropriate development of the subject property, and maintains the general intent and purpose of both the official plan and zoning by-law.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the subject property.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a Building Permit under file BP 3ALT 22-1266. Based on review of the information currently available in this permit application, the variance, as requested is correct.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Ramsen Hedoo, Zoning Examiner

**Appendix 3 – Region of Peel**

Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Region of Peel Site Servicing connection approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

Comments Prepared by: Camile Marczuk, Development Engineering