

January 6, 2021

CFN 64188.16

BY EMAIL: sean.kenny@mississauga.ca

Mr. Sean Kenney
Committee of Adjustment
City of Mississauga
300 City Centre Drive, 2nd Floor
Mississauga, ON L5B 3C1

Dear Mr. Kenney:

**Re: Committee of Adjustment Minor Variance Application A 18/22
7630 Airport Road
City of Mississauga
Alpa Lumber Inc. (Agent: Baldassarra Architects Inc.)**

This letter acknowledges receipt of the above noted application circulated by the City of Mississauga. The materials were received by Toronto and Region Conservation Authority (TRCA) on December 8, 2021. TRCA staff has reviewed the above noted application, and as per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), provides the following comments as part of TRCA's commenting role under the *Planning Act*; the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2020*; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and, our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice related to provincial plans.

Purpose of the Application

The purpose of Minor Variance Application A 18/22 is to request the following variances:

1. A front yard setback of 13.99 m. (approx. 45.90 ft.) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 30.00 m. (approx. 98.43 ft.) in this instance; and,
2. A 0.0 m. landscape buffer along Airport Road whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5 m. (approx. 14.8 ft.) adjacent to a street in this instance.

It is our understanding that the requested variance is required to facilitate the development of a 11,330.02 sqm (121.955 sq.ft.) 1-storey industrial addition and a 2,996.79 sq.m. (32,257 sq.ft.) 2-storey office addition to the existing building. The proposed works also include demolishing a portion of the existing building.

Background

It is our understanding that TRCA staff are currently reviewing a TRCA permit application (CFN 66141) for the proposed industrial and office addition at the subject property.

Ontario Regulation 166/06

The subject property is located within TRCA's Regulated Area of the Mimico Creek Watershed. Specifically, the subject land is located downstream of a flood spill area of the Regulatory Flood Plain associated with a tributary of the Mimico Creek. As such, a TRCA permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area on the property.

Application Specific Comments

Based on our preliminary 2D modeling results, it appears that the subject property, including the existing industrial building, is affected by the Regulatory Flood spill and is subject to flooding.

As per TRCA's Living City Policy 8.5.1., TRCA does not support an increase in the size and footprint of an addition to an existing building or structure within the flood hazards where the addition is more than 50% of the original ground floor area. Additionally, TRCA requires that the existing use is not intensified, and that the addition meets the floodproofing measures.

Based on our review of the proposed works in this application, it appears that the proposed addition is more than %50 of the original ground floor. Additionally, it is not clear whether the use is intensified or whether the proposed addition is appropriately floodproofed.

Considering the ongoing review of the above noted TRCA permit application, it is our expectations that revisions and additional information will be required prior to TRCA staff supporting the proposed addition. It is our expectation that the required revisions may affect the variances, as requested in this application.

Recommendation

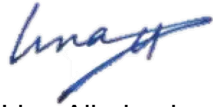
On the basis of the comments noted below, TRCA staff recommend **deferral** of Minor Variance Application A 18/22 in order to provide the applicant a chance to provide the required revisions and information in order to conform with TRCA's policies. Should the Committee not grant deferral of the application at the January 20, 2022 hearing, TRCA staff recommend denial of the application at this time.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a fee of \$1,155 (Variance Industrial/Commercial/Subdivision/Institutional– Minor). The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

We trust these comments are of assistance. Should you have any questions, please contact me at 416-661-6600 extension 5657 or at Lina.alhabash@trca.ca.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lina", with a stylized flourish extending from the end.

Lina Alhabash
Planner I

Development Planning and Permits | Development and Engineering Services
LA/as