

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-07-03 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): B6.25 B7.25 A105.25
	Meeting date: 7/10/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the consent and minor variance applications.

Application Details

B6.25

The applicant requests the consent of the Committee to sever a parcel of land for the purposes of a lot addition. The parcel of land has a width of approximately 10.00m (approx. 32.81ft) and an area of approximately 147.10sq m (approx. 1,583.37sq ft).

The parcel of land is to be added to the property directly south of the subject property known as 6885 Kennedy Rd.

B7.25

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 250.00m (approx. 820.21ft) and an area of approximately 32,665.00sq m (approx. 351,603.10sq ft).

A105.25

The applicant requests the Committee to approve a minor variance for the retained lands of B6.25 and B7.25 proposing:

1. 182 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 208 parking spaces in this instance; and
2. A setback of parking areas, driveways, loading spaces, and other paved areas to all lands zoned G1 or G2 of 5.00m (approx. 16.40ft) whereas By-law 0225-2007, as amended, requires a minimum setback of parking areas, driveways, loading spaces, other paved areas to all lands zoned G1 or G2 of 7.50m (approx. 24.61ft) in this instance.

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Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent
- The variance application approved under File(s) "A105.25" must be finalized

Recommended Conditions and/or Terms of minor variance

- Variance(s) approved under file(s) "A105.25" shall lapse if the consent application under file "B6.25" is not finalized within the time prescribed by legislation.

Background

Property Address: 560 & 600 Slate Dr

Mississauga Official Plan

Character Area: Gateway Employment Area (East)
Designation: Business Employment, Industrial & Greenlands

Zoning By-law 0225-2007

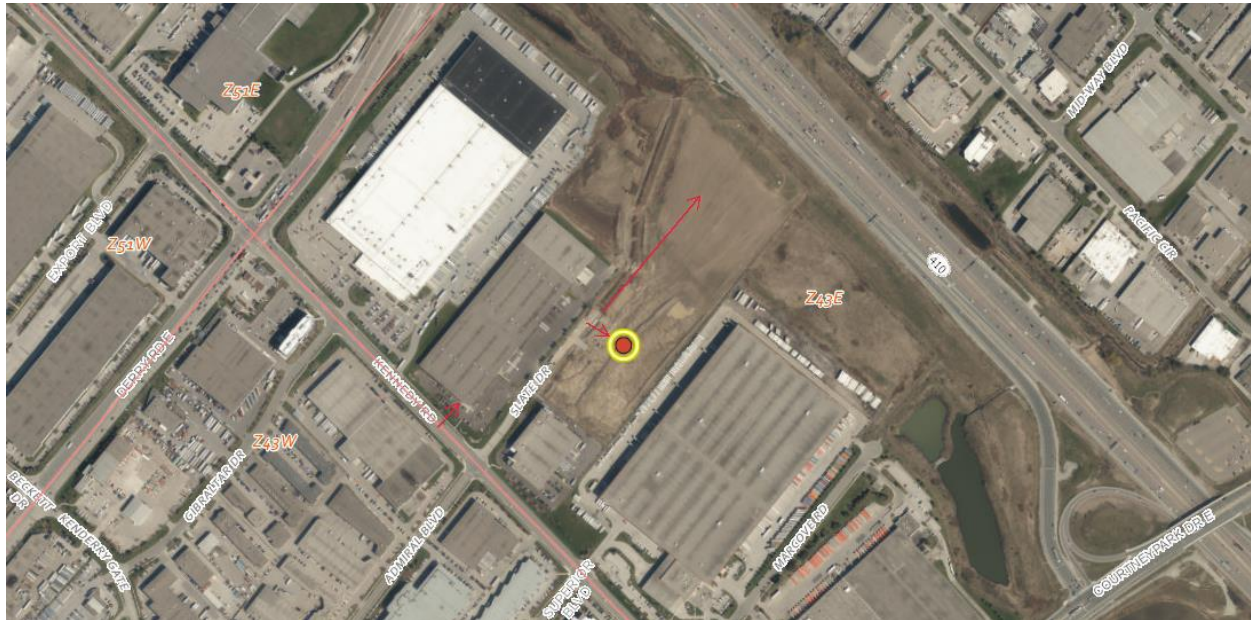
Zoning: E2, E3-Employment; G1-Greenlands; PB1-Parkway Belt

Other Applications: PREAPP 25-6419

Site and Area Context

The subject property is located on the east side of Kennedy Road, north of Courtney Park Drive East in the Gateway Employment Character Area. The site is currently under construction with two (2) planned industrial buildings. The surrounding area consists of one and two-storey industrial buildings with limited vegetation and significant hardscaping.

The applicant is proposing two severances, one to create a new employment lot with the other as a lot addition to an adjoining property. In addition to the consent applications, there are minor variances required for a parking deficiency and setback to a G1 zone. The parcel of land subject to the lot addition is to be added to the property directly south of the subject property, municipally known as 6885 Kennedy Rd.



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.

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In evaluating such requests, the Committee needs to be satisfied that the proposal meets the four tests set out in the *Planning Act*.

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

Planning staff note the application was deferred by the applicant at the May 8th, 2025, Committee of Adjustment hearing to allow them an opportunity to submit the required documentation to

Municipal Parking staff and Zoning staff to review and confirm that the variances being sought are correct.

The subject property is located in the Gateway Employment Character Area and is designated Business Employment, Industrial and Greenlands on Schedule 10 of the Mississauga Official Plan (MOP). While much of the site is evenly split between Business Employment and Industrial designations, a small portion of land at the rear of the subject property is designated Greenlands. The Business Employment and Industrial designation both permit manufacturing, warehouse, distribution and wholesaling facilities.

The subject property is zoned E2 (Employment) and E3 (Industrial) with a small portion at the rear of the site being zoned G1 (Greenlands). Both employment zones permit industrial related uses, including a manufacturing, warehouse, distribution and wholesaling facility.

Staff are satisfied that the applications for both the lot addition and new lot are consistent with the official plan, as the severed and retained lands will provide for adequately sized lots for the proposed buildings. No minor variances are required for lot size and or frontages. Staff are satisfied that 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) of the Planning Act.

In addition to the proposed consent application, the applicant is requesting minor variances for a parking deficiency and setback to a G1 zone.

The intent of the zoning by-law in quantifying the required number of parking spaces is to ensure that each lot is self-sufficient in providing adequate parking accommodations based on its intended use. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations. Municipal Parking staff have reviewed the request and note as follows:

With respect to Committee of Adjustment application 'A' 105/25, 560 and 600 Slate Drive, the Applicant is requesting the Committee to approve a minor variance for the retained lands of B6.25 and B7.25 proposing:

1. 182 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 208 parking spaces in this instance.

The building under construction has a GFA of 28,774.60 m² and the proposed use is office, warehouse and distribution. The subject site is in Parking Precinct 4 and is not within a protected Major Transit Station Area (MTSA). The Application was previously deferred at the Committee of Adjustment hearing of May 8, 2025, so that the Applicant could provide satisfactory justification to support the proposed parking reduction.

Per the updated partial site plan of the proposed condition for the subject site at 600 Slate Drive, dated May 15, 2025, 182 parking spaces are proposed, whereas a minimum of 208 parking spaces is required in this instance. As such, the site will be deficient 26 parking spaces or 12.5%.

A Parking Utilization Study was completed by Egis Canada as part of the current submission. A comparable proxy site located nearby at 475 Admiral Boulevard was surveyed Tuesday, May 20 to Thursday May 22, 2025, and Thursday, May 29, 2025. The observed peak parking demand at the proxy site was 0.46 spaces per 100 m2 GFA, or 93 vehicles.

The Building Department processed a Preliminary Zoning Review application PREAPP 25-6419. Based on review of the information available in the application, the requested variance for the retained lands is correct. Zoning staff also advise that more information is required to verify the accuracy of the requested variances or determine whether additional variances will be required.

Given the above, Municipal Parking staff can support the proposed parking reduction to permit a minimum parking supply of 0.63 spaces per 100 m2 GFA, or 182 parking spaces, in this instance.

Planning staff are in agreement with Municipal Parking staff's comments and are satisfied the parking reduction is appropriate given the proposed development of the lands.

Variance 2 pertains to a reduced setback of parking areas, driveways, loading spaces, and other paved areas to all lands zoned G1 on the subject property. The intent of this portion of the by-law is to ensure that there is an appropriate buffer to the natural feature. Staff note that the proposed setback is measured from the parking area to the G1 zone located on the north-east portion of the parcel. The Toronto and Region Conservation Authority (TRCA) have raised no objections to the proposal. The City relies on the expertise of the TRCA on matters relating to natural features and are in agreement with their position. Staff are therefore satisfied that the proposed setback is appropriate in this instance.

Given the above, planning staff are of the opinion that the application maintains the general intent and purpose of both the official plan and zoning by-law, is minor in nature and represents appropriate development of the subject property.

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 the intent is to create a new lot and a lot addition to an abutting property. The Consent to create a new lot would sever the two industrial buildings currently under construction into two separate properties. The lot addition proposes severing a strip of land (parts 20 & 21 on Draft 43R-Plan) to be conveyed to the adjacent site, 6885 Kennedy Road South.

A letter prepared by Sajecki Planning dated March 18, 2025, has been submitted with these applications to give additional background information. The letter indicates that easements will be proposed to facilitate shared access and shared services between the retained and severed lands and be established through this consent application.

A further letter dated May 16, 2025, has also been submitted to indicate the purpose of the resubmission of this application to address an off-site parking agreement and Parking Utilization Study.

A Site Plan Application has been reviewed and approved in September 2024 for the two industrial buildings under Site Plan Application SP 22-45. As a condition of the Site Plan Approval, a Development Agreement with Infrastructure Schedules dated September 18, 2024, between The Corporation of the City of Mississauga, The Regional Municipality of Peel and Slate Drive Holdings Inc (Owner) has been entered into. The Development Agreement addresses the extension of Slate Drive into a Cul-de-sac, the redirection and construction of a newly aligned stormwater channel and any securities and payments required for the Municipal Infrastructure Works.

In view of the above and should the Committee see merit in the applicant's request, we are providing the following conditions/requirements to be imposed as conditions of approval:

A. Items Required Prior to the Issuance of Final Consent

1. Site Plan Depicting Mutual Right-of-Way Easements

Acknowledging that an Overall Site Plan (DWG No: A001) has been provided, we would request that the proposed access easements be illustrated on the Site Plan depicting the exact location and width and be submitted for our review/approval.

2. Site Servicing Plan

A Site Servicing Plan is to be submitted for our review/approval which would clearly identify the location of any existing/proposed underground services to the two industrial buildings under construction. Upon reviewing the Site Servicing Plan, the requirement for any private servicing easements can be addressed.

3. Draft 43R-Plan Requirement

Upon review of items A1 and A2, a Reference Plan will be required for our review/approval in order that the location and width of any proposed servicing and access right-of-way easements can accurately be described as parts of that Reference Plan.

4. Solicitor Letter Addressing Easement Requirements

Upon reviewing items A1 and A2, and the confirmation of the required easement(s), the applicant/owner will be required to provide a letter/schedule prepared by the applicant's solicitor which would specifically describe any new private easement(s) to be established. 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 private easement(s) can be identified and be incorporated into the Certificate of Secretary-Treasurer.

B. General Information

Site Plan Approval

Any future redevelopment of the subject lands will require the owner to obtain 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

The Building Department processed a Preliminary Zoning Review application PREAPP 25-6419. Based on review of the information available in this application, the following requested variances for the retained lands is correct:

182 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 208 parking spaces in this instance; and

A setback of parking areas, driveways, loading spaces, and other paved areas to all lands zoned G1 or G2 of 5.00m (approx. 16.40ft) whereas By-law 0225-2007, as amended, requires a minimum setback of parking areas, driveways, loading spaces, other paved areas to all lands zoned G1 or G2 of 7.50m (approx. 24.61ft) in this instance.

We also advise that more information is required in order to verify the accuracy of the requested variances or determine whether additional variances will be required.

Please note that comments reflect those provided through the above application submitted on 04/29/2025. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Jeanine Benitez, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Park Planning Comments

The Parks, Forestry and Environment Division of the Community Services Department has reviewed the consent application and advises as follows:

The lands to the rear of the property are owned by the City of Mississauga, identified as Not Yet Named (P-516)*, classified as a Significant Natural Area within the City's Natural Heritage System, and zoned G1. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;

Based on the description of the two proposed consent applications and the associated minor variance application, and the understanding that the stormwater channel will be dedicated to the City through the existing Site Plan Agreement (SP 22 45), the new lot lines and required relief from the Zoning By-law 0225-2007 are not expected to cause fragmentation of ownership, nor impact the identified natural heritage features. On this basis, the Parks, Forestry and Environment Division have no objections to the requested consent applications and minor variance.

Should the application be approved, the Parks, Forestry and Environment Division provides the following recommendation:

1. To maintain and enhance the natural heritage features present within and adjacent to the subject property, the Forestry Section of the Community Services Department recommends that any landscaping within the regulated area of the stormwater channel should only include native species that are common to the local watershed and appropriate for the site conditions. The Forestry Section recommends that selection of seed mix and trees be supported by reviewing the following guidelines by the Toronto and Region Conservation Authority (TRCA):

- TRCA. (2022). Flora Species Native to the TRCA Jurisdiction. Toronto and Region Conservation Authority (TRCA): Link: <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2022/10/18104147/Flora-Species-Native-to-the-TRCA-Jurisdiction-October-2022.pdf>

In addition, the Parks, Forestry and Environment Division provides the following notes:

1. Given that the property is subject to a development application, SP 22 45, all additional Community Services' comments and/or requirements have been addressed through the development application.
2. Construction access from the adjacent park/greenlands is not permitted.
3. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
4. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
5. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Nicholas Rocchetti, Planner – Park Planning, Community Services Department at 905-615-3200 ext. 4659 or via email nicholas.rocchetti@mississauga.ca.

Comments Prepared by: Nicholas Rocchetti, Planner

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted consent application. Should the application be approved, Forestry wishes to impose the following conditions:

1. The applicant shall provide a cash contribution of \$28,013.12 for the planting of thirty-two (32) street trees on Slate Dr. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.
4. Payment for street tree fees and other charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West, in the form of a certified cheque, bank draft, or money order made payable to "The Corporation of the City of Mississauga". A Submission of Fees and Securities form is required to process payment. Please contact Jamie Meston to request a Submission of Fees and Securities form and any other inquiries regarding the payment process.

A Tree Removal Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

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 Comments

Applications: B-25-006M, B-25-007M, A-25-105M / 560 & 600 Slate Drive

Development Engineering: Iwona Frandsen (Iwona.frandsen@peelregion.ca) | (905) 791- 7800 x7920

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 the installation of new services as well as potential required private/municipal service easements.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 6 – Toronto and Region Conservation Authority

TRCA staff have reviewed the application in accordance with the Conservation Authorities Act (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the Planning Act, Conservation Authorities (CAs) must help ensure that decisions under the Planning Act are consistent with the natural hazards policies of the Provincial Planning Statement (PPS) and conform to any natural hazard policies in a Provincial Plan.

In addition, TRCA staff have also reviewed these applications in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA. TRCA must ensure that where a proposal is within an area regulated by TRCA, that the proposal conforms with the appropriate policies of Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the CA Act and regulation.

Purpose of the Application

TRCA staff understand that the purpose of Consent Application B6.25 is to sever a parcel of land for the purposes of a lot addition. The parcel of land has a width of approximately 10.00m (approx. 32.81ft) and an area of approximately 147.10sq m (approx. 1,583.37sq ft). The parcel of land is to be added to the property directly south of the subject property known as 6885 Kennedy Road.

TRCA staff understand that the purpose of Consent Application B7.25 is to sever a parcel of land to create a new lot and easements. The parcel of land has a frontage of approximately 250.00m (approx. 820.21ft) and an area of approximately 32,665.00sq m (approx. 351,603.10sq ft).

TRCA staff understand that the purpose of Minor Variance Application is to approve a minor variance for the retained lands of B6.25 and B7.25 proposing:

1. 182 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 208 parking spaces in this instance; and
2. A setback of parking areas, driveways, loading spaces, and other paved areas to all lands zoned G1 or G2 of 5.00m (approx. 16.40ft) whereas By-law 0225-2007, as amended, requires a minimum setback of parking areas, driveways, loading spaces, other paved areas to all lands zoned G1 or G2 of 7.50m (approx. 24.61ft) in this instance.

TRCA staff understand that the building designs and drive aisle have not been changed since the Site Plan Control approval in 2024 (SP 22-45 W5) (66421.13). Also, TRCA staff understand that the site is currently under construction.

Background

On November 15, 2023, TRCA issued permit no. C-231346 to facilitate, within TRCA's Regulated Area of the Etobicoke Creek Watershed, the realignment of a minor drainage channel and the development of 2 industrial buildings totaling 14,808 sq. m. (159,392 sq. ft.) and 28,775 sq. m. (309,732 sq. ft.) with associated parking on lands known as 560 and 600 Slate Drive, in the City of Mississauga.

This application was primarily reviewed under the associated Site Plan Application SP 22-45 W5 (CFN66421.13).

CA Act and O. Reg. 41/24

Given the above noted natural features and natural hazards, a portion of the subject lands are located within TRCA's Regulated Area of the Etobicoke Creek Watershed and are subject to O. Reg. 41/24 and the CA Act. Based on our review of the proposed development, the proposed development is located within the regulated portion of the subject lands.

Application Specific Comments

The subject properties consist of two existing agricultural uses bisected by a drainage channel originating from the current termination of a storm drain at Slate Drive and draining into the main Etobicoke valley system to the north. The approved TRCA permit application proposed the realignment of this channel along the northern property line adjacent to other lands owned by the applicant and would drain through an existing depression into the valley system. TRCA staff

understand that once the realignment is completed, development on the final industrial buildings on the reconfigured table land will proceed.

From our review of the submitted consent materials, TRCA staff are satisfied this hazard is being fully maintained under the retained lands and have no further objection.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. A105.25, the Consent Application assigned City File No. B6.25 and, the Consent Application assigned City File No. B7.25 are consistent with Provincial policy. Specifically, Section 5 (Natural Hazards) of the PPS. Additionally, it is staff's position that these applications are in conformity with TRCA's LCP policies. As such, TRCA has no objection to the approval of the application subject to the following condition:

1. That the applicant provides the required planning review fee.

Fee

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$1,590.00 – Consent review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible. An invoice was sent to the owner through email on June 25, 2025.

Comments Prepared by: Marina Janakovic, Planner I

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. ("A" 105/25)
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 July 3, 2025.
5. A letter shall be received from the City of Mississauga, Park Planning, Forestry, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 3, 2025.
6. 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 July 3, 2025.
7. 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 July 3, 2025.
8. 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 July 3, 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.