

# City of Mississauga

## Corporate Report



Date: May 21, 2021  To: Chair and Members of Planning and Development Committee	Originator's file: H-OZ 19/008 W11
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: June 14, 2021

### Subject

#### **REMOVAL OF THE "H" HOLDING PROVISION FROM ZONING BY-LAW 0225-2007 REPORT (WARD 11)**

**Application to remove the holding provision to permit a six storey self-storage building 250 Derry Road West, south side of Derry Road West, east of McLaughlin Road**

**Owner: Derry Storage Corporation**

**File: H-OZ 19/008 W11**

**Bill 139**

### Recommendation

That the report dated May 21, 2021 from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding provision application from the text of By-law 0225-2007 and the "H" symbol from the zoning map, under File H-OZ 19/008 W11, Derry Storage Corporation, 250 Derry Road West, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

### Background

On May 22, 2019, Council passed By-law 0079-2019, zoning the subject lands **H-E2-136** (Employment – Exception with a Holding Provision) and **G1** (Greenlands). Upon removal of the "H" holding provision the by-law will allow for a six storey self-storage building.

Appendices 1 and 2 identify the lands to which the by-law applies and the underlying zoning.

Council required the "H" holding provision be applied to the zone to allow time for the execution of the development agreement and the submission of technical plans. The "H" holding provision was to remain in effect until the following was completed:

1. Execution of a development agreement in a form and on terms satisfactory to the City of Mississauga.

2. Provision of outstanding technical plans, studies and reports to the satisfaction of the City, the Region and Credit Valley Conservation.

## Comments

Section 36 of the *Planning Act* provides the legislative framework for a municipality to add and remove an "H" holding provision. A formal public meeting is not required; however notice of Council's intention to pass the amending by-law must be given to all landowners within 120 m (400 ft.) to which the proposed amending by-law would apply. Notice was given to all affected landowners by pre-paid first class mail for this application.

The conditions for removing the "H" holding provision have been fulfilled as follows:

- The development agreement, which includes the dedication of lands, will be executed
- The required technical plans, studies and reports including environmental impact study, geotechnical report and slope stability analysis have been submitted and found acceptable.

## Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

## Conclusion

The conditions to remove the "H" holding provision have now been satisfied. The "H" holding provision can be removed from the by-law and the "H" holding symbol can be removed from the zoning map once the Development Agreement has been executed.

## Attachments

- Appendix 1: Aerial Photograph
- Appendix 2: Existing Zoning and General Context Map
- Appendix 3: Proposed Site Plan
- Appendix 4: Proposed Rendering



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Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building

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