

Issued April 16, 2012



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, APRIL 2, 2012 - 7:00 P.M.

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

<http://www.mississauga.ca>

Members

Mayor Hazel McCallion	
Councillor Jim Tovey	Ward 1
Councillor Pat Mullin	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7 (Chair)
Councillor Katie Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor George Carlson	Ward 11

Members Absent

Councillor Sue McFadden	Ward 10
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Laura Wilson, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 5425 / Fax 905-615-4181
email: laura.wilson@mississauga.ca

STAFF PRESENT:

Mr. E. Sajeki, Commissioner, Planning and Building
Mr. J. Calvert, Director, Policy Planning
Ms. S. Tanabe, Manager, Community Planning
Mr. D. Moriarta, Manager, Development Engineering
Mr. S. Barrett, Manager, Transportation and Asset Management
Ms. K. Yerxa, Legal Counsel
Mr. D. Bryan, Supervisor, Sign Unit
Mr. F. Spagnolo, Chief Building Official
Mr. F. Marzo, Policy Planner
Ms. P. Mikicich, Planner
Ms. C. Radice, Legislative Coordinator
Ms. L. Wilson, Legislative Coordinator

PLANNING & DEVELOPMENT COMMITTEE – April 2, 2012

CALL TO ORDER

7:00 p.m.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

NIL

MATTERS TO BE CONSIDERED

Councillor Iannicca, Ward 7, Chair, suggested that due to the nature of item three (3) on the agenda, the item could be dealt with following item one (1). Councilor Ron Starr, Ward 6, moved a motion to deal with item three (3) directly following item one and the motion was voted on and carried.

APPROVED – (Councillor R. Starr)

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
File: BL.03-SIG (2012)

Councillor Mahoney, Ward 8, moved the following motion which was voted on and carried:

PDC-0022-2012

That the Report dated March 13, 2012 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested one (1) Sign Variance Application described in Appendix 1 of the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:
 - (a) Sign Variance Application 11-07084
Ward 4
KFC
45559 Hurontario St.

To permit the following:

- i) One (1) fascia sign on the west elevation of the building not located on the unit occupied by the business.

BL.03-SIG (2012)

APPROVED – (Councillor K. Mahoney)

2. PUBLIC MEETING

City Initiated Official Plan Amendment and Rezoning – Fieldgate Drive and Audubon Boulevard, PUBLIC MEETING (Ward 3)

File: CD.04.FOR

Councillor Nando Iannicca, Ward 7, Chair, called this public meeting to order at 7:12 p.m.

Frank Marzo, Policy Planner, made a deputation with respect to the Corporate Report dated March 13, 2012 from the Commissioner of Planning and Building entitled City Initiated Official Plan Amendment and Rezoning – Fieldgate Drive and Audubon Boulevard. He outlined the subject lands, the background of the property, the neighborhood context and the intention of the proposed amendments.

Simi Kapur, President, Rockwood Homeowner's Association, addressed the Planning and Development Committee with respect to the matter and noted that the homeowner's association supported the zoning proposal for single detached homes only.

Councillor Chris Fonseca, Ward 3, moved the following motion, which was voted on and carried:

PDC-0023-2012

1. That the report titled "City Initiated Official Plan Amendment and Rezoning - Fieldgate Drive and Audubon Boulevard" dated March 13, 2012 from the Commissioner of Planning and Building, be received for information and, notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting.
2. That staff report back to Planning and Development Committee on the submissions made with respect to the March 13, 2012 report.
3. That the email dated March 19, 2012 from Diana Dawson, Land Administrator, Enbridge, be received.

File: CD.04.FOR

APPROVED – (Councillor C. Fonseca)

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

3. Funeral, Burial and Cremation Services Act, 2002 – Proposed Mississauga Official Plan and Zoning By-law Amendments Respecting Crematoriums.
File: CD.02-CRE

Paulina Mikicich, Planner, Policy Planning Division addressed the Planning and Development Committee with respect to the Funeral, Burial and Cremation Services Act, 2002 – Proposed Mississauga Official Plan and Zoning By-law Amendments Respecting Crematoriums. She outlined the next steps in the process which included a Public Meeting to be held in May 2012, a report to the Planning and Development Committee regarding comments received in September 2012, and the presentation of the Official Plan amendment and Zoning By-law in the fall of 2012.

John Keyser, Keyser Mason Ball LLP, Barristers and Solicitors addressed the committee on behalf of St. John's Dixie Anglican Church. He outlined the crematory services available on the church site and noted that the church had received a certificate of approval from the Ministry of the Environment to add a third cremator to the church's existing facilities. Mr. Keyser also indicated that the church was subject to a re-zoning application and that if the church were allowed to continue with the services outlined, churches and funeral homes in the area would utilize the facilities at St. John's Dixie Anglican Church.

Discussion ensued with respect to current crematory applications on file and it was noted that each application would be evaluated based on existing policies until the Official Plan was amended.

Councillor Bonnie Crombie, Ward 5, moved the following motion which was voted on and carried:

PDC-0024-2012

That a public meeting be held to consider proposed official plan and zoning amendments as recommended in the report titled "Funeral, Burial and Cremation Services Act, 2002 - Proposed Official Plan and Zoning By-law Amendments Respecting Crematoriums" dated March 13, 2012, from the Commissioner of Planning and Building.

File: CD.02-CRE

APPROVED – (Councillor B. Crombie)

4. PUBLIC MEETING
A By-law respecting Construction, Demolition and Change of Use Permits (The Building By-law)

Councillor Nando Iannicca, Ward 7, Chair, called this public meeting to order at 7:20 p.m.

No members of the public wished to address the Planning and Development Committee and there was no discussion.

Madam Mayor moved the following motion, which was voted on and carried.

PDC-0025-2012

1. That a by-law be enacted respecting Construction, Demolition and Changes of Use Permits (Building By-law), in accordance with Appendix 2 of the report of the Commissioner of Planning and Building to Planning and Development Committee dated March 13, 2012.

2. That Building By-law 0029-2011 be repealed.

APPROVED – (Madam Mayor)

5. SUPPLEMENTARY REPORT AND PUBLIC MEETING

Rezoning Application - to permit employment uses including offices, manufacturing and warehousing, 6250 Hurontario Street, west side of Hurontario Street, north of Highway 401.

Owner: Heartland (Seven) Limited

Applicant: Goldberg Group, **Bill 51**, (Ward 5)

File: OZ 10/009 W5

Councillor Nando Iannicca, Ward 7, Chair, called this public meeting to order at 7:21 p.m.

No members of the public wished to address the Planning and Development Committee with respect to this matter. Madam Mayor spoke to the City of Mississauga's vision of Hurontario Street. Rob Hughes, Planner, advised that the application is in keeping with the Official Plan designation and that the zoning is consistent with plans that were approved for adjacent lands. He further noted that the zoning was created to support the upper Hurontario Street corridor.

Councillor Bonnie Crombie moved the following motion which was voted on and carried:

PDC-0026-2012

That the Report dated March 13, 2012, from the Commissioner of Planning and Building recommending approval of the application under File OZ 10/009 W5, Heartland (Seven) Limited, 6250 Hurontario Street, west side of Hurontario Street, north of Highway 401, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.

2. That the application to change the Zoning from "D" (Development) to "E1-6" (Employment in Nodes) and "E1-21" (Employment in Nodes) to permit employment uses including offices, manufacturing and warehousing in accordance with the proposed zoning standards described in the Information Report, be approved subject to the applicant agreeing to satisfy all the requirements of the City and any other official agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

File: OZ 10/009 W5

APPROVED - (Councillor B. Crombie)

ADJOURNMENT – 7:24 p.m.
(Councillor C. Fonseca)