



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, APRIL 29, 2013 - 7:00 P.M.

COUNCIL CHAMBER, 2ND FLOOR - CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1
<http://www.mississauga.ca>

Members Present

Mayor Hazel McCallion	
Councillor Jim Tovey	Ward 1
Councillor Pat Mullin	Ward 2
Councillor Chris Fonseca	Ward 3 (Chair)
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Members Absent

Councillor Pat Saito	Ward 9 (Absent due to illness)
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Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk
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STAFF PRESENT:

Mr. Ed Sajecki, Commissioner, Planning and Building
Mr. Chris Rouse, Development and Design Division
Ms. Kelly Yerxa, Legal Services
Mr. Darren Morita, Manager, Development Engineering
Mr. Steve Barrett, Manager, Transportation Asset Management
Ms. Ingrid Sulz-McDowell, Manager, Planning Services Centre
Mr. Hugh Lynch, Acting Manager, Development and Design
Mr. Tim Lee, Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Diana Haas, Council Support Services Assistant

PLANNING & DEVELOPMENT COMMITTEE – April 29, 2013**CALL TO ORDER**

Councillor Fonseca called the meeting to order at 7:00 p.m. She noted that Councillor Saito was absent due to illness.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

Nil

MATTERS TO BE CONSIDERED

1. Proposed Amendments to the City of Mississauga Telecommunication Tower/Antenna Facilities Protocol
File: EC.19-TEL

Tim Lee, Planner, reviewed the background, jurisdiction and the process that resulted in the proposed amendments to the City's Telecommunication Tower/Antenna Facilities Protocol. He noted that Industry Canada regulates towers under the Radiocommunication Act and that the Federation of Canadian Municipalities (FCM) developed a new protocol template, in partnership with the Canadian Wireless Telecommunications Association (CWTA), which establishes a more intensive consultation process than Industry Canada's. Mr. Lee advised that the proposed changes to the City's Protocol will address concerns with towers less than 15 m (49.2 ft.) in height, additions to existing towers, and redundant towers. He said that the FCM template is comparable to the City's, however the proposed amendments will provide greater clarity and incorporate best practices in Mississauga.

Councillor Mullin thanked staff for a job well done and requested a copy of the presentation to give to the ratepayers associations.

Councillor Iannicca spoke of a long awaited tower coming up for consideration at the General Committee Meeting to be held on Wednesday, May 1, 2013 at which time he will seek deferral, pending a public consultation, to provide notification of the changes in the protocol and the subject application.

In response to a query from Councillor Crombie regarding the distance that would necessitate resident consultations for towers above 15 m (49.2 ft.), Tim Lee responded that the standard is 120 m (394 ft.) He noted that there are mechanisms in place such as public information sessions and signage for affected residents including those who fall outside the 120 m (394 ft.) perimeter.

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

PDC-0030-2013

1. That the Report dated April 9, 2013 from the Commissioner of Planning and Building entitled "Proposed Amendments to the City of Mississauga Telecommunication Tower/Antenna Facilities Protocol", be received for information.
2. That the revised "City of Mississauga Telecommunication Tower/Antenna Facilities Protocol" dated April 2, 2013, attached as Appendix 2 to the Report dated April 9, 2013, from the Commissioner of Planning and Building entitled "Proposed Amendments to the City of Mississauga Telecommunication Tower/Antenna Facilities Protocol", be adopted to replace the "City of Mississauga Telecommunication Tower/Antenna Facilities Protocol" dated November 13, 2012.
3. That the City of Mississauga advise Industry Canada that the City has considered the Federation of Canadian Municipalities and Canadian Wireless Telecommunications Association joint protocol template and request Industry Canada to amend their Client Procedures Circular 2-0-03, Issue 4, Radio communication and Broadcasting Antenna Systems, to reflect local consultation requirements contained in the joint protocol template, including consultation for tower proposals less than 15 m (49.2 ft.) in height.

ADOPTED – (Councillor P. Mullin)

File: File: EC.19-TEL

2. Removal of the "H" Holding Symbol from Zoning By-law 5500, 2021-2041 Cliff Road, Northeast corner of North Service Road and Cliff Road, Part of Block 13, Registered Plan B-27
Owner: Gemini Urban Design (Cliff) Corp.
Applicant: Weston Consulting Group Inc. (Ward 7)
File: H-OZ 12/002 W7

Councillor Fonseca, Chair, noted that an error in the Zoning By-law number quoted in the subject line of the report should read By-law 0225-2007, not By-law 5500.

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

PDC-0031-2013

That the Report dated April 9, 2013, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol, under file H-OZ 12/002 W7, Gemini Urban Design (Cliff) Corp., 2021-2041 Cliff Road, be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

APPROVED – (Councillor N. Iannicca)

File: H-OZ 12/002 W7

3. Appeal to the Ontario Municipal Board – Committee of Adjustment Decision on Minor Variance Application 'A' 050/13 W11, Anjuman-E-Fakhri, 1605 Argentia Road and 0 Campobello Road, South of Derry Road West and west of Mississauga Road
File: 'A' 050/13 W11

Scott Burns, of Burns Planning Consultants, and Mr. Shoaib Salim, Trustee of the Anjuman-E-Fakhri congregation, addressed the Committee.

Mr. Burns said that the apartment is appropriate as an accessory dwelling unit to a place of religious assembly and meets the general intent of the Official Plan and Zoning By-law. He requested that the Committee of Adjustment's decision not be referred to the Ontario Municipal Board.

Mr. Shoaib Salim, Trustee of the congregation, spoke about the importance of such an accommodation on site as the priest, who leads prayers 5 times a day beginning at dawn, must ensure the facility is opened and closed, and that the premises are secure.

Madam Mayor noted that other places of religious assembly provide accommodation for their priests on the premises and indicated her support for not proceeding to the Ontario Municipal Board. She asked staff to comment on the recommendation to appeal.

Ed Sajecki, Commissioner of Planning and Building Department, responded that staff are bound by the Official Plan which restricts dwelling units in the Business Employment designation.

Councillor Carlson noted his support for the application. He suggested that the Zoning By-law be reviewed to permit a dwelling associated with a place of religious assembly.

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

PDC-0032-2013

That the appeal with respect to the decision of the Committee of Adjustment on Minor Variance Application 'A' 050/13 W11, Anjuman-E-Fakhri, 1605 Argentia Road and 0 Campobello Road, not be pursued with the Ontario Municipal Board.

APPROVED – (Councillor G. Carlson)
File: 'A' 050/13 W11

ADJOURNMENT – 7:37 p.m.
(Councillor N. Iannicca)