

City of Mississauga Department Comments

Date Finalized: 2023-09-13	File(s): A355.23
To: Committee of Adjustment	Ward: 9
From: Committee of Adjustment Coordinator	Meeting date:2023-09-21 3:30:00 PM

Consolidated Recommendation

The City recommends the application be refused.

Application Details

The applicant requests the Committee to approve a minor variance to allow a change of use in Unit 3 of the subject lands proposing a service establishment use in an E2-1 Zone whereas By-law 0225-2007, as amended, does not permit the use in an E2-1 Zone in this instance.

Background

Property Address: 2150 Meadowvale Blvd, Unit 3

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: E2-1- Employment

Other Applications: C23-8046

Site and Area Context

The subject property is located within the Meadowvale Business Park Corporate centre, east of the Meadowvale Boulevard and Syntex Drive intersection. The subject property contains a one storey office building and some vegetation and landscaping elements along the property

boundary. The immediate area consists predominantly of office buildings and the Meadowvale Sports Park to the west.

The applicant proposes the operation of a Service Establishment Use within Unit 3 requiring a variance to permit 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 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 a variety of uses, however, Service Establishments are not permitted under this designation.

The applicant is requesting a Service Establishment Use where it is not permitted. Planning staff are of the opinion that the intent and purpose of the zoning by-law is not maintained by permitting uses not contemplated by the zone category and in accordance with an entirely different zoning framework.

Given the above, staff are of the opinion that the application fails to maintain the general intent and purpose of both the official plan and zoning by-law. Staff therefore recommend that the application be refused.

Comments Prepared by: Daniel Grdasic, 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 an application under file C 23-8046. Based on review of the information currently available in this application, the variances, as requested are correct.

Please note that comments reflect those provided through the above 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: Andrea Patsalides, Zoning Examiner

Appendix 3 – Region of Peel

Minor Variance: A-23-355M / 2150 Meadowvale Blvd, Unit 3

Planning: Ayooluwa Ayoola (905) 791-7800 x8787

Comments:

- The subject land is in the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and the impact of natural hazards on proposed development. We therefore request that the City staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.
- The subject site is located within a Regional Employment Area, identified on Schedule E-4 of the Regional Official Plan (ROP). The subject site is also located within a Provincially Significant Employment Zone, identified on Figure 12 of the ROP.
- Regional staff acknowledge the application is to permit change of use of existing property to allow service establishment. However, this application will not be supported as it does not keep with the general intent of the ROP and Mississauga Official Plan Business Employment policies.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner