



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, FEBRUARY 28, 2011

**AFTERNOON SESSION – (CANCELLED).
EVENING SESSION – 7:00 P.M.**

COUNCIL CHAMBER, 2ND FLOOR - CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

<http://www.mississauga.ca>

Members Present: Councillor Pat Mullin (Ward 2)
Councillor Chris Fonseca (Ward 3)
Councillor Frank Dale (Ward 4) **(Chair)**
Councillor Ron Starr (Ward 6)
Councillor Nando Iannicca (Ward 7)
Councillor Pat Saito (Ward 9)
Councillor Sue McFadden (Ward 10)
Councillor George Carlson (Ward 11)
Mayor Hazel McCallion

Members Absent: Councillor Jim Tovey (Ward 1) – other municipal business
Councillor Eve Adams (Ward 5)
Councillor Katie Mahoney (Ward 8)

John Britto, Legislative Coordinator, Office of the City Clerk
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email: john.britto@mississauga.ca

STAFF PRESENT:

Mr. E. R. Sajecki, Commissioner of Planning and Building

Mr. J. Calvert, Director of Policy Planning

Mr. S. Barrett, Manager Transportation and Asset Management

Mr. M. Minkowski, Legal Counsel, Litigation

Mr. D. Marcucci, Manager, Park Planning

Mr. D. Bryan, Supervisor Signs Unit

Ms. K. Crouse, Community Planner, Policy Planning

Mr. R. Hughes, Planning and Building

Ms. E. Pallotta, Planning and Building

Ms. J. Lavertu, Legislative Coordinator, Office of the City Clerk

Mr. J. Britto, Legislative Coordinator, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 28, 2011

CALL TO ORDER : 7:00 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - Nil

MATTERS CONSIDERED

EVENING SESSION – 7:00 P.M.

1. Sign Variance Applications – Sign By-law 0054-2002, as amended

Corporate Report dated February 8, 2011 from the Commissioner of Planning and Building with respect to Sign By-law 0054-2002, as amended – Sign Variance Applications.

Councillor Pat Saito advised the Committee that subsequent to her meeting with the Applicant and staff regarding Sign Variance Application 10-01918 – Motel 6 at 2935 Argentia Road, the sign has been amended to a solid pylon base, which is a preferred option to the fascia sign. In view of this, Councillor Saito recommended that Sign Variance Application 10-01918 – Motel 6 at 2935 Argentia Road be granted.

Mr. Robert Doran addressed the Committee in support of Sign Variance Application 10-02948 – Suncor Energy at 385 Southdown Road.

Councillor Pat Saito moved the following motion which was voted on and carried.

PDC-0011-2011

That the Report dated February 8, 2011 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested five (5) Sign Variance Applications described in Appendices 1 to 5 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:
 - (a) Sign Variance Application 10-03138
Ward 1
Fields Dollar Depot
1225 Dundas St. E.
To permit the following:
 - (i) One (1) fascia sign with a sign area of 18.11 sq. m. (195 sq. ft.) or 24% of the building façade of the first storey.

- (b) Sign Variance Application 10-02948
Ward 2
Suncor Energy
385 Southdown Rd.
To permit the following:
 - (i) One (1) directional sign with a sign area of 4.46 sq. m. (48 sq. ft.) and a height of 3.66m (12 ft.).

- (c) Sign Variance Application 10-03352
Ward 5
Hershey's
5750 Explorer Dr.
To permit the following:
 - (i) One (1) proposed fascia sign located on north elevation, between the limits of the top floor and the parapet being the 3rd fascia sign per building.

- (d) Sign Variance Application 10-01918
Ward 9
Motel 6
2935 Argentia Rd.
 - (i) One (1) ground sign located in the rear yard of a lot adjacent to a Provincial Highway (Highway 401).

The granted variances are subject to compliance with other provisions of the Sign By-law.

2. That the following Sign Variance **not be granted**:

- (a) Sign Variance Application 10-03302
Ward 5
Lechuza Playmobil
6430 Kennedy Rd.
To permit the following:
 - (i) One (1) fascia sign located on the east elevation of the building which is not an exterior wall of the unit occupied by the business.

BL.03-SIG (2011)

APPROVED: (Councillor Pat Saito)

2. Proposed Review of the Land Use Planning Framework for Power Generation Facilities

Corporate Report dated February 8, 2011 from the Commissioner of Planning and Building with respect to Proposed Review of the Land Use Planning Framework for Power Generation Facilities.

Considering the issues related to sensitive land use guidelines, and in view of a similar review of land use planning framework conducted by the Town of Oakville, Councillor Pat Mullin was of the opinion that further reviews need to be done with regard to power

generating facilities to determine if additional policies need to be incorporated into the New Mississauga Official Plan.

In response to clarification sought by Councillor Pat Saito, Councillor Mullin advised that subsequent to discussions with staff, and considering the review conducted by the Town of Oakville, she believes that a similar review can be done by City staff.

Councillor Pat Mullin moved the following motion which was voted on and carried.

PDC-0012-2011

That staff review the Town of Oakville's regulatory approach for the location of power generating facilities, as outlined in the report "*Land Use Policy Study for Power Generation Including Cogeneration Facilities*" and the City of Mississauga's Development Conditions and Requirements for Power Generating Facilities, as approved by City Council in March 2006, to determine if additional policies could be added to the Official Plan to deal with issues related to the potential impact of power generating facilities on adjacent sensitive land uses, including the consideration of an appropriate separation distance to these sensitive land uses.

EC.14.POW

APPROVED: (Councillor Pat Mullin)

- 3 PUBLIC MEETING Information Report – Rezoning Application to permit employment uses including offices, manufacturing and warehousing at 6250 Hurontario Street, west side of Hurontario Street, north of Highway 401. Owner: Heartland (Seven) Limited. Applicant: Goldberg Group, **Bill 51**

Councillor Frank Dale called this public meeting to order at approximately 7:10 p.m. and read the staff recommendation.

Councillor Nando Iannicca moved the following motion which was voted on and carried.

PDC-0013-2011

That the Report dated February 8, 2011, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" (Development) to "E1 - Exception" (Employment in Nodes), to permit employment uses under file OZ 10/009 W5, Heartland (Seven) Limited, 6250 Hurontario Street, west side of Hurontario Street, north of Highway 401, be received for information

OZ 10/009 W5

APPROVED: (Councillor Nando Iannicca)

This public meeting closed at approximately 7:12 p.m.

- 4 PUBLIC MEETING Information Report – Rezoning Application to permit an expansion to the existing industrial building and to rezone a portion of the lands Greenbelt and Open Space at 199 Longside Drive, west side of Maritz Drive, south of Derry Road West. Owner: N.C. Warehouse Inc. Applicant: John D. Rogers and Associates Inc.

Councillor Frank Dale called this public meeting to order at approximately 7:12p.m. and read the staff recommendation.

Mr. Michael Crabtree from John D. Rogers and Associates Inc. Planning Consultants on behalf of the Owner N.C. Warehouse Inc addressed the Committee and reviewed the subject application, concept plan and surrounding land uses.

Responding to a question from Mayor Hazel McCallion, Mr. Crabtree confirmed that the site plans submitted as part of the application clearly indicates the land to be dedicated as Open Space.

In response to Mr. Crabtree's request, the Chair, Councillor Frank Dale advised the Committee that the Ward Councillor requested that the report be received for information, as recommended by staff.

Mayor Hazel McCallion moved the following motion which was voted on and carried.

PDC-0014-2011

That the Report dated February 8, 2011, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" (Development) to "E2-28" (Employment), "G1" (Greenbelt – Natural Hazards) "G2-1" (Greenbelt – Natural Features) and "OS2" (Open Space – City Park), to permit an expansion to the existing industrial building and to rezone a portion of the lands Greenbelt and Open Space, under file OZ 09/016 W5, N.C. Warehouse Inc., 199 Longside Drive, west of Maritz Drive, south of Derry Road West, be received for information.

OZ 09/016 W5

APPROVED: (Mayor Hazel McCallion)

This public meeting closed at approximately 7:20 p.m.

ADJOURNMENT – 7:20 P.M.