

# City of Mississauga Department Comments

Date Finalized: 2024-08-08	File(s): B44.24
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2024-08-15 3:30:00 PM

## Consolidated Recommendation

The City has no objections to the proposed consent application.

## Application Details

The applicant requests the approval of Committee to sever a parcel of land for the purposes of a lot addition. The parcel has a frontage of approximately 145.52m (approx. 477.43ft) and an area of approximately 4869sq m (approx. 52,409.48sq ft). The new parcel will be added to the property immediately to the northeast known as 7440 Torbram Road.

### Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent

## Background

**Property Address: 7447 Bramalea Road**

### Mississauga Official Plan

Character Area: Northeast Employment Area (West)  
Designation: Industrial

### Zoning By-law 0225-2007

**Zoning: E3- Employment**

**Other Applications: None**

### Site and Area Context

The subject property is located north-east of the Drew Road and Bramalea Road intersection in the Northeast Employment Area (West) Character Area. It currently contains two industrial building with an associated surface parking lot. The subject property has a lot area of approximately +/- 13ha (32.12ac). Limited landscaping and vegetative elements are present on the subject property. The surrounding area context is predominantly heavy industrial uses.

The applicant is proposing a lot addition to the property to the northeast, known as 7440 Torbram Road, requiring the severance of the rear portion of the subject property.



## Comments

### Planning

#### Planning Act

Section 51 (24) of the *Planning Act* sets out the criteria for land division in the Province of Ontario. In evaluating such requests, the Committee needs to be satisfied that the proposal meets not only the criteria set out under Section 51(24), but also municipal requirements identify in local legislation.

#### Provincial Matters

The Provincial Policy Statement 2020 (PPS 2020) and Growth Plan for the Greater Golden Horseshoe promote efficient development and land use, directing the focus towards intensification and redevelopment. The proposal is consistent with the general directive in provincial policy.

Staff comments concerning the application for consent are as follows:

The subject property is located in the Northeast Employment Area (West) and is designated Industrial in Schedule 10 of the Mississauga Official Plan (MOP). The existing and proposed buildings and lots are appropriate to handle the permitted uses envisioned under the Industrial designation.

Staff are satisfied that the consent application is consistent with the official plan as the severed and retained lots will provide for adequately sized lots for the existing industrial operations. No minor variances are required for lot sizes or frontages. The proposal will not negatively impact the area's lot fabric. Furthermore, staff have no concerns with the severance regarding the criteria set out in Section 51(24) of the Planning Act as the site is appropriately serviced and is suitable for the planned use of the property. Staff are therefore of the opinion that the application conforms to Section 51(24).

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Information submitted with this consent application indicates that the intent is to sever off a 4868 m<sup>2</sup> “rear slice” of vacant land at the rear of 7447 Bramalea Road and add these lands to the abutting parcel to the north-east (7440 Torbram Road). The lands being severed are described as Parts 3 and 4 on the draft reference plan submitted, and Parts 1 and 2 will be the lands being retained by 7447 Bramalea Road. Acknowledging that no new parcel is being created, just a transfer of lands from one property to another, we have no objections to the applicant’s request.

Typically, we would require an underground servicing plan to determine the location of any underground services in order to confirm any easement requirements. In this particular instance, we would recommend that the owner of the subject lands review their records and be satisfied that any underground services to either the severed or retained lands are located such that the services are confined within the limits of the new property lines. Should it be determined that there are any services that will conflict with the new property limits, the owner would have the option of abandoning that service(s) and arranging for the construction of a new service(s) in the proper location, or alternatively protecting it by means of a private easement.

In view of the above, and should the Committee see merit in the subject applications, we provide the following comments for the Committee’s consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Reference Plan Requirement

The applicant has provided a sketch of the draft reference plan. Prior to our clearance we would request that a pdf of the full draft or deposited reference plan be submitted for our review. In the event that any private easements would be required, then a letter/schedule prepared by the applicant's Solicitor which would specifically describe any new private easement(s) to be established should also be submitted. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

B. General Information

1. Site Plan Approval

Any re-development of the subject lands will require the owner obtaining Site Plan Approval where any site-specific conditions/requirements relating to detailed lot grading and drainage, servicing, access, etc. can be addressed.

Comments Prepared by: Tony Iacobucci, Development Engineering

## **Appendix 2 – Zoning Comments**

Zoning has no objection to the Consent application provided that the severed and retained lands comply with the provisions of Zoning By-law 0225-2007, as amended, with respect to, among other things, minimum lot frontage, minimum lot area, setbacks to the existing building(s), on site parking, etc., or alternatively, that any minor variance(s) is approved, final and binding and/or the demolition of any existing building(s) is complete.

We further advise that the proposed lot frontage is to be calculated in accordance with the following definition:

- The applicant is advised that Lot Frontage means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line.

Comments Prepared by: Minan Song, Zoning Examiner

## **Appendix 3 – Region of Peel**

### **Application for Consent: B-24-044M / 7447 Bramalea Road**

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

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**Appendix A – CONDITIONS OF PROVISIONAL CONSENT**

**SHOULD THE COMMITTEE GRANT A PROVISIONAL CONSENT, THE FOLLOWING IS A LIST OF THE RECOMMENDED CONDITIONS TO BE ATTACHED TO THE DECISION AND THESE CONDITIONS MAY BE REVISED BY THE COMMITTEE AT THE PUBLIC MEETING.**

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding.
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 8<sup>th</sup>, 2024.