



# AGENDA

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, JANUARY 9, 2006**

**AFTERNOON SESSION – 1:30 P.M.**

**EVENING SESSION – 7:00 P.M.**

COUNCIL CHAMBER, CIVIC CENTRE  
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

Internet Address - <http://www.mississauga.ca>

### Members

Councillor C. Corbasson  
Councillor P. Mullin (Chair)  
Councillor M. Prentice  
Councillor F. Dale  
Councillor E. Adams  
Councillor G. Carlson  
Councillor N. Iannicca  
Councillor K. Mahoney  
Councillor P. Saito  
Mayor H. McCallion

Prepared by: Shalini Alleluia, Office of the City Clerk (905-615-3200 ext. 5471)  
E-Mail address : [shalini.alleluia@mississauga.ca](mailto:shalini.alleluia@mississauga.ca)

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**CALL TO ORDER**

**DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

**MATTERS TO BE CONSIDERED:**

**AFTERNOON SESSION – 1:30 P.M.**

1. **PUBLIC MEETING** – Rezoning Application to permit the outdoor storage of recreation vehicles, boats and trailers as additional permitted uses and to reduce the parking standard for a self-storage facility, 2480 Argentia Road (south side of Derry Road West, west side of Argentia Road) Owner: 1128143 Ontario Ltd. (Safe Self Storage)  
Applicant: Glen Wellings, Wellings Planning Consultants Inc. Bill 20, OZ 04/017 W9, Ward 9
2. Sign By-law 0054-2002, as amended - Sign Variance Applications
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5. Bram West Secondary Plan Review – Land Use Concept – City of Brampton

**EVENING SESSION – 7:00 P.M.**

6. **PUBLIC MEETING** – Information Report New Draft Zoning By-law City of Mississauga Bill 20
  
7. **PUBLIC MEETING** – Proposed Amendments to Mississauga Plan – Supplementary Report

**ADJOURNMENT**

**PLANNING & DEVELOPMENT COMMITTEE – JANUARY 9, 2006**

**CALL TO ORDER**

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Report dated December 13, 2005 from the Commissioner of Planning & Building with respect to Rezoning Application to permit the outdoor storage of recreation vehicles, boats and trailers as additional permitted uses and to reduce the parking standard for a self-storage facility, 2480 Argentia Road (south side of Derry Road West, west side of Argentia Road) Owner: 1128143 Ontario Ltd. (Safe Self Storage) Applicant: Glen Wellings, Wellings Planning Consultants Inc. Bill 20, OZ 04/017 W9, Ward 9

**RECOMMENDATION:**

That the Report dated December 13, 2005 from the Commissioner of Planning & Building recommending refusal of the application under File OZ 04/017 W9, 1128143 Ontario Ltd. (Safe Self Storage), 2480 Argentia Road (south side of Derry Road West, west side of Argentia Road), be adopted in accordance with the following:

1. That the application to amend the “M1-1196” (Industrial) Zoning to permit the outdoor storage of recreation vehicles, boats and trailers as additional permitted uses and to reduce the parking standard for a self-storage facility, not be approved.
  
2. That City Council direct Legal Services and representatives from the appropriate City Departments to attend the Ontario Municipal Board and any related prehearing conferences and to retain expert witnesses, if necessary, to support the recommendation contained in the report dated December 13, 2005 from the Commissioner of Planning and Building, should the decision of Council respecting File OZ 04/017 W9, 1128143 Ontario Ltd. (Safe Self Storage), 2480 Argentia Road, be appealed.

OZ 04/017 W9

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

Report dated December 13, 2005 from the Commissioner of Planning and Building with respect to the Sign By-law 0054-2002, as amended - Sign Variance Applications

RECOMMENDATIONS:

That the Report dated December 13, 2005, from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested Sign Variance Applications described in Appendices 1 to 6 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:
  - (a) Sign Variance Application 05-08186 (Appendix 1-1)  
 Ward 3  
 Bank of Montreal  
 985 Dundas Street East

To permit one (1) fascia sign extending above the upper limits of the first storey;

- (b) Sign Variance Application 05-08045 (Appendix 2-1)  
Ward 4  
Johnny Rockets/Square One Shopping Centre  
100 City Centre Drive

To permit one (1) fascia sign located on the second storey of the mall;

- (c) Sign Variance Application 05-08235 (Appendix 3-1)  
Ward 5  
Kuehne + Nagel  
6170 Edwards Boulevard

To permit one (1) fascia sign located on the rear (south) elevation of the building;

- (d) Sign Variance Application 05-08085 (Appendix 4-1)  
Ward 6  
Shell Canada  
1209 Dundas Street West

To permit the following:

- (i) one (1) fascia sign located on the side (east) elevation of the building and not facing a street line or gas pumps;
- (ii) one (1) fascia sign located on the side (west) elevation of the building and not facing a street line or gas pumps;

- (e) Sign Variance Application 05-08046 (Appendix 5-1)  
Ward 6  
Team Chrysler  
777 Bancroft Drive

To permit three (3) directional signs, each having a sign area of 1.11 m<sup>2</sup> (12 sq. ft.) and a sign height of 1.83 m (6 ft.) high;

- (f) Sign Variance Application 05-08210 (Appendix 6-1)  
Ward 8  
Toyota  
2411 Motorway Boulevard

To permit two (2) fascia signs located above the upper limits of the first storey;

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 05-08046 (Appendix 5-1)  
Ward 8  
Toyota  
2411 Motorway Boulevard

To permit two (2) additional ground signs along Mavis Road.

BL.03. Sign Variance

- 3. City of Mississauga – 2005 Growth Forecasts

Report dated December 13, 2005 from the Commissioner of Planning & Building with respect to the City of Mississauga 2005 Growth Forecasts.

RECOMMENDATION:

- 1. That the growth forecasts for Mississauga prepared by Hemson Consulting Ltd. contained in the report titled “*City of Mississauga 2005 Growth Forecasts*” dated December 13, 2005 from the Commissioner of Planning & Building, be adopted.

2. That the Region of Peel be requested to amend the Regional Official Plan to reflect the growth forecasts for Mississauga prepared by Hemson Consulting Ltd. contained in the report titled "*City of Mississauga 2005 Growth Forecasts*" dated December 13, 2005 from the Commissioner of Planning & Building.

RECOMMEND APPROVAL

CD.15.FOR (05)

4. Places To Grow – Better Choices. Brighter Future – Proposed Growth Plan for the Greater Golden Horseshoe

Report dated December 13, 2005 from the Commissioner of Planning & Building with respect to the Places To Grow – Better Choices. Brighter Future – Proposed Growth Plan for the Greater Golden Horseshoe

RECOMMENDATION:

1. That the recommendations of the report titled "Places To Grow – Better Choices. Brighter Future – Proposed Growth Plan for the Greater Golden Horseshoe" dated December 13, 2005 from the Commissioner of Planning and Building be adopted.
2. That the report titled "Places To Grow – Better Choices. Brighter Future – Proposed Growth Plan for the Greater Golden Horseshoe" dated December 13, 2005 from the Commissioner of Planning and Building be forwarded, by the City Clerk, to the Ministry of Public Infrastructure Renewal, the Ministry of Municipal Affairs and Housing and the Region of Peel.

RECOMMEND APPROVAL

LA.07.Pro

5. Bram West Secondary Plan Review – Land Use Concept – City of Brampton

Report dated December 13, 2005 from the Commissioner of Planning & Building with respect to Bram West Secondary Plan Review – Land Use Concept – City of Brampton.



RECOMMENDATION:

That a copy of the Report titled "*Bram West Secondary Plan Review – Land Use Concept – City of Brampton*" dated December 13, 2005 from the Commissioner of Planning and Building be forwarded, by the City Clerk, to the City of Brampton and the Region of Peel.

RECOMMEND APPROVAL

CD.11.BRA

**EVENING SESSION – 7:00 P.M.**6. **PUBLIC MEETING – Information Report New Draft Zoning By-law City of Mississauga Bill 20**

Report dated December 13, 2005 from the Commissioner of Planning & Building with respect to the New Draft Zoning By-law City of Mississauga Bill 20.

**RECOMMENDATION:**

That the Report dated December 13, 2005, from the Commissioner of Planning and Building regarding the new Draft Zoning By-law for the City of Mississauga, be received for information.

BL.09-COM

6. **PUBLIC MEETING – Proposed Amendments to Mississauga Plan – Supplementary Report**

Report dated December 13, 2005 from the Commissioner of Planning & Building with respect to Proposed Amendments to Mississauga Plan – Supplementary Report.

**RECOMMENDATION:**

1. That the submissions made at the public meeting held at the Planning and Development Committee meeting on January 9, 2006 to consider the recommendations of the reports titled “Proposed Amendments to Mississauga Plan – Supplementary Report” dated December 13, 2005 and “Proposed Amendments to Mississauga Plan” dated December 14, 2004 from the Commissioner of Planning and Building be received.

2. That the Planning and Building Department staff report back to Planning and Development Committee on the submissions made with respect to the reports titled “Proposed Amendments to Mississauga Plan – Supplementary Report” dated December 13, 2005 and “Proposed Amendments to Mississauga Plan” dated December 14, 2004 from the Commissioner of Planning and Building.

CD.03.MIS

**ADJOURNMENT**