

City of Mississauga Department Comments

Date Finalized: 2023-05-24	File(s): A160.23 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-06-01 3:30:00 PM

Consolidated Recommendation

The City has no objections to the application, as amended and subject to the conditions identified below.

Application Details

The applicant requests the Committee to approve a minor variance to allow the expansion of a funeral establishment proposing to expand the existing funeral establishment within Units #2 and #3 into Units #1 and #4 of the subject building which is not an a municipal road whereas By-law 0225-2007, as amended, only permits a funeral establishment on a municipal street in this instance.

Amendments

The Building Department is currently processing a Certificate of Occupancy under file C23-6442. Based on a review of the information available in this permit application, we advise the following amendment:

The applicant requests the Committee to approve a minor variance to permit the expansion of the existing funeral establishment within Units 2 and 3 into Units 1 and 4 of the subject building located on a lot that does not have frontage on a street identified on Schedules 2.1.2.2(1) or (2); whereas By-law 0225-2007, as amended, requires a lot containing a funeral home shall have frontage on a street identified on Schedules 2.1.2.2(1) or (2) in this instance.

Conditions

Should the Committee see merit in the applicant's request; staff recommend that the following conditions be added:

1. There shall be no visitations or cremations on the subject property.
2. All business operations shall be conducted wholly within the subject building.

Background

Property Address: 2408 Haines Road

Mississauga Official Plan

Character Area: Dixie Employment Area

Designation: Business Employment

Zoning By-law 0225-2007

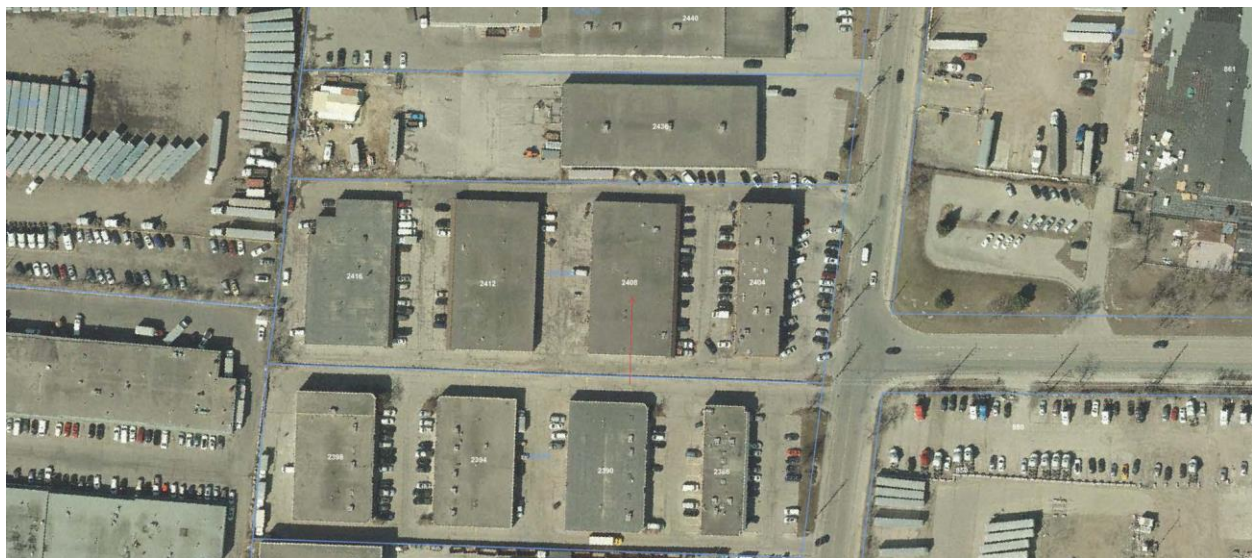
Zoning: E2-131 - Employment

Other Applications: Certificate of Occupancy under file C23-6442.

Site and Area Context

The subject property is located north of the Queensway and Haines Road intersection in the Dixie Employment Area. The subject property contains 4 buildings with mixed uses and multiple tenants. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context is primarily industrial.

The applicant is proposing the expansion of funeral services 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 Dixie 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.

The subject property is zoned E2-131, which permits a Funeral Establishment use as of right, however Haines 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 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: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 160.23.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Certificate of Occupancy under file C23-6442. Based on a review of the information available in this permit application, we advise the following amendment:

The applicant requests the Committee to approve a minor variance to permit the expansion of the existing funeral establishment within Units 2 and 3 into Units 1 and 4 of the subject building located on a lot that does not have frontage on a street identified on Schedules 2.1.2.2(1) or (2); whereas By-law 0225-2007, as amended, requires a lot containing a funeral home shall have frontage on a street identified on Schedules 2.1.2.2(1) or (2) in this instance.

A building permit will be required to legalize any existing construction.

Please note that comments reflect those provided through the above permit application. These comments may no longer be valid should any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application noted above. Any changes and/or updates to information and/or drawings must be submitted separately through the Certificate of Occupancy application process to receive updated comments.

Comments Prepared by: Brian Bonner, Supervisor (Commercial, Industrial & Institutional)

Appendix 3 –Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner