

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-12	File(s): B11.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 6/19/2025 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot and easements. The parcel of land has a frontage of approximately 48.71m (approx. 159.81ft) and an area of approximately 3,673.20sq m (approx. 39,538.00sq ft).

Recommended Conditions and/or Terms

- Appendix A – Conditions of Provisional Consent

Background

Property Address: 992 & 996 Rangeview Rd

Mississauga Official Plan

Character Area: Lakeview Waterfront Major Node
Designation: Residential Medium Density

Zoning By-law 0225-2007

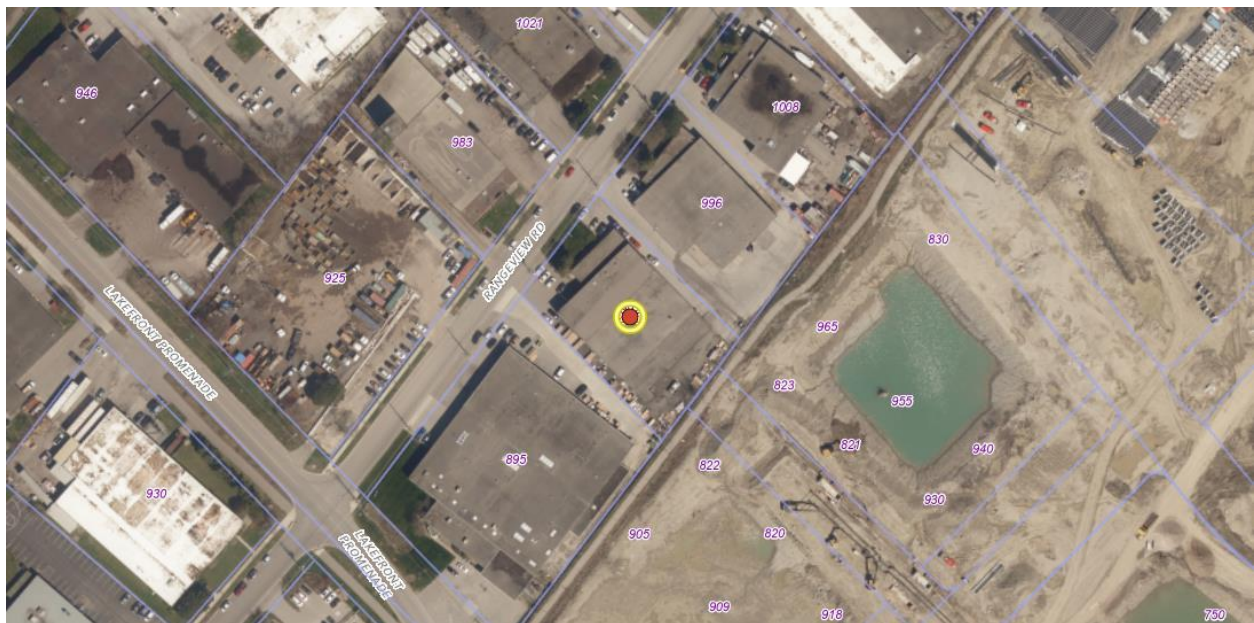
Zoning: E2-21 - Employment

Other Applications: Preliminary Zoning Review application PREAPP 25-6629

Site and Area Context

The subject site is located within Rangeview Estates, south of Lakeshore Road East and east of Lakefront Promenade. The surrounding area is currently occupied by a mix of small scall employment uses, primarily within single-storey buildings. The total area of the parcel is 0.73ha (1.80ac) and currently contains two one-storey structures.

The applicant is requesting to sever the property into two parcels.



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 site is designated "Residential Medium Density" in Schedule 10 of the Mississauga Official Plan (MOP). The subject site is within the Lakeview Waterfront Major Node and is a part of the Rangeview Estates Precinct. The long-term vision for Rangeview Estates Precinct consists of a medium density residential neighbourhood under the current official plan and the Development Master Plan.

The subject site is part of the Rangeview Landowner's Group (RVLOG) development necessary to achieve the overall long-term vision of the MOP. The current MOP and master plan has identified a right-of-way (Leading Sea Avenue) extending through the proposed severed parcel (992 Rangeview Road) to connect with Rangeview Road providing access to the and the broader Rangeview development along the Lakefront Promenade. The Rangeview Landowners Group submitted an official plan amendment on May 31st, 2024, with proposed amendments to the official plan policies that included a cost-sharing agreement between the City and the RVLOG. The intent of the cost sharing agreement is to address the distribution of costs and related municipal and community infrastructure assets, lands and facilities associated with development.

The Landowner Group as part of the OPA is negotiating details surrounding a "Spine Servicing Agreement" (SSA) for improvements to existing right-of-way servicing and servicing construction of proposed right-of-ways outlined in the MOP. The road widenings, proposed right of ways and parks are not yet conveyed to the city. The mechanics for the delivery of the impacted lands has not yet been fully determined in the current development process review. The SSA will be overseen by a third-party trustee appointed by the RVLOG by way of a "Cost Sharing Agreement" separate of the SSA with the City to support the delivery of servicing infrastructure and land conveyance terms that will support phased future development of lands identified in the Development Master Plan.

With the above-mentioned discussions and processes under way, staff are of the opinion that the severance application is premature and has potential impacts on the over-all long-term goals of the MOP. The severed lot will need to accommodate a city right-of-way through the centre of the parcel in the future, and the remanent lands flanking the right-of-way will need to be incorporated into a future development on the adjacent parcels. Staff are of the opinion that further discussions are required between the applicant and the City on the possible interim solutions and the orderly development of the lands.

As such, given the above, staff recommend the application be deferred to provide the necessary time for the agreements and policies to crystalize to ensure that severance will not have negative impacts on the future development of Rangeview.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This department has reviewed the information submitted with this application and advise that we cannot support the application in its current form.

The City has recently processed Registered Plan 43M-2170 (Lakeview Subdivision) which is the large parcel of land located immediately to the south of the applicant's lands. Through the processing of the subdivision and in compliance with the Mississauga Official Plan, a road network which included all lands south of Lakeshore Road, east of Lakefront Promenade as far as the new Jim Tovey Boulevard has been established. With the registration of 43M-2170, the right of way for Leading Sea Avenue was dedicated to the City. The City of Mississauga Official Plan also shows that Leading Sea Avenue is to extend further north to intersect with Rangeview Road. As you can see on the plans, this north/south road will be situated centrally on the 992 Rangeview Road lands.

We draw attention to the plan that was provided by the applicant prepared by Tarasick McMillan Kubicki Ltd. (10347-R). The lower portion of the plan clearly shows the now existing City of Mississauga right of way now known as Leading Sea Avenue.

In view of the above this Department cannot support this application. We suggest that further discussion be held between the applicant and The City of Mississauga.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183.

G. Russell

Supervisor, Development Engineering South

905-615-3200, ext. 5833

Comments Prepared by: Geoff Russell, Supervisor, Development Engineering - South















Appendix 2 – Zoning Comments

The Building Division is processing Preliminary Zoning Review application **PREAPP 25-6629**.

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 Comments

Development Engineering: Sabrina Martins (905) 791-7800 x3094

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.

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: Ayooluwa Ayoola, 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, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated June 12, 2025.
5. 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 June 12, 2025.