

Information and Recommendation Report 46 William Street

Temporary Use Bylaw

Quickchill Mobile Refrigeration Ltd.

City of Mississauga

T-OZ 22-015 W11

Planning and Development Committee

January 30, 2023



Subject Property



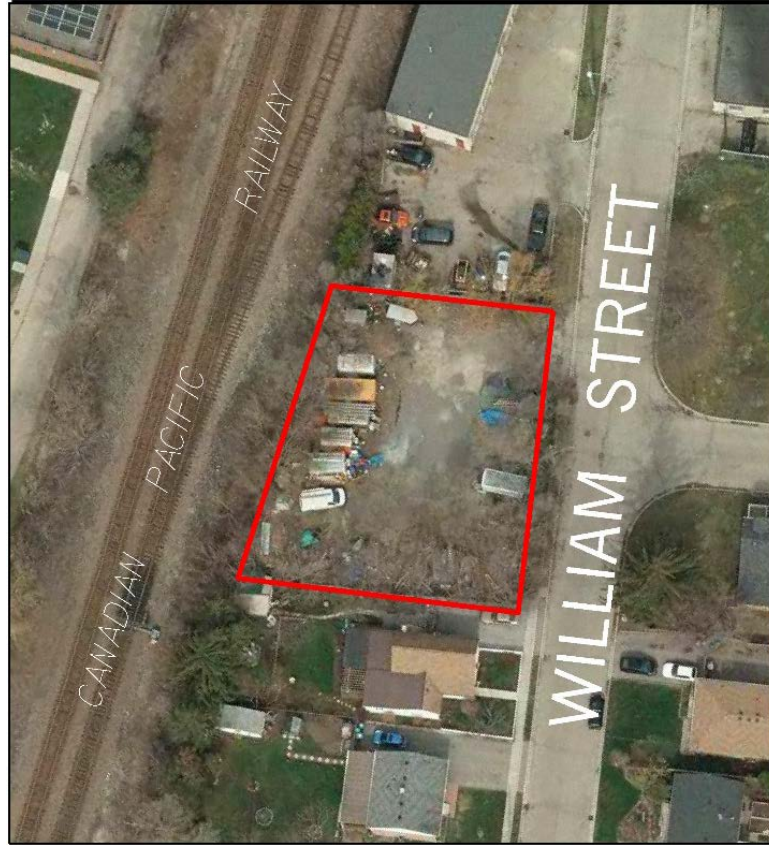
Property Size and Use

Frontage	35.9 m (117.8 ft.)
Depth	29.9 m (98.1 ft.)
Gross Lot Area	0.11 ha (0.27 ac.)
Existing Uses	Outdoor storage of refrigeration trailers

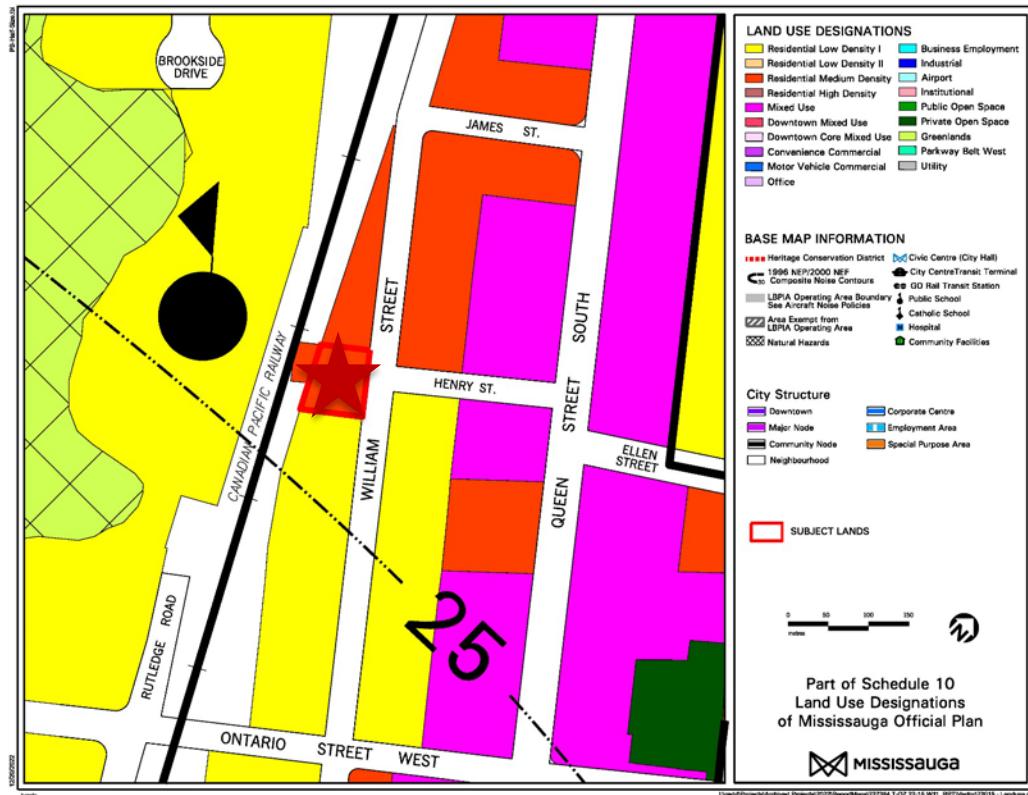
Neighbourhood Context



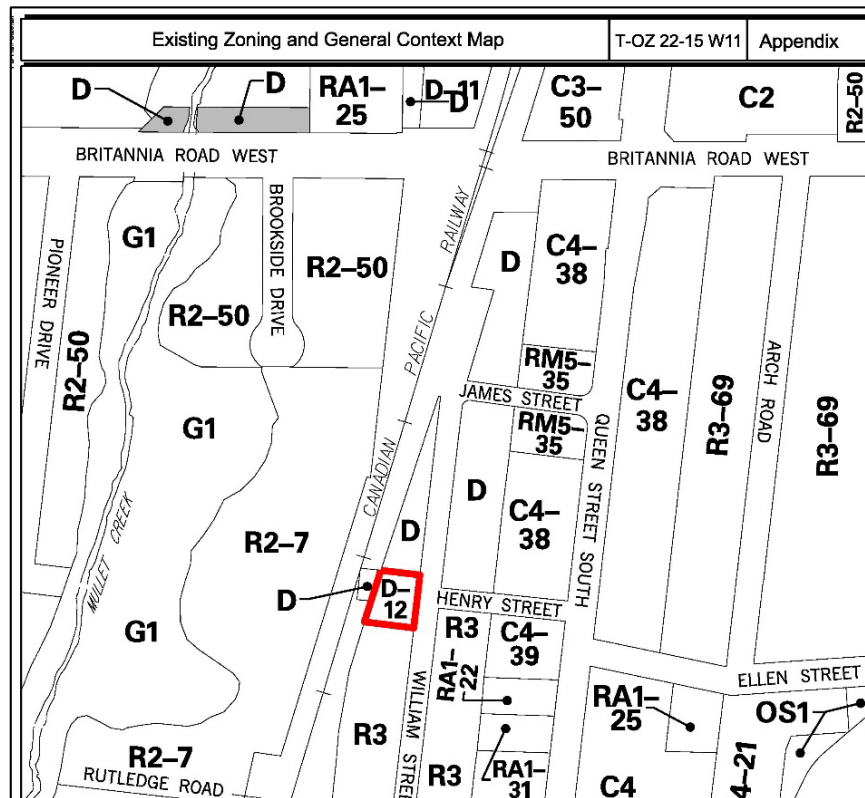
Site Detail



Official Plan



Zoning By-law



Application History

- 1998 – Minor Variance approved by Committee
- 2001 – Minor Variance approved by OMB
- 2012 – Temporary Use Bylaw approved
- 2015 – Temporary Use Bylaw approved
- 2018 – Temporary Use Bylaw approved
- 2022 – Temporary Use Bylaw extension requested

Evaluation – *Planning Act* and Mississauga Official Plan

- *Planning Act* and MOP allow for temporary uses of land for a purpose that is otherwise prohibited in the Zoning By-law on a trial basis, generally no more than three years
- Exempt Site 3 permits the outdoor storage of refrigeration trailers on a temporary basis

Recommendation

- Staff recommend approval of the Temporary Use Bylaw Extension:
 - The use has existed since 1998 with little impact to the area
 - The immediate area is eclectic including automotive uses
 - Site is constrained due to easements and railway setback
 - No changes to the site or operations are proposed
 - Adequate infrastructure exists to support the use

Thank You & Questions