

City of Mississauga Department Comments

Date Finalized: 2024-09-16	File(s): B50.24 B51.24 Ward: 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-09-19 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application meets the requirements of Section 50(3) of the Planning Act.

Application Details

B50.24

The applicant requests the Consent of the Committee for the creation of an easement.

B51.24

The applicant requests the Consent of the Committee for the creation of an easement.

Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent

Background

Property Address: 2210 & 2200 Drew Road

Mississauga Official Plan

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

Zoning By-law 0225-2007

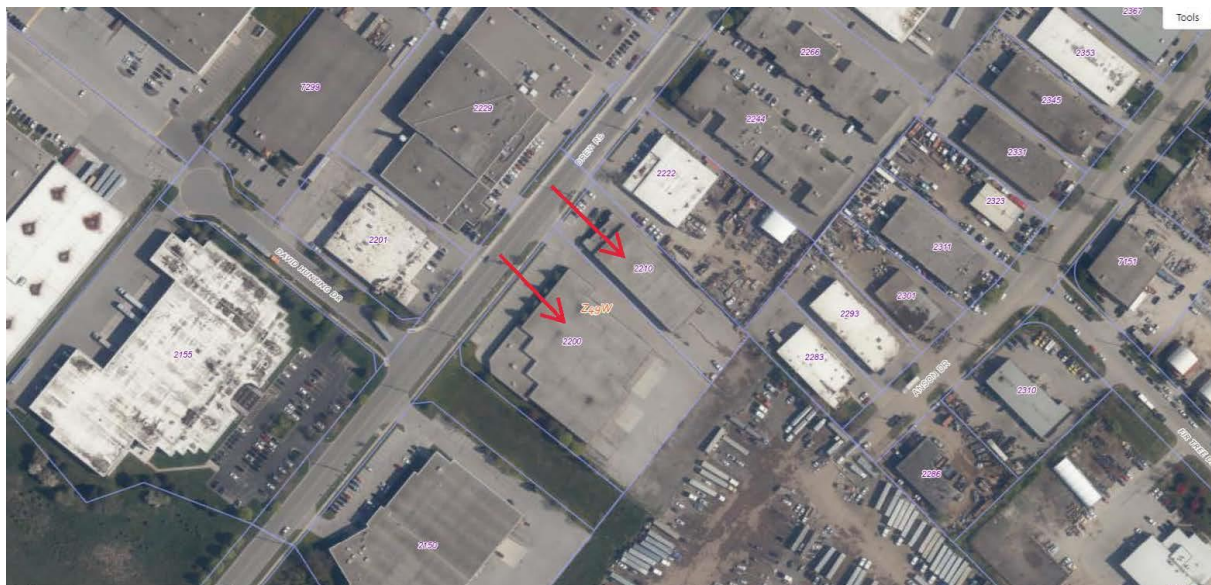
Zoning: E2 - Employment

Other Applications: None

Site and Area Context

The subject property is located south-east of the Drew Road and Bramalea Road intersection. It currently contains two existing industrial buildings with associated surface parking. Limited landscaping and vegetative elements are present on the subject property. The surrounding area contains multi-tenant industrial spaces and warehouse and distribution facilities.

The applicant has applied for consent of the Committee to create an easement to facilitate a servicing easement.



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 applications for consent and the four tests to the minor variance request are as follows:

Staff note 2210 and 2200 Drew Road was recently the subject of a consent/easement and minor variance application (B44.23, A368.23, A369.23) that was approved by the Committee on November 3rd, 2023. At the time, it was noted that easements exist between the properties, but the exact location was not determined and due to time constraints, a blanket easement was placed on 2210 Drew Road in favour of 2200 Drew Road. Since the completion of the previous applications, the actual location of the servicing has been determined. There are no changes proposed to the existing buildings. Planning staff rely on comments from Transportation and Works for applications pertaining to servicing easements and note they did not raise any concerns with the application.

Planning staff are of the opinion that the consent application for a new servicing easement will ensure adequate utility services. Through a detailed review, staff are of the opinion that the application is appropriate to be handled through the consent process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This department has no objections to the applicant's request for the creation of servicing easements. This property was the subject of Consent Application 'B' 44/23 where a blanket easement was established as the exact location of the underground sewer was not known. As the location of the underground servicing has now been confirmed and in order not to encumber the entire property, it is the intention of this request to remove the blanket easement and replace it with a servicing easement.

Information submitted on the "Easement Sketch" Plans indicates that Parts 1 and 2 will be a servicing easement on 2200 Drew Road in favour of 2210 Drew Road and that Parts 3,4 and 5 will be a servicing easement on 2210 Drew Road in favour of 2200 Drew Road. It should be mentioned that the above noted parts described do not indicate the deposited 43R-Plan number and assume this 43R-Plan will be deposited shortly.

In view of the above we have no objections or requirements with regards to the submitted application to create servicing easements.

Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Region of Peel

Applications: B-24-050M, B-24-051M/ 2210 & 2200 Drew Road

Development Engineering: Wendy Jawdek (905) 791-7800 x6019

Comments:

- There is a 8m wide Regional sanitary sewer easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title.

Conditions:

- Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the private service easement review.

Comments Prepared by: Petrele Francois, Junior Planner

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 Region of Peel indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated Aug 28, 2024.