

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-03-27	File(s): A64.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:4/3/2025 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow the establishment of a day care center proposing an accessory use of 28.0% whereas By-law 0225-2007, as amended, permits a maximum accessory use of 20.0% in an E2 Zone in this instance.

Background

Property Address: 2470 Milltower Crt

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: E2-1-Employment

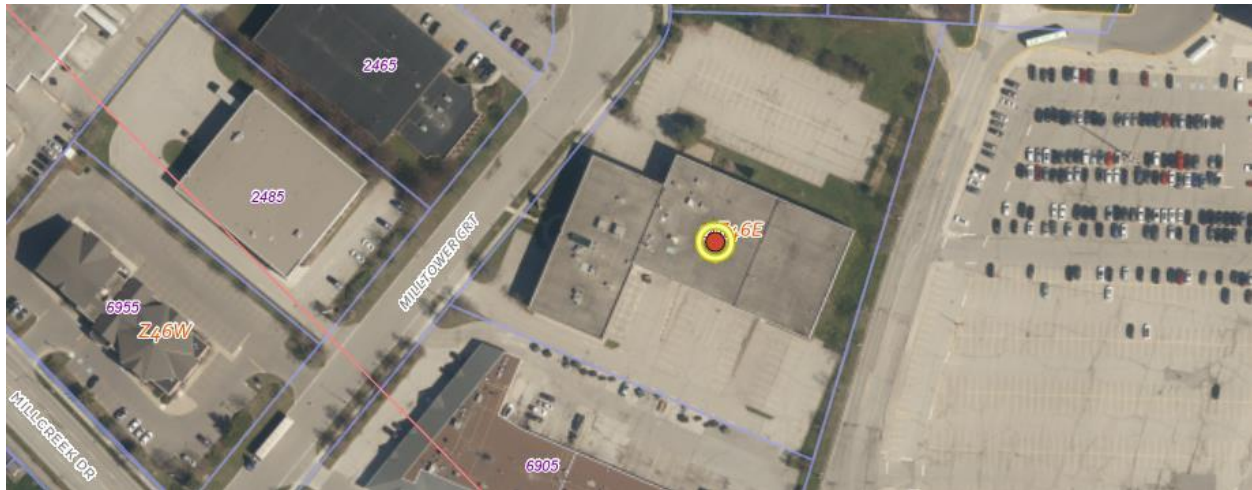
Other Applications: 24-1337

Site and Area Context

The subject property is located in the Meadowvale Business Park Corporate Centre on the south-east corner of the Derry Road and Millcreek Drive intersection. The subject property has an approximate lot area of 12,960.65m² (139,507.28ft²). It currently contains a commercial

building with both office and warehouse uses. There is limited vegetation on the property. The immediate area consists of a mix of commercial and employment uses.

The applicant is requesting a variance to permit an accessory day care use requiring a variance to permit a larger accessory daycare 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 Meadowvale Business Park Corporate Centre and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP).

While Planning staff have no concerns with the proposed variance being sought, through the internal review process it has been identified that the outdoor play requires a variance because the play area is not wholly contained within the building. Furthermore, planning staff are not in a position to interpret the zoning by-law to determine if there are any additional variances to the outdoor play area.

Given the above, planning staff recommend the applicant confers with Zoning staff to verify the accuracy of the application and to determine if any additional variance(s) are required.

Comments Prepared by: Sara Ukaj, Planning Associate

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

The Building Department is currently processing a certificate of occupancy permit application under file 24-1337. Based on review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: RAMSEN HEDOO, PLANNER.

Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 4 – Metrolinx

- The subject property is located within 300m of the Canadian Pacific (CP) Galt Subdivision, which carries Metrolinx's Milton GO Train service.

GO/HEAVY-RAIL – CONDITIONS OF APPROVAL

- As per section 3.9 of the Federation of Canadian Municipalities and Railway Association of Canada's Guidelines for New Development in Proximity to Railway Operations, the Owner shall grant Metrolinx an environmental easement for operational emissions. The environmental easement provides clear notification to those who may acquire an interest in the subject property and reduces the potential for future land use conflicts. The environmental easement shall be registered on title of the subject property. A copy of the form of easement is included for the Owner's information. The applicant may contact jenna.auger@metrolinx.com with questions and to initiate the registration process. (It should be noted that the registration process can take up to 6 weeks).
- The Proponent shall provide confirmation to Metrolinx, that the following warning clause has been inserted into all Development Agreements, Offers to Purchase, and Agreements of Purchase and Sale or Lease of each unit:

• **Warning:** Metrolinx and its assigns and successors in interest operate commuter transit service within 300 metres from the subject land. In addition to the current use of these lands, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx or any railway assigns or successors as aforesaid may expand their operations, which expansion may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual units. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under these lands.

Should you have any questions or concerns, please contact jenna.auger@metrolinx.com.

Comments Prepared by: Jenna Auger, Third Party Project Review