

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-05-01	File(s): A350.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:5/8/2025 1:00:00 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 Daycare use proposing an accessory use of 100% of the total gross floor area - non-residential of an office building whereas By-law 0225-2007, as amended, permits a maximum of accessory use of 20% of the total gross floor area - non-residential of an office building in this instance.

Background

Property Address: 2556 Meadowpine Blvd

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: E2-1-Employment

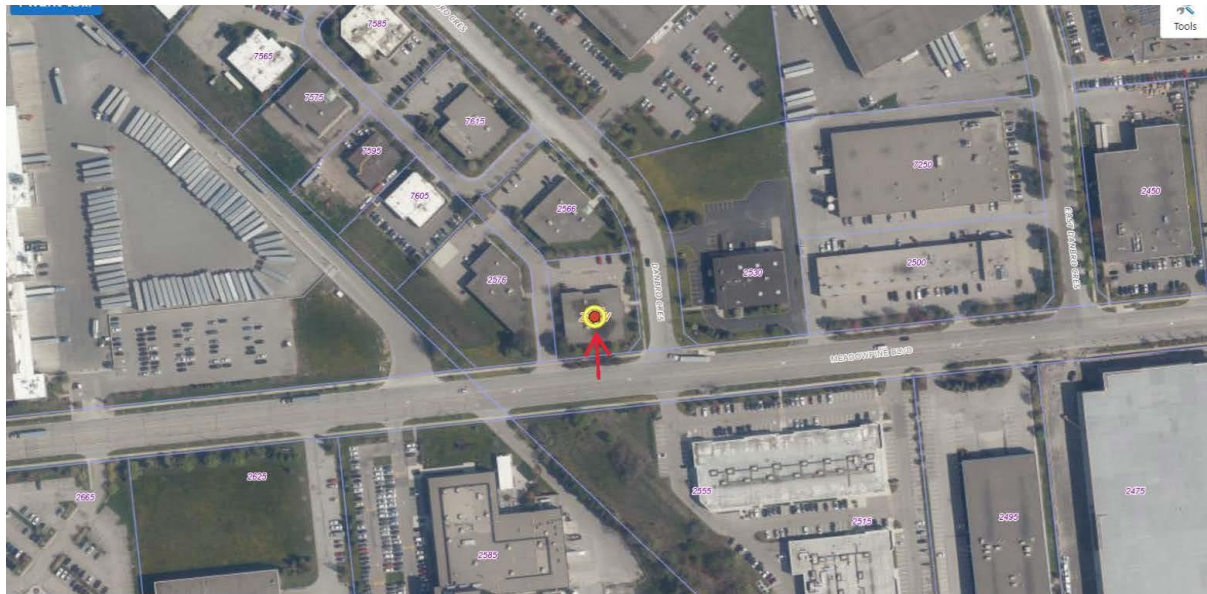
Other Applications: None

Site and Area Context

The subject property is located at the north-west corner of the Danbro Crescent and Meadowpine Boulevard intersection in the Meadowvale Business Park Corporate Centre. It

currently contains a single storey industrial building with an associated surface parking lot. Limited landscaping and vegetative elements are present on the subject property. The surrounding context is exclusively industrial consisting of one and two-storey industrial buildings.

The applicant proposes an increase in the accessory daycare space requiring a variance for accessory use gross floor 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:

Planning staff note that previous iteration of this minor variance application sought relief to permit a parking deficiency for an existing Place of Religious Assembly. The application was deferred by the Committee on August 22nd, 2024 and December 5th, 2024. The applicant is seeking to use 100% of the building's gross floor area for a daycare use and are no longer seeking a parking deficiency variance in support of the Place of Religious Assembly.

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, including accessory uses. Accessory uses are generally limited to a maximum of 20% of the total gross floor area and should be on the same lot and clearly subordinate to the functioning of the permitted use.

The subject property is zoned E2-1 (Employment) under Zoning By-law 0225-2007 which permits accessory day care uses as of right in Employment zones. Day care uses are permitted as accessory uses in E1 and E2 Employment zones, but are limited to a maximum of 20% of the total gross floor area (8.1.2.1.1 & 8.1.2.1.2). Staff note the regulations are meant to bolster the vision of the MOP to ensure permitted business activity uses are considered the primary use in Employment zones while allowing limited accessory uses. The requested variance proposes that the day care use be permitted to occupy the total building's gross floor area. This results in the daycare becoming the principle primary use of the building and prevents it from being considered an accessory use. While a day care as a primary use, is allowed in multiple zoning categories, it has been specifically excluded from all Employment zones. Day cares represent sensitive uses that may undermine the existing uses and intended future use and functionality of the surrounding area. These uses are not compatible with existing industrial uses found in the area due to heavy traffic, noise, pollution and other factors.

Given the above, Planning staff are of the opinion that there are clear MOP policies and regulations in the zoning by-law that discourage a notable gross floor area increase for accessory uses in Employment zones. Furthermore, staff are of the opinion the intent and purpose of the zoning by-law is not maintained by permitting a sensitive land use specifically excluded from the zone category as a primary use. Planning staff have concerns that the variance does not result in appropriate development of the subject property and cannot be considered minor in nature.

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: Ladan Javanbakht-Samani, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

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1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

Minor Variance Application: A-24-350M / 2556 Meadowpine Blvd.

Planning: Petrele Francois (905) 791-7800 x3356

Comments:

- Please be advised that the subject site is located within a Provincially Significant Employment Zone (F-12). Regional staff encourage the applicant to work with the City to address the appropriate mix of land uses and land use compatibility with appropriate consideration to municipal policies, studies and recommendations.

Comments Prepared by: Petrele Francois, Junior Planner