

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-01-09	File(s): A563.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 1/16/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow a change of use proposing:

1. A day care center as standalone use, whereas Bylaw 0225-2007, as amended, does not permit a 'day care' as a standalone use in an E2 zone in this instance;
2. A day care within the Lester B. Pearson International Airport Operating Area, whereas Bylaw 0225-2007, as amended, does not permit a day care in the Lester B. Pearson International Airport Operating Area.

Background

Property Address: 232 Britannia Rd E

Mississauga Official Plan

Character Area: Gateway Employment Area (East)
Designation: Business Employment

Zoning By-law 0225-2007

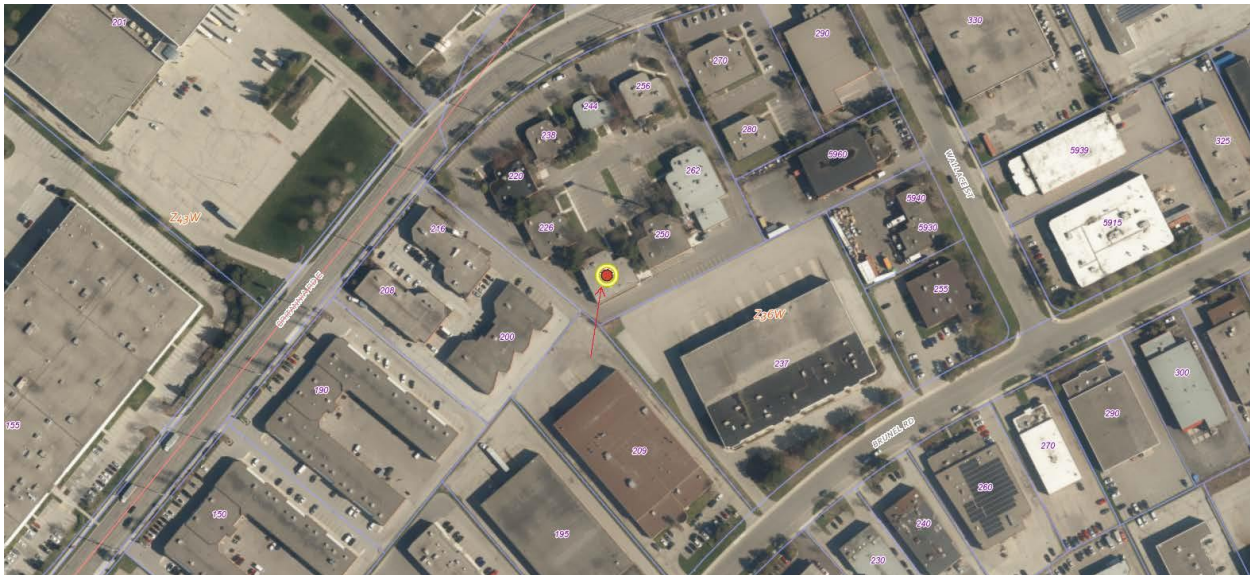
Zoning: E2 - Employment

Other Applications: None

Site and Area Context

The subject property is located on the south side of Britannia Road East, east of Hurontario Street, in the Gateway Employment Area (East). It is an interior lot containing a single-storey industrial building with limited vegetation and landscaping elements. The surrounding context includes industrial buildings and office buildings on varying sized lots.

The applicant is proposing a change of use requiring variances for a daycare as a standalone use and a daycare within the Lester B. Pearson International Airport Operating Area.



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 within the Gateway Employment Character Area and is designated Business Employment by the Mississauga Official Plan (MOP). Pursuant to Section 11.2.1 (Uses

Permitted in all Designations) community infrastructure, which includes a day care, is permitted within lands designated Business Employment.

Section 6.10.2.4 (Aircraft Noise) prohibits sensitive land uses from operating within the Airport Operating Area, however, only permits daycare facilities accessory to an employment use on lands located below the 35-noise exposure projection (NEP)/noise exposure forecast (NEF) composite noise contour. Staff note that the applicant submitted a Noise Impact Study to assess the noise levels for the proposed indoor facility which concluded that the location is within acceptable noise exposure range for the proposed use.

As per Zoning By-law 0225-2007, the subject property is zoned E2 (Employment), which permits an accessory day care use limited to an area of 600 m² (6458.35 ft²).

The applicant is proposing a stand-alone day care use with an area of 572m² (6,156.96ft²). Staff note that the gross floor area dedicated for the proposed use is within the maximum permissible area regulations for an accessory day care use and that the variance is technical in nature by permitting it as a stand-alone use. Staff are satisfied that the proposed standalone day care use is consistent with the permitted uses on the subject lands.

Planning staff are of the opinion that the proposal is appropriate for the subject lands given the existing structure and uses on site and will not negatively impact the planned function of the property in the long term. Staff further note that the proposal meets the general intent and purpose of the official plan and zoning by-law.

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

Appendix 2 – Zoning Comments

We note that a Zoning Certificate of Occupancy Permit is required. In the absence of a Zoning Certificate of Occupancy Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has not been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Emily Majeed, Planner-in-Training

Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner