# 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

assembly with an associated parking lot. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context is primarily industrial, however a hydro corridor and the Paramount Fine Foods Centre abut the property immediately to the east.

The applicant is proposing funeral services and preparation of human remains as an accessory use to the existing place of religious assembly, requiring a variance for the use.



## **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 of the four tests to this minor variance request are as follows:

The subject property is located in the Gateway Employment Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits funeral establishments. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. Staff note that no exterior changes are proposed as part of the application.

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

Comments Prepared by: Camile Marczuk, Development Engineering