

City of Mississauga Department Comments

Date Finalized: 2024-04-17	File(s): A183.24 Ward: 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-04-25 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

The applicant requests the Committee to approve a minor variance to allow the operation of a private school on the subject property whereas By-law 0225-2007, as amended, does not permit a private school use on the subject property in this instance.

Background

Property Address: 6745 Century Ave

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: E1- Employment

Other Applications: Certificate of Occupancy application C24-10477

Site and Area Context

The subject property is located within the Meadowvale Business Park Corporate Centre Character Area, north-west of the Mississauga Road and Argentia Road intersection. The subject property contains a two-storey office building with some vegetation and landscaping elements. The immediate area consists predominantly of office buildings on various lot sizes.

The applicant is proposing the operation of a private school whereas the use is not permitted.



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 several uses however it does not permit a private school use.

The sole requested variance requests a private school in an employment zone. Section 2.1.9.2 sets out regulations for private schools. The use allowed in multiple zoning categories; however Employment zones have been specifically excluded from the list of permitted zones. Private schools and day cares represent sensitive uses that may undermine the intended use and functionality of the surrounding area and are generally not compatible with industrial uses found in these areas due to heavy traffic, noise, pollution, and other factors. Planning staff are of the opinion that the intent and purpose of the zoning by-law is not maintained by permitting uses specifically excluded from the zone category. While staff recognize that a daycare, which is a similar use, is existing in the building, staff are unable to support a private school which would further cement the use in the area and conflict with the planned industrialization of the surrounding context.

Planning staff have concerns regarding the potential impacts of the proposed use on abutting properties given its intentional removal from the property's zone. Staff are of the opinion that the proposal does not represent an appropriate use of the subject lands and is not minor in nature.

Comments Prepared by: Shivani Chopra, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

This department has no objections to the applicant's request to permit a private school use on this property.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Division is processing Certificate of Occupancy application C24-10477. Based on the review of the information available in this application, the requested variance(s) is/are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Planner