

# City of Mississauga Department Comments

Date Finalized: 2022-11-23	File(s): A554.22 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-12-01 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 an existing place of worship proposing:

1. A funeral establishment as an accessory use to an existing place of religious assembly whereas By-law 0225-2007, as amended, does not permit a funeral establishment as an accessory use on the property in this instance; and,
2. A drive aisle width of 6.22m (approx. 20.41ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance.

## Background

**Property Address:** 6680 Campobello Rd

### Mississauga Official Plan

Character Area: Meadowvale Business Park Corporate Centre  
Designation: Business Employment

### Zoning By-law 0225-2007

**Zoning:** E2-1

**Other Applications:** C 21-7572

### Site and Area Context

The subject property is located north-west of the Creditview Road and Argentia Road intersection in the Meadowvale Business Park Corporate Centre. It currently contains a place of religious assembly with an associated parking lot and some vacant warehouse space. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context is primarily industrial, consisting of generally low rise built forms on a mix of property sizes.

The applicant is proposing a funeral establishment as an accessory use to the existing place of religious assembly requiring variances for the use and aisle width.



## 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 Meadowvale Business Park Corporate Centre 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.

Variance 1 requests a funeral establishment use. The subject property is zoned E2-1, which permits a Funeral Establishment use as of right, however Campobello Road 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 accessory use is appropriate as it is permitted as a stand alone use as of right within the zone, and that the location is appropriate in this instance. Furthermore staff note that the scale of the use will not be as intense as a standalone Funeral Establishment due to its limited size.

Variance 2 requests a reduced aisle width on site. The intent of aisle width regulations is to ensure appropriate circulation can be maintained around the site. Staff note that the proposed aisle width variance is only in one small part of the parking lot where the tandem parking spaces start and represents an existing condition on the site. Staff are satisfied that the overall site circulation is not impacted by the reduction.

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 Zoning Certificate of Occupancy Permit under file C 21-7572. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on 07/05/2022 for the above captioned building permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Adam McCormack, Zoning Examiner

**Appendix 3 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner