

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-03-13	File(s): B88.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 3/20/2025 1:00:00 PM

## Consolidated Recommendation

The City has no objection to the consent application.

## Application Details

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 6.17m (20.24ft) and an area of approximately 2447.4sq.m (26,343.6sq.ft).

### Recommended Conditions and/or Terms

- Appendix A – Conditions of Provisional Consent

## Background

**Property Address:** 3456 Mavis Rd

### Mississauga Official Plan

Character Area: Mavis-Erindale Employment Area  
Designation: Business Employment

### Zoning By-law 0225-2007

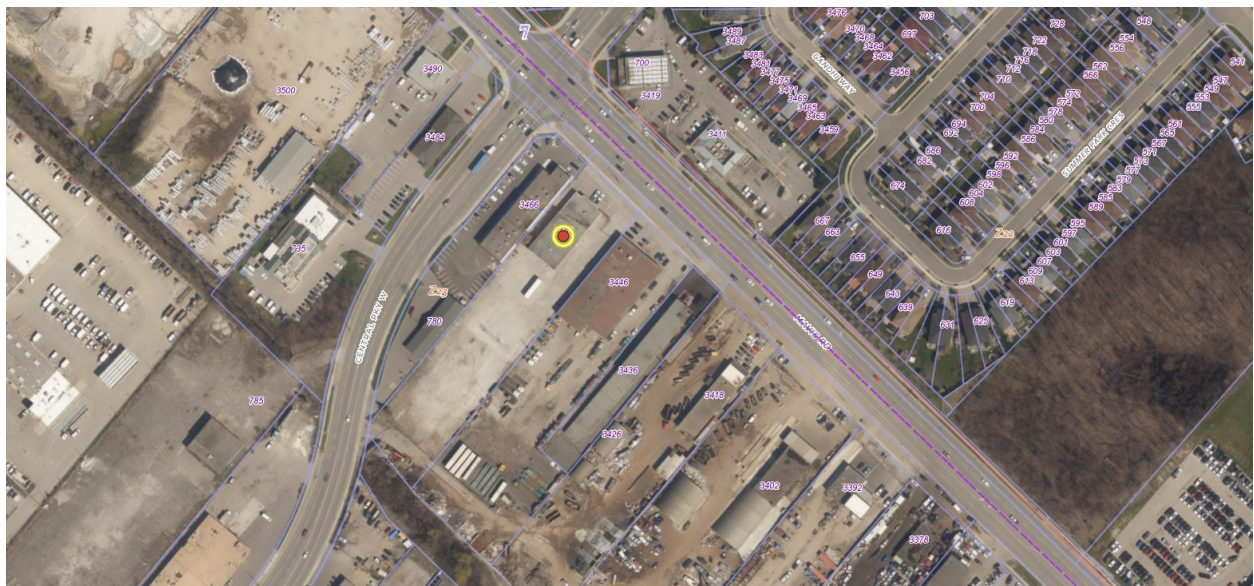
**Zoning:** E2-19 - Employment

## Site and Area Context

The subject property is located south-west of the Mavis Road and Central Parkway West intersection in the Mavis-Erindale Employment Character Area. While primary access is provided from the Mavis Road frontage, staff note the portion at the rear of the subject property involved in the consent application contains frontage and access from Central Parkway West. It is an interior lot and contains a single storey industrial building with an associate surface parking lot in the front and rear yard. Limited landscaping and no vegetative elements are present on the subject property. This portion of Mavis Road is comprised of a combination of heavy industrial and mixed commercial uses on large parcels. Additionally, staff note the property abuts Greenlands designated lands to the rear.

The application form indicated that the applicant is seeking to create a new lot. Further conversation with the agent has confirmed that the consent application is for a lot addition.

The purpose of the application is to merge the conveyed lands with the lands to the south, known municipally as 3446 Mavis Road, and will continue to be utilized for business employment purposes.



## Comments

### Planning

#### Provincial Matters

The Provincial Policy Statement 2024 (PPS 2024) promotes efficient development and land use, directing the focus towards intensification and redevelopment. The proposal is consistent with the general directive in provincial policy.

#### 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.

Staff comments concerning the application are as follows:

The subject property is located in the Mavis-Erindale Employment Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). The Business Employment designation permits a variety of employment uses that will be retained by the applicant for the retained and conveyed lands. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area.

Staff are satisfied that the application is consistent with the MOP as the proposed lot addition maintains two lots of similar size and is suitable for the existing uses. Staff have no concerns with the consent application regarding the criteria set out in Section 51(24) of the Planning Act as the site will continue to be appropriately serviced and is suitable for the planned use of the property. The existing easements and functionality of the site will not be impacted by the proposed lot addition. Staff are therefore of the opinion that the application conforms to Section 51(24) of the Planning Act.

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 where no new lot is being created and acknowledge the severance will facilitate a shift to the existing property boundaries. It is our understanding that a portion of the lands belonging to 3456 Mavis Road will be severed with the intent of adding those lands to 3446 Mavis Road, the abutting lands to the south.

We note the Survey Plan initially submitted with the application does not specifically identify the proposed severed lands. It is our understanding that Parts 2 & 3, and the westerly portion of the lands described as Part 4, which is approximately 10m x 40.29m, will be the severed lands. The applicant will be providing a revised Survey Plan prior to the hearing to confirm the exact limits of the lands to be severed.

In view of the above, we have no objections to the request provided that the applicant is satisfied that there are no existing underground services which 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.

For further information regarding the above noted comments, please contact Tony Iacobucci at (905) 615-3200 ext. 5129 or [tony.iacobucci@mississauga.ca](mailto:tony.iacobucci@mississauga.ca).

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: Emily Majeed, Planner-in-Training

### **Appendix 3 – Region of Peel Comments**

Development Engineering: Brian Melnyk (brian.melnik@peelregion.ca)|(905) 791-7800 x3602

Comments:

- This site (at the point of severance) does not have frontage accessing an existing municipal sanitary sewer.
- Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense.
- 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 at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

Conditions:

- Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private and or municipal service easements.

Comments Prepared by: Petrele Francois, Junior Planner

### **Appendix 4 – Conservation Authority Comments**

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 5.1 and 5.2 of the Provincial Planning Statement (2024);
2. Regulatory Responsibilities providing comments to ensure the coordination of requirements under the Conservation Authorities Act Section 28 regulation, to eliminate unnecessary delay or duplication in process.
3. Source Protection Agency providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the Clean Water Act, as applicable.

#### **CVC REGULATED AREA**

Based on our mapping, the subject property is regulated due to flood hazard associated with Wolfedale creek. As such, the property is subject to the Prohibited Activities, Exemptions, and Permits Regulation (Ontario Regulation 41/24). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior

written approval of CVC (i.e. the issuance of a permit).

#### PROPOSAL:

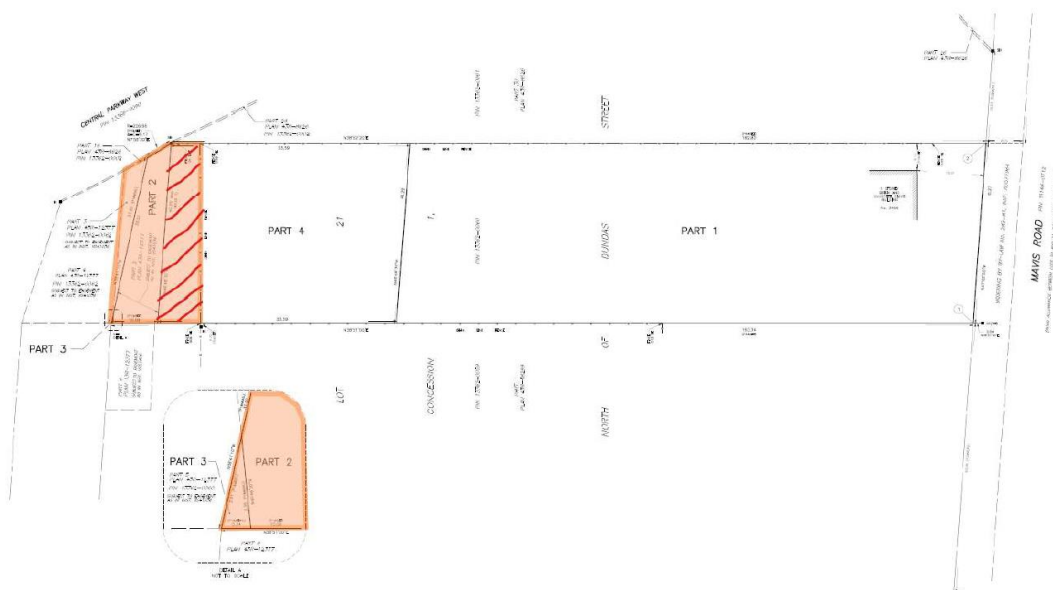
It is our understanding that the applicant is requesting the Committee to approve the following:

#### COMMENTS:

Based on the correspondence between the applicant, CVC and City staff, it is understood that the applicant is seeking to reduce Part 4 of the lot to an area of 10m x 40.29m (as indicated by the hatched area in the provided image) and to consolidate Part 2, Part 3, and the reduced Part 4 with the property located to the south at 3446 Mavis Road.

CVC staff have no objection to what is understood to be a lot line adjustment. However, the applicant is advised that portions of Part 2 and Part 3 of 3456 Mavis Road fall within the CVC regulated area. As a result, any future development proposed within this area will require a permit from CVC.

The applicant is to note that CVC has not received payment of the review fee of \$478 for this Minor Variance application. The applicant should forward this directly to CVC at the earliest convenience.



I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at [stuti.bhatt@cvc.ca](mailto:stuti.bhatt@cvc.ca) or 905-670-1615 (ext. 3500) should you have any further questions. Please circulate CVC on any future correspondence or applications regarding this site.

Comments Prepared by: Stuti Bhatt, 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 Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated March 13, 2025.

**NOTE:**

Subsection 50(3) and/or 50(5) of the Planning Act, shall apply to any subsequent conveyance or transaction that is subject to this consent and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.