

City of Mississauga

Corporate Report



<p>Date: January 6, 2023</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: T-OZ 22-015 W11</p>
	<p>Meeting date: January 30, 2023</p>

Subject

PUBLIC MEETING INFORMATION/RECOMMENDATION REPORT (WARD 11)

Application to extend the permission for the temporary outdoor storage of refrigeration trailers

46 William Street, west side of William Street and south of James Street

Owner: City of Mississauga

Applicant: Quickchill Mobile Refrigeration Ltd.

File: T-OZ 22-015 W11

Recommendation

1. That the application under File T-OZ 22-015 W11, City of Mississauga, 46 William Street to extend a temporary use by-law to permit the outdoor storage of refrigeration trailers for a period of three years, be approved, as outlined in the report dated January 6, 2023 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.

Executive Summary

- The application is to extend a temporary use by-law to permit the outdoor storage of refrigeration trailers
- The temporary use has been permitted to occupy the site since 1998
- No changes to the site or operations are proposed
- It has been concluded that the proposed development is supportable from a planning perspective

Background

The application has been deemed complete and circulated for technical comments. The purpose of this report is to provide information on the application and provide a recommendation for Planning and Development Committee's consideration.

PROPOSAL

The temporary use application is required to permit an extension to the temporary outdoor storage of refrigeration trailers on the subject property. Since 1998, a minor variance, an official plan amendment, a rezoning and temporary use applications have been approved for the subject lands, allowing for the temporary outdoor storage of refrigeration trailers.



Aerial Image of 46 William Street

Comments

The property is located on the west side of William Street, at the end of Henry Street, in the Streetsville Community Node Character Area. The site is vacant and no new buildings or structures are proposed to be built through this application.

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed extension of the temporary use by-law. All property owners within 120 m (393 ft.) were notified of the application on August 16, 2022.

No community meetings were held for the application and no comments have been received by the Planning and Building Department regarding the application.

PLANNING ANALYSIS SUMMARY

Temporary use by-laws are regulated under the *Planning Act*. In Section 19.9 of Mississauga Official Plan, a temporary use which conforms to Mississauga Official Plan is permitted to deal with unfamiliar uses on a trial basis, subject to satisfying certain conditions.

A detailed Planning Analysis is found in Appendix 1. The application is consistent with the *Provincial Policy Statement* and conforms to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan.

Strategic Plan

The application is consistent with the Prosper pillar of the Strategic Plan by contributing to employment opportunities in the Streetsville Community Node Character Area.

Financial Impact

The lease fees are already included in the budget. There will be no financial impact. All fees paid by applicants 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

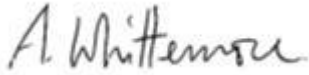
In summary, the proposed extension to permit the temporary outdoor storage of refrigeration trailers is acceptable from a planning standpoint and should be approved for the following reasons:

1. The use has existed on the property since 1998 and has not adversely impacted the surrounding land uses.
2. The temporary outdoor storage use makes efficient use of vacant and underutilized lands.
3. The existing **D-12 (Development)** exception zone standards that presently apply to the lands will remain unchanged.

Should the application be approved by Council, the implementing by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Detailed Information and Recommendation Report



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

Prepared by: Robert Ruggiero, Development Planner