

City of Mississauga Department Comments

Date Finalized: 2024-10-03	File(s): B47.24
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2024-10-10 1:00:00 PM

Consolidated Recommendation

The City has no objections to the consent application.

Application Details

The applicant requests the Consent of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 38.88m (approx. 127.56ft) and an area of approximately 0.56ha (60277.90sq ft).

Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent

Background

Property Address: 7615 Torbram Road and 2655 Rena Road

Mississauga Official Plan

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

Zoning By-law 0225-2007

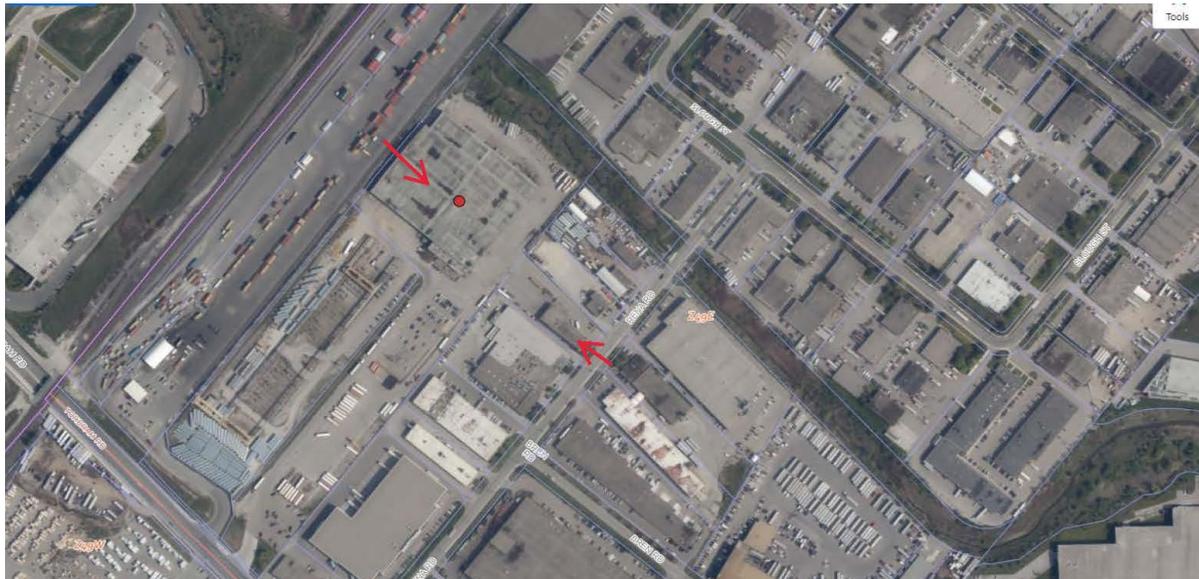
Zoning: E2-19-Employment

Other Applications: None

Site and Area Context

The subject properties are located north-east of the Drew Road and Torbram Road intersection in the Northeast Employment Area (West). They are interior lots that currently contain two industrial buildings with associated surface parking lots. Limited landscaping exists on the site, while mature vegetation is present within the Greenlands portion of the subject property. The surrounding area context is predominantly industrial buildings on lots of varying sizes.

The applicant is proposing a severance of a parcel of land for the creation of a new lot.



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:

The subject property is located in the Northeast Employment Area (West) and is designated Business Employment and Greenlands 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 Business Employment designation.

Staff note the severance is technical in nature as the lands were merged on title due to the ownership being identical for each parcel. Both parcels are identified by separate PIN numbers and municipal addresses. 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 employment zone 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

This department has no objections to the applicant's request. Information provided with this application, specifically the July 10, 2024, letter from Arcadis Professional Services (Canada) Inc. indicates that this is a technical severance as the parcels which comprise the subject lands are identified by separate PIN numbers and municipal addresses. It can be assumed that the parcels merged on title, and the intent of this application is to revert the lands back to the original parcels.

From our site inspection, we note that both 2655 Rena Road and 7615 Torbram Road currently share an interconnecting access, which allows the Rena Road property the ability to access the 7615 Torbram Road property and vice versa. Acknowledging that the applicant has not requested any mutual right-of-way easements and the fact that both these properties have their independent access locations, we are not concerned or requesting the establishment of any interconnecting access easements.

In view of the above, we have no objections or requirements to the request, provided that the applicant is satisfied that there are no existing underground services that would require private servicing easements. Should it be determined that any services encroach into the limits of the property being severed, then the owner would have the option of abandoning that service(s) and arranging for the construction of a new service(s) in an alternate location, or alternatively, provide a private easement.

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: Crystal Abainza, Zoning Examiner

Appendix 3 – TRCA

Further to my previous email of September 30, 2024, in light of the determination that the subject application is a technical severance to recreate two parcels that merged on title, TRCA staff have no further concerns with the application as it does not represent an increase in rise due to the presence of the floodplain on portions of the property. As such, TRCA staff recommend that the committee approves the application subject to the following condition:

1. That the applicable TRCA Plan Review fee is remitted within 60 days of this correspondence.

We trust these comments are sufficient and helpful.

Please accept this email as our final recommendation.

Comments Prepared by: Jason Wagler, Senior Manager

Appendix 4 – Heritage

The property has archaeological potential due to its proximity to a present or past watercourse or known archaeological resource. Due to the archaeological potential, an archaeological assessment must be completed. The applicant should contact the Ministry of Citizenship and Multiculturalism to determine if an archaeological assessment has been completed for this property. If an assessment has already been completed, please provide Heritage Planning with a letter from the Ministry confirming all archaeological resource concerns have met licensing and resource conservation requirements for the property. If an assessment has not been completed a licenced archaeologist with experience in (heritage resource management) must be retained by the property owner in order to meet the requirements of the Ministry.

Comments Prepared by: Andrew Douglas, Heritage Analyst

Appendix 5 – Region of Peel

Consent Application: B-24-047M / 7615 Torbram Road and 2655 Rena Road

Development Engineering: Brian Melnyk (905) 791-7800 x3602

Comments:

- Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the

Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements.

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.

Planning: Petrele Francois (905) 791-7800 x3356

Comments:

- Please be advised that the subject lands are located in the regulated area of the Toronto and Region Conservation Authority (TRCA). We request that City staff consider comments from the TRCA and incorporate their conditions of approval appropriately.

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 City of Mississauga, Culture Division, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated Oct 3, 2024.
5. A letter shall be received from the Toronto and Region Conservation Authority indicating that satisfactory arrangements have been made with respect to payment of the “Review Fee”, and their comments dated Oct 2, 2024.