



Corporate Report

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PDC MAY 31 2010

DATE: May 11, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 31, 2010

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Site Plan Control By-law Update**
City of Mississauga

RECOMMENDATION: That Site Plan Control By-law 0293-2006, as amended, be further amended in accordance with the draft wording attached as Appendix I-1 to the report dated May 11, 2010, from the Commissioner of Planning and Building.

BACKGROUND: In June 2006, the City of Mississauga's Site Plan Control By-law was consolidated and updated as part of the Planning and Building Department's review of the Site Plan Control process, and was adopted by City Council under By-law 0293-2006. Periodically, the Planning and Building Department undertakes reviews of the Site Plan Control By-law to ensure it is still applicable and relevant. This Corporate Report addresses the addition of lands to the By-law and the removal of certain lands from the By-law.

COMMENTS: The proposed amendments to the Site Plan Control By-law consist of both text and mapping changes, and are summarized as follows:

New Lands Under Site Plan Control

When the Site Plan Control By-law was consolidated in 2006, all industrial lands adjacent to both Open Space and Parkway Belt Zones became subject to site plan control, in addition to the (then existing) provision that industrial lands adjacent to greenbelt lands were subject to site plan control. In 2007, the City's new Zoning By-law introduced another layer of environmental protection for lands that are not zoned, but are designated Greenbelt called "Greenbelt Overlay". This is an illustrative representation of lands which may be subject to additional approval requirements, primarily from the Conservation Authorities that have jurisdiction in the City of Mississauga. These requirements may result in additional development regulations, which may supercede or add to the development regulations already contained in the applicable underlying zone. It is therefore recommended that industrial lands subject to greenbelt overlay also be subject to site plan control, as development on these lands could have an impact on the adjacent greenbelt, open space or parkway belt areas, and the additional regulations should help to minimize impacts that could affect the integrity of the City's open spaces.

Many of the employment lands that would be subject to this provision are also adjacent to Greenbelt and/or Open Spaces Zones and, therefore, are already subject to site plan control. This amendment to the by-law will impact only 38 additional employment properties in the City.

It is therefore recommended that the wording of Subsection 5(m)(ii) be amended to read:

- (ii) Employment [zoning] which *abut or include* lands zoned greenbelt, open space, parkway belt and *the greenbelt overlay*.

Text/Mapping Updates

Campbell Settler Court

Lands at the northwest corner of Campbell Settler Court and Silverthorn Mill Avenue are not currently subject to site plan control, even though the lands in the immediate vicinity are subject to this regulation. All of these lands are subject to development applications under files OZ 08/012 W11 and T-M08005 W11 (2189034 Ontario Inc. and 2142301 Ontario Inc., being Hush Homes). These development applications were approved by Planning and Development Committee on March 22, 2010. In order to achieve consistent development, it is recommended that the non-site plan control lands be made subject to site plan control.

It is therefore recommended that Schedule "3" of the Site Plan Control By-law be amended to include all the lands subject to the above-noted development applications.

Ivygate Court

The plan of subdivision for the lands located on the new municipal road known as Ivygate Court, located on the east side of Mississauga Road, south of Burnhamthorpe Road West, was registered under Plan 43M-1777. The entire parcel was subject to site plan control because the site specific zone was identified in Section 5(a) of the by-law and prior to subdivision registration the lands consisted of one block adjacent to Mississauga Road. To be consistent with the provisions of the Site Plan Control By-law, only the lots created through the plan of subdivision which flank onto Mississauga Road are subject to site plan control. Therefore, only Lots 1 and 14, municipally known as 1865 and 1868 Ivygate Court, should be subject to site plan control.

It is therefore recommended that Section 5(a) of the Site Plan Control By-law be amended to remove the reference to lands zoned "R2-35", and that Schedules "7" and "7B" be amended to illustrate only the two (2) lots adjacent to Mississauga Road that are subject to site plan control.

Cider Mill Place

In January 2008, three (3) consent applications were approved by the Committee of Adjustment, the effect of which was to create four (4) separate (one (1) retained and three (3) severed) lots at the southern terminus of Cider Mill Place, located on the east side of Mississauga Road, south of Burnhamthorpe Road West. In a similar situation as noted above, only the retained property, 3356 Cider Mill Place, is subject to site plan control as it flanks onto Mississauga Road. The three (3) severed properties at 3350, 3353 and 3359 Cider Mill Place should not be subject to site plan control.

It is therefore recommended that Schedules "7" and "7B" be amended to illustrate only the one (1) lot adjacent to Mississauga Road is subject to site plan control.

Lands purchased from the Town of Milton

On January 1, 2010, the City of Mississauga's purchase of lands from the Town of Milton was finalized. As a result, the lands located to the west of Ninth Line, north of Eglinton Avenue West, are now part of the City of Mississauga. This acquisition has resulted in a shift in the City's western boundary to Highway 407.

It is therefore recommended that Schedules "1" and "2" of the Site Plan Control By-law be amended to reflect the limits of the new western boundary of the City.

COMMUNITY MEETING

No community or public meetings are required to be held under the provisions of the *Planning Act*, R.S.O. 1990, c.P.13.

STRATEGIC PLAN:

Adding lands subject to "Greenbelt Overlay" to the Site Plan Control By-law is in keeping with the "Green" pillar of the City's Strategic Plan, which states "**Conserve, Enhance and Connect Natural Environments** - to be responsible stewards of the land by conserving, enhancing and connecting natural environments".

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Since the consolidation of Site Plan Control By-law 0293-2006, a consent application, the registration of a plan of subdivision, new development applications and new "Green" Strategic Policies for the City have been approved, all of which have resulted in the need to update the contents and mapping of the By-law.

ATTACHMENTS: Appendix I-1 - Proposed Amendments to the Site Plan Control By-law

original signed by

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Lisa Christie, Development Planner

A by-law to amend By-law Number 0293-2006, as amended, being
the Site Plan Control By-law.

WHEREAS pursuant to section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a municipality may by by-law, designate the whole or any part of the municipality as a Site Plan Control Area, where in the Official Plan the area is shown or described as a proposed Site Plan Control Area;

AND WHEREAS the Corporation of the City of Mississauga enacted By-law 0293-2006, as amended, being a Site Plan Control By-law

NOW THEREFORE the Council of The Corporation of the City of Mississauga, ENACTS as follows:

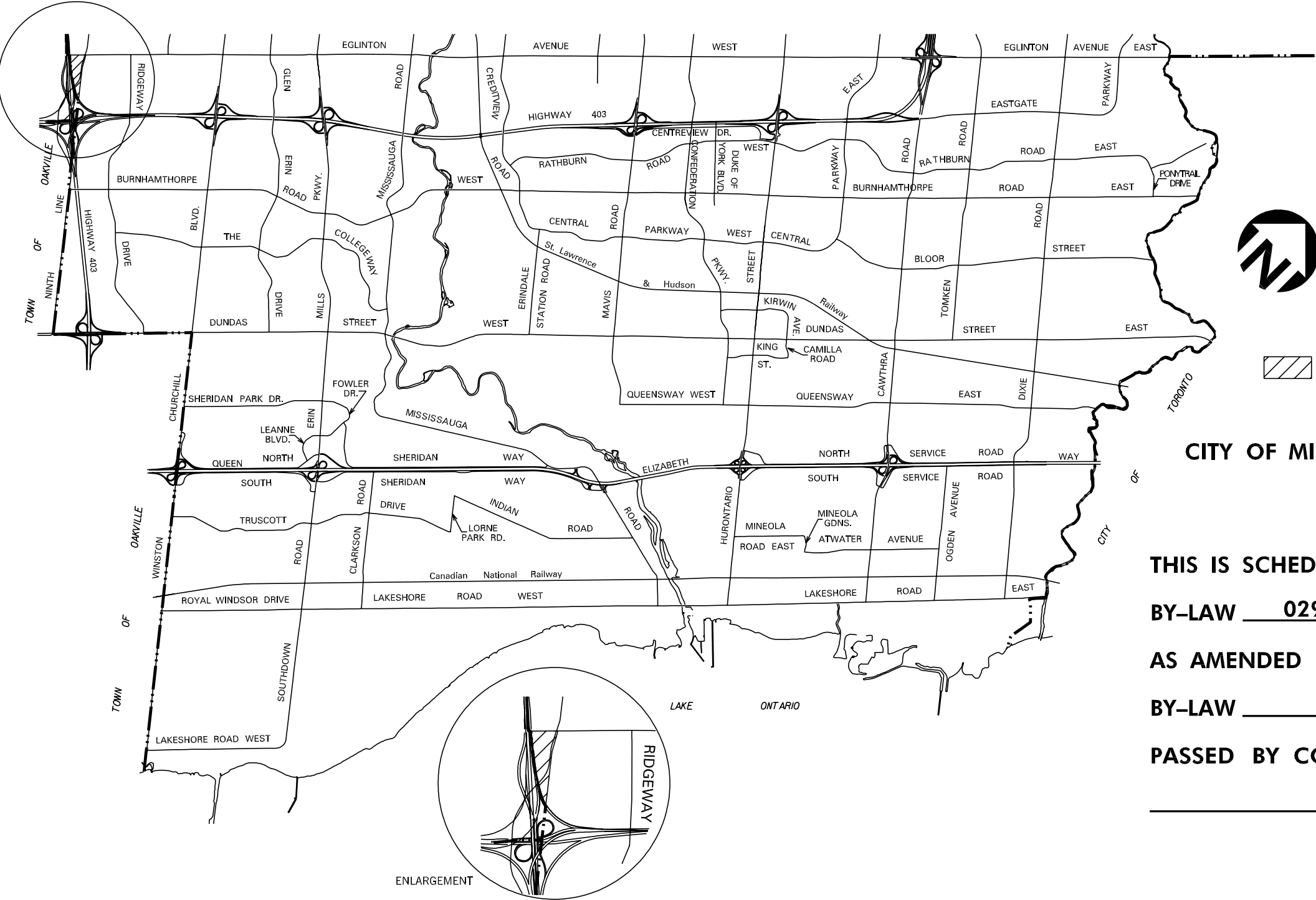
- 1. By-law 0293-2006, as amended, being the City of Mississauga Site Plan Control By-law, is amended as follows:
 - (a) Subsection 5 (a) is amended by deleting the reference to zone category "R2-35";
 - (b) Subsection 5 (m) (ii) is repealed and the following substituted therefor:
(m) "(ii) Employment which abut or include lands zoned greenbelt, open space, parkway belt and the greenbelt overlay;"
 - (c) Schedules "1", "2", "3", "7" and "7B" are amended in accordance with the attached revised Schedules "1", "2", "3", "7" and "7B".

ENACTED and PASSED this _____ day of _____ 2010.

MAYOR

CLERK

SEE ENLARGEMENT

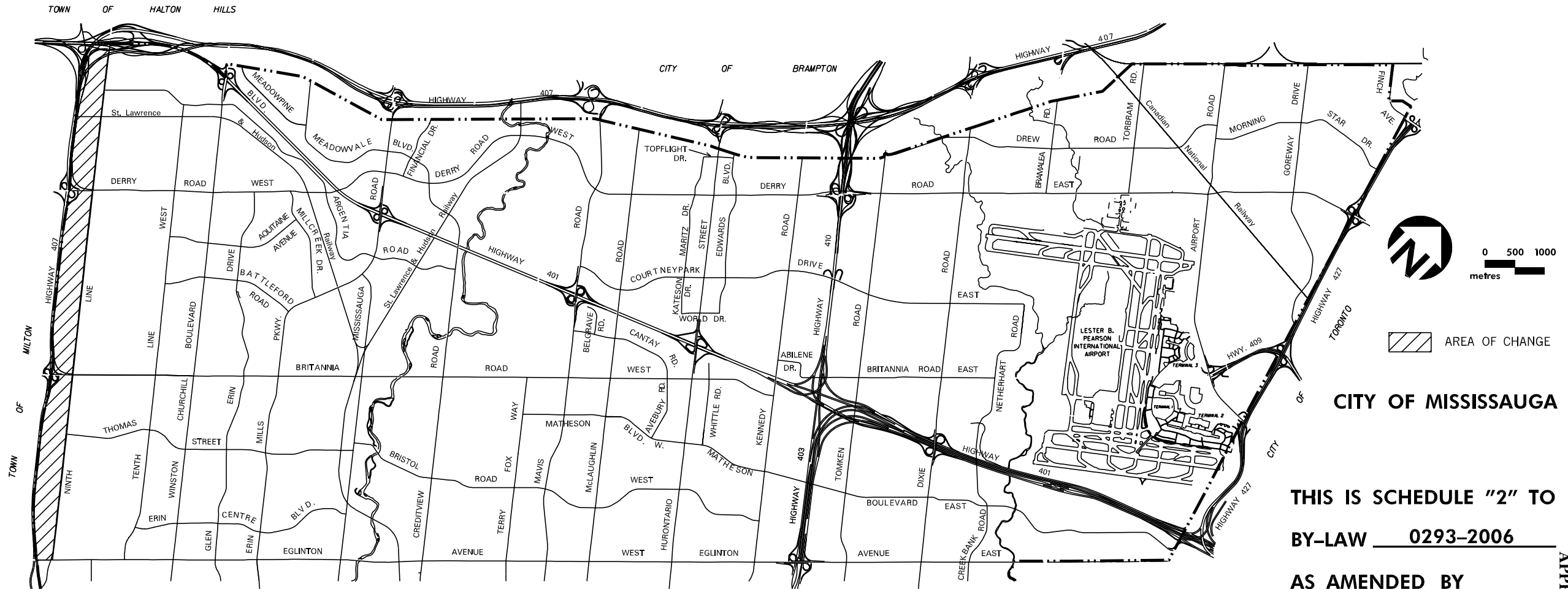


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 AREA OF CHANGE


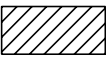
CITY OF MISSISSAUGA

THIS IS SCHEDULE "1" TO
BY-LAW 0293-2006
AS AMENDED BY
BY-LAW _____
PASSED BY COUNCIL ON



THIS IS SCHEDULE "2" TO
BY-LAW 0293-2006
AS AMENDED BY
BY-LAW _____
PASSED BY COUNCIL ON



-  SITE PLAN CONTROL AREA
-  AREA OF CHANGE

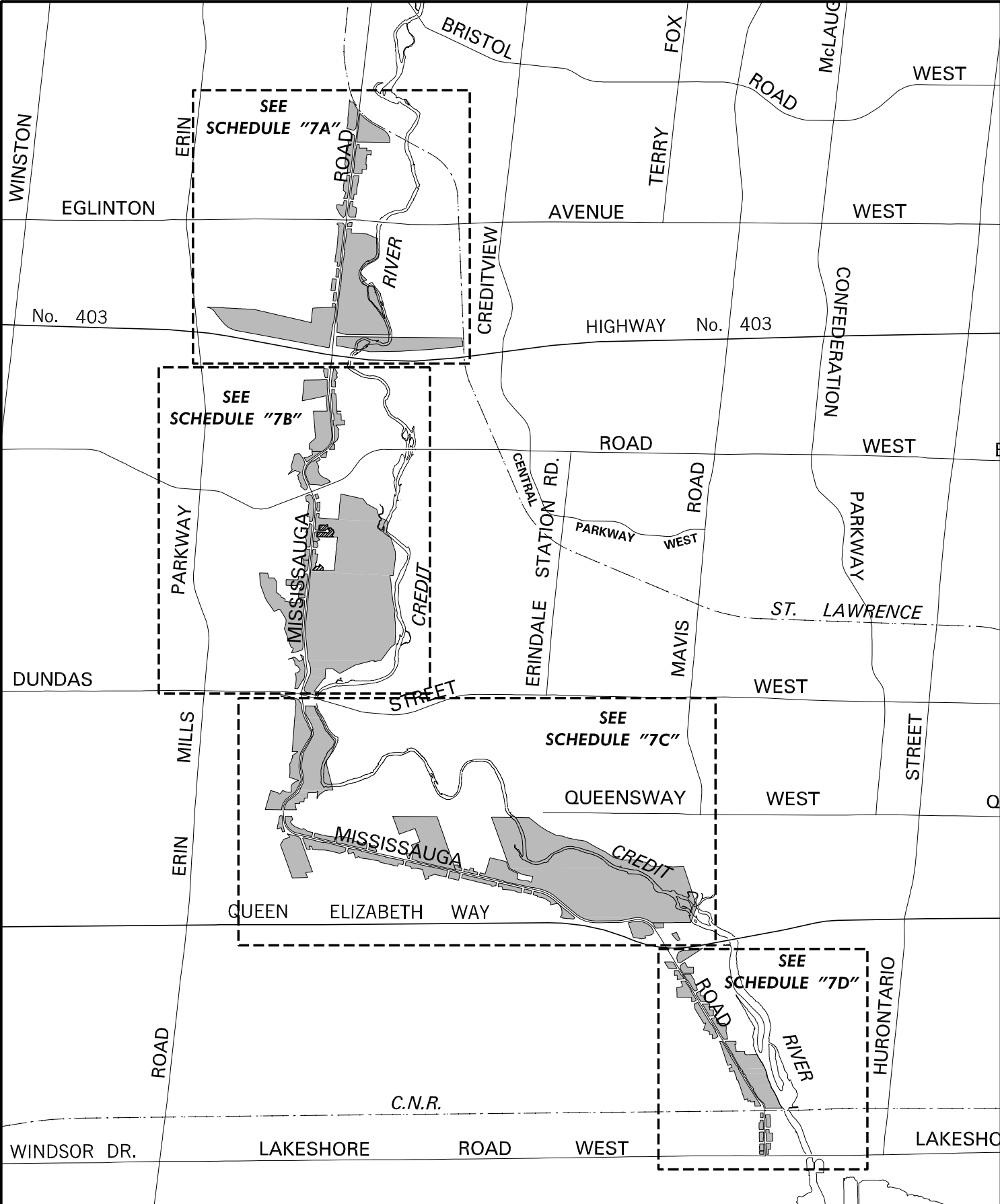
CITY OF MISSISSAUGA

**THIS IS SCHEDULE "3" TO
BY-LAW 0293-2006**

AS AMENDED BY


BY-LAW _____

PASSED BY COUNCIL ON



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 SITE PLAN CONTROL AREA

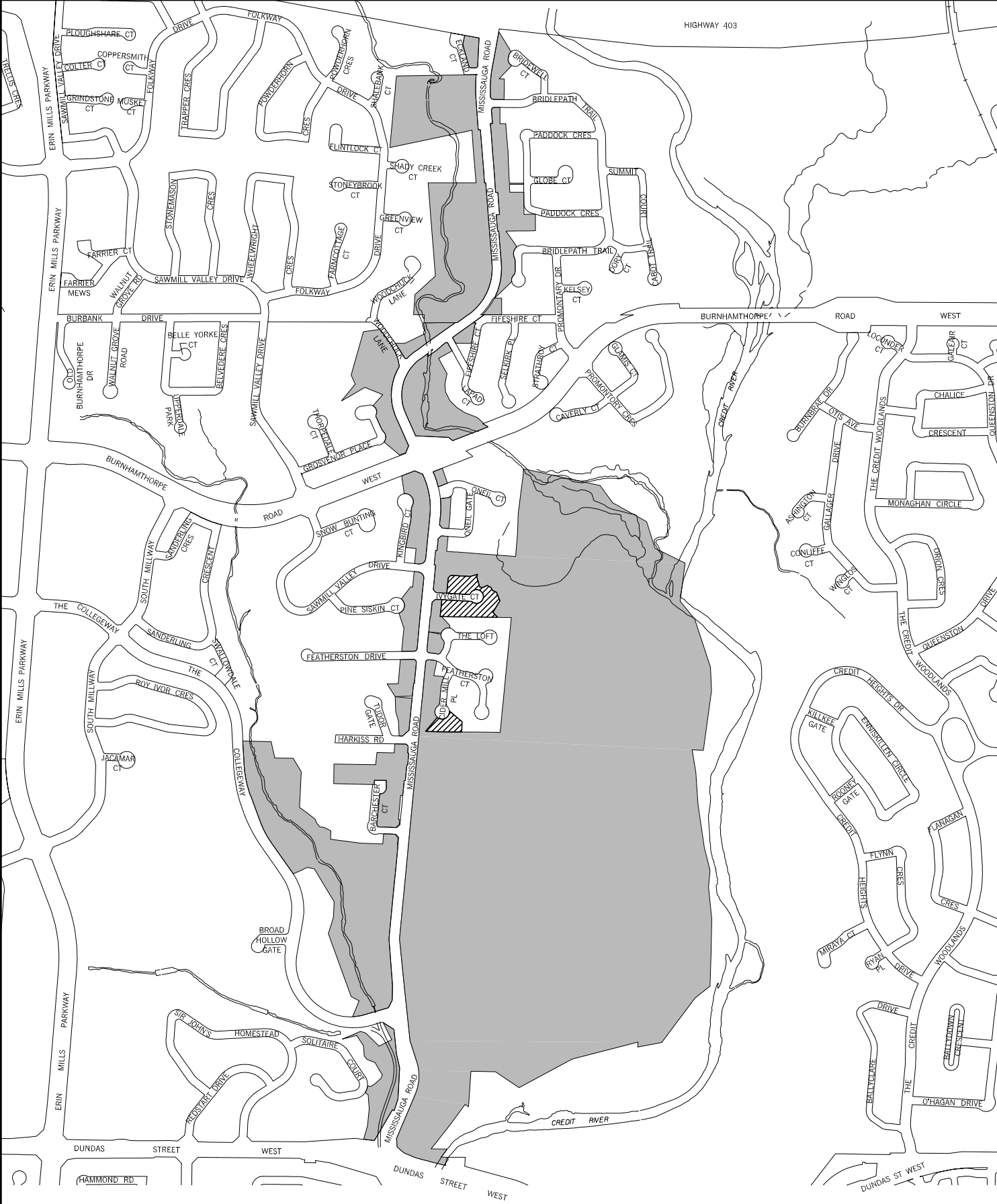
 AREA OF CHANGE
(For clarity see Schedule "7B")



THIS IS SCHEDULE "7" TO
BY-LAW 0293-2006

AS AMENDED BY
BY-LAW _____

PASSED BY COUNCIL ON

CITY OF MISSISSAUGA



-  SITE PLAN CONTROL AREA
-  AREA OF CHANGE

THIS IS SCHEDULE "7B" TO
BY-LAW 0293-2006
AS AMENDED BY
BY-LAW _____
PASSED BY COUNCIL ON

CITY OF MISSISSAUGA