

City of Mississauga Corporate Report



<p>Date: May 27, 2022</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: CD.21.INT W11</p>
	<p>Meeting date: June 20, 2022</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)
Motor Vehicle Commercial Land Use Study - Mississauga Road, south of the Canadian Pacific Railway
File: CD.21.INT W11

Recommendation

That the report dated May 27, 2022, from the Commissioner of Planning and Building regarding Motor Vehicle Commercial Land Use Study – Mississauga Road, south of the Canadian Pacific Railway, under File CD.21.INT W11 be received for information.

Background

On October 13, 2021, Council passed Resolution No. 0192-2021, directing Planning and Building staff to undertake a land use study of Zoning By-law 0225-2007 provisions and related Mississauga Official Plan policies for the lands zoned Motor Vehicle Commercial – Exception (C5-3) fronting, flanking, and/or abutting Mississauga Road, south of the Canadian Pacific Railway, for the purposes of determining appropriate permitted uses, regulations, and applicable land use policies.

Resolution No. 0192-2021 also directed Council to enact an interim control by-law for those lands subject to the land use study. Interim control by-law 0221-2021 was passed October 13, 2021 and has the effect of permitting only uses legally existing on the date of passing of the by-law for a period of one year, pending the completion of the abovementioned land use study.

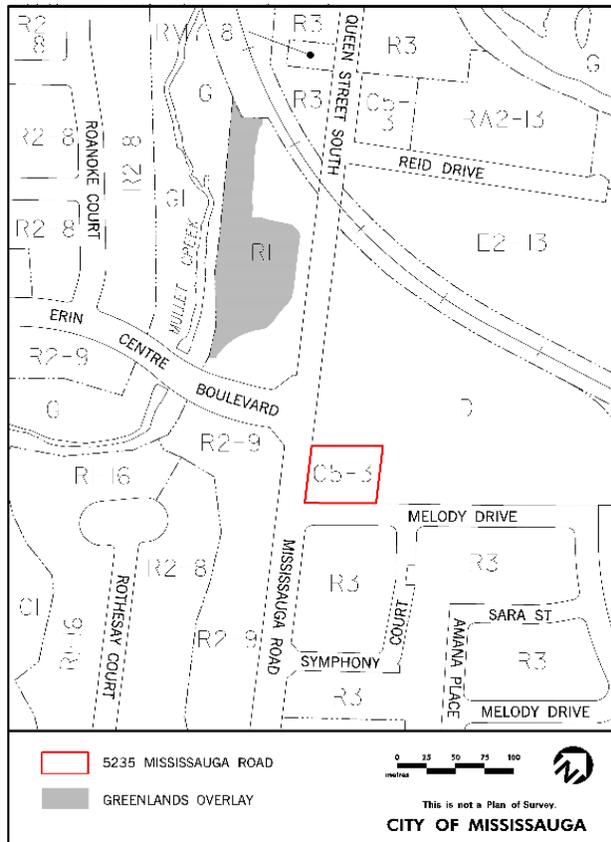
Refer to Appendix 2 for Council Resolution No. 0192-2021 and Appendix 3 for Interim control by-law 0221-2021.

The purpose of this report is to present the relevant land use policies, regulations, guidelines and other planning considerations that apply to the subject lands; to present proposed amendments to the zoning by-law resulting from the planning analysis; and, to hear comments from the public on the proposed changes.

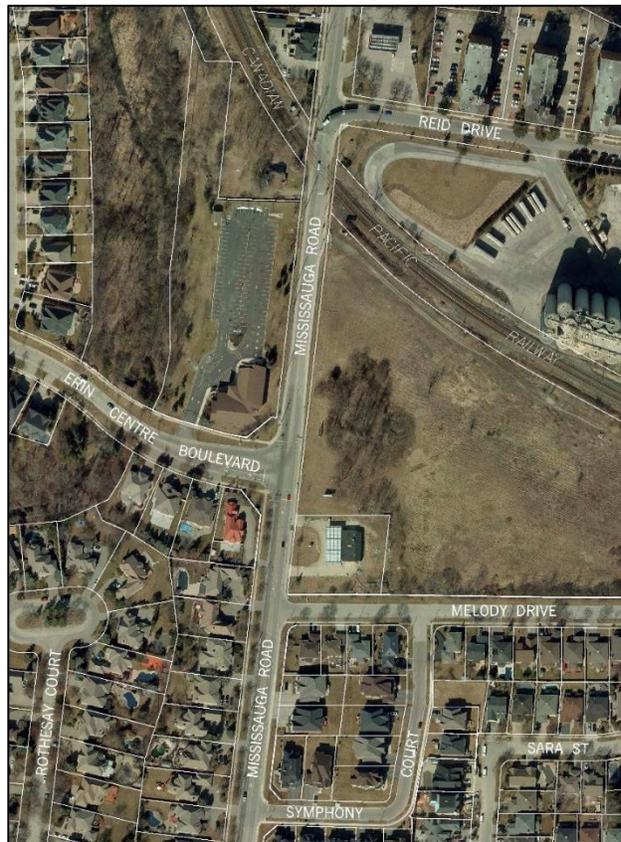
Comments

The land use study resulting from Council Resolution No. 0192-2021, applies to all properties currently zoned **C5-3** (Motor Vehicle Commercial – Exception), which front, flank, and/or abut Mississauga Road, south of the Canadian Pacific (CP) Railway.

There is one property within the study area that is zoned **C5-3** (Motor Vehicle Commercial – Exception), which is located at 5235 Mississauga Road. This property has operated as a motor vehicle repair facility since the 1960s. Recent development activity on the property has resulted in Council directing Planning and Building staff to undertake a land use study to determine the appropriate permitted uses, regulations and applicable land use policies, bearing in mind the location of the property on Mississauga Road, a designated Scenic Route in Mississauga Official Plan (MOP).



All Lands Zoned **C5-3** (Motor Vehicle Commercial – Exception) within the Study Area



Aerial Image of Study Area

LAND USE POLICIES AND REGULATIONS

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

In addition to reviewing the relevant policies of Mississauga Official Plan, Planning and Building staff have also reviewed the applicable regulations of Zoning By-law 0225-2007, the Urban Design Guidelines for Mississauga Road Scenic Route and the findings and recommendations of the City of Mississauga's Cultural Heritage Landscape Project.

Additional information and details are found in Appendix 1, Section 4.

Engagement and Consultation

A virtual community meeting was held on November 30, 2021 and approximately 8 residents were in attendance. A second community meeting has been scheduled for June 7, 2022. The issues raised by residents at the November 30, 2021 meeting are summarized in Appendix 1, Section 5. Resident comments from the two community meetings and June 20, 2022 statutory public meeting will be summarized in the recommendation report to be presented at a future Planning and Development Committee meeting.

Conclusion

Staff are recommending amendments to the zoning by-law that would have the effect of restricting development on the property to what is legally existing and removing permissions for a take-out restaurant and associated drive-through facilities on the subject lands.

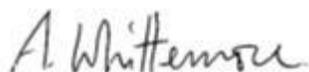
Once the community meeting and public meeting have been held, the Planning and Building Department will make a recommendation regarding the proposed amendments at a future Planning and Development Committee meeting.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis

Appendix 2: Council Resolution No. 0192-2021

Appendix 3: Interim Control By-law 0221-2021



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

Prepared by: Ashlee Rivet-Boyle, MCIP, RPP, Development Manager, North