



AGENDA

THE CORPORATION OF THE CITY OF MISSISSAUGA

PLANNING & DEVELOPMENT COMMITTEE

MONDAY, JANUARY 12, 2015 - 7:00 P.M.

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

Members

Mayor Bonnie Crombie	
Councillor Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2 (Chair)
Councillor Chris Fonseca	Ward 3
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 5425 / Fax 905-615-4181
email: mumtaz.alikhan@mississauga.ca

LIVE STREAMING: <http://www.mississauga.ca/videos>



PLANNING & DEVELOPMENT COMMITTEE – JANUARY 12, 2015

PUBLIC MEETING STATEMENT: In accordance with the *Ontario Planning Act*, if you do not make a verbal submission to the Committee or Council, or make a written submission prior to City Council making a decision on the proposal, you will not be entitled to appeal the decision of the City of Mississauga to the Ontario Municipal Board (OMB), and may not be added as a party to the hearing of an appeal before the OMB.

Send written submissions or request notification of future meetings to:

Mississauga City Council
c/o Planning and Building Department – 6th Floor
Att: Development Assistant
300 City Centre Drive, Mississauga, ON, L5B 3C1
Or Email: application.info@mississauga.ca

CALL TO ORDER

DECLARATIONS OF CONFLICT OF INTEREST

APPROVAL OF PREVIOUS MINUTES

Planning and Development Committee Meeting of December 8, 2014.

MATTERS TO BE CONSIDERED

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
File: BL.03-SIG (2015)
2. PUBLIC MEETING
Information and Supplementary Report on Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit an 18 storey apartment building and a 3 storey townhouse horizontal multiplex, 0 Webb Drive, south side of Webb Drive, east of the unopened Palgrave Road allowance and south of the proposed Main Street.
Owner: Baif Developments Limited
Applicant: MMM Group Limited, **Bill 51**, (Ward 7)
Files: OZ 12/007 W7
3. Proposed Mississauga Zoning By-law Amendments and Licensing Respecting Medical Marihuana Production – Report on Comments.
File: BL-09.MED

ADJOURNMENT



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2015)

DATE: December 2, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 12, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Sign By-law 0054-2002, as amended**
Sign Variance Applications

RECOMMENDATIONS: That the report dated December 2, 2014 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested six (6) Sign Variance Applications described in Appendices 1 to 6, be adopted in accordance with the following;

1. That the following Sign Variances **be granted:**

- (a) Sign Variance Application 14-02622
Ward 3
Dental
775 Dundas St. E.

To permit the following:

- (i) One (1) fascia sign erected above the first storey of an office building.

- (b) Sign Variance Application 14-02574
Ward 3
Bulk Barn
915 Rathburn Rd. E.

To permit the following:

- (i) Three (3) elevations with a percentage of window sign coverage equal to 46% on the north elevation, 80% on the south elevation and 100% on the east elevation. The signs will also obstruct visibility into the interior of the premises.

- (c) Sign Variance Application 14-02015
Ward 9
LCBO
3017 Argentia Rd.

To permit the following:

- (i) Window signs exceeding 25% of the area of a single window or group of windows located on the north, west and south elevations.

- (d) Sign Variance Application 14-01057
Ward 5
2212264 Ontario Inc.
1885 Sismet Rd.

To permit the following:

- (i) One (1) billboard sign located 1.0m (3.28 ft.) from the street line.

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

- (a) Sign Variance Application 14-01057
Ward 5
2212264 Ontario Inc.
1885 Sismet Rd

To permit the following:

- (i) One (1) billboard sign having electronic changing sign faces.

(b) Sign Variance Application 14-01485

Ward 8

Ford

2455 Motorway Blvd.

To permit the following:

- (i) One (1) ground sign located 0.45m (1.5 ft.) from street line.

(c) Sign Variance Application 14-01849

Ward 10

Fourth Terragar Holdings Ltd.

3221 Derry Rd.W.

To permit the following:

- (i) Two (2) ground signs with a height of 8.96m (29.4 ft.).

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

BACKGROUND:

The *Municipal Act* states that Council may, upon the application of any person, authorize minor variances from the Sign By-law if in the opinion of Council the general intent and purpose of the By-law is maintained.

COMMENTS:

The Planning and Building Department has received six (6) Sign Variance Applications (see Appendices 1 to 6) for approval by Council. Each application is accompanied by a summary page prepared by the Planning and Building Department which includes information pertaining to the site location; the applicant's proposal; the variance required; an assessment of the merits (or otherwise) of the application; and a recommendation on whether the variance should or should not be granted.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Council may authorize minor variances from Sign By-law 0054-2002, as amended, if in the opinion of Council, the general intent and purpose of the By-law is maintained. Sign By-law 0054-2002, as amended, was passed pursuant to the *Municipal Act*. In this respect, there is no process to appeal the decision of Council to the Ontario Municipal Board, as in a development application under the *Planning Act*.

ATTACHMENTS:

- Dental
Appendix 1-1 to 1-7
- Bulk Barn
Appendix 2-1 to 2-4
- LCBO
Appendix 3-1 to 3-6
- 2212264 Ontario Inc.
Appendix 4-1 to 4-6
- Ford
Appendix 5-1 to 5-6
- Fourth Terragar Holdings Ltd.
Appendix 6-1 to 6-9



Edward R. Sajecki
Commissioner of Planning and Building
Prepared By: Darren Bryan, Supervisor Sign Unit





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

December 2, 2014

FILE: 14-02622

RE: Dental
775 Dundas St E - Ward 3

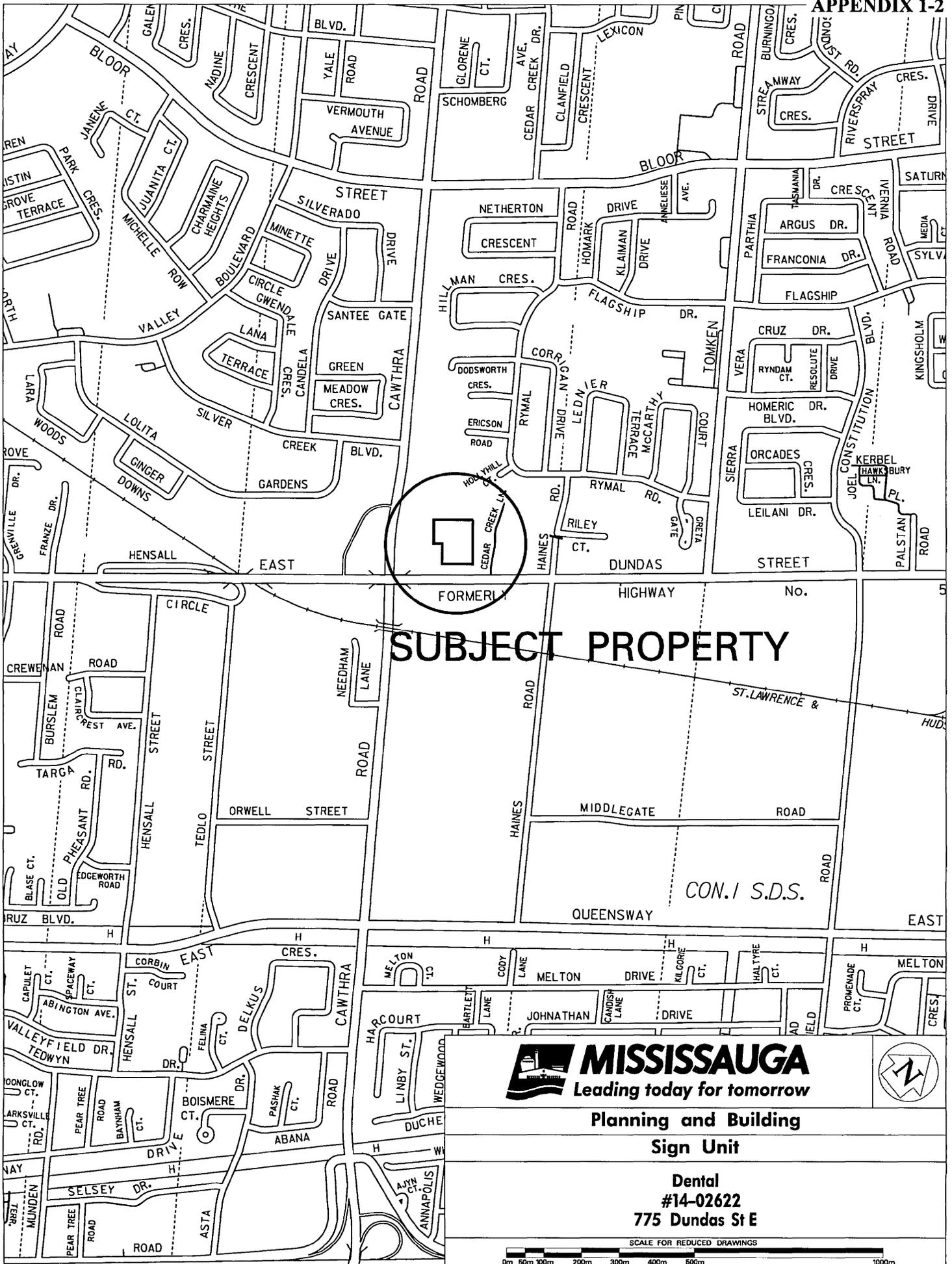
The applicant requests the following variance to section 13 of Sign By-law 0054-2002, as amended.

Section 13	Proposed
A fascia sign shall not be erected above the upper limit of the first storey.	One (1) fascia sign erected above the first storey of an office building.

COMMENTS:

The applicant currently has a sign in the window which they are planning to remove and place on the exterior of the building.

Second storey fascia signage for this type of building is common along this portion of Dundas Street. The design and placement of the proposed signage suits the existing building. The Planning and Building Department are in support of the requested variance, from a design perspective, provided the existing window signage is removed.



SUBJECT PROPERTY

MISSISSAUGA
Leading today for tomorrow

**Planning and Building
Sign Unit**

**Dental
#14-02622
775 Dundas St E**



Ferndale Venture

775 Dundas St. East, Mississauga Ontario L4Y 2B5

September 18th, 2014

City of Mississauga
Planning and Building Department
300 City Centre Drive,
Mississauga, ON L5B 3C1

Re: 775 Dundas St, E. Sign Variance Application**Application Number: 2622****Letter of Rationale**

We are applying for a Sign Permit for an identification "fascia Sign" at the above captioned property. This property is owned by Ferndale Venture. This application is for one fascia sign containing 2.88 square meters of sign area on one(1) face.

The sign is intended to face on to the Dundas Street for the purpose of identifying the business only. The sign is proposed to contain the Business Name and Logo only. The proposed colour scheme is dark blue and sky blue. The proposed sign is Channel Letters with Raceway.

The property presently contains zero(0) sign.

We are now seeking permission for the city of Mississauga to erect this sign.

- Variance from Sign By-Law 0054-2002 will be required for this sign. One variance will be on the second story for sign facing Dundas Street.

The following are justification for allowance of this variance:

- There is no wall support for this sign on the first story of the property facing Dundas Street. Please find attached picture.
- These are lots of similar signs erected higher than the upper limits of the first story on the Dundas St., Mississauga which serve similar purposes and have the approval of the City.

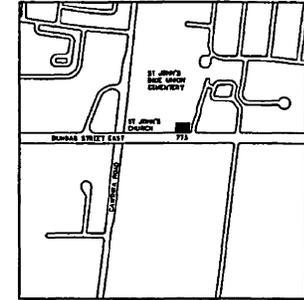
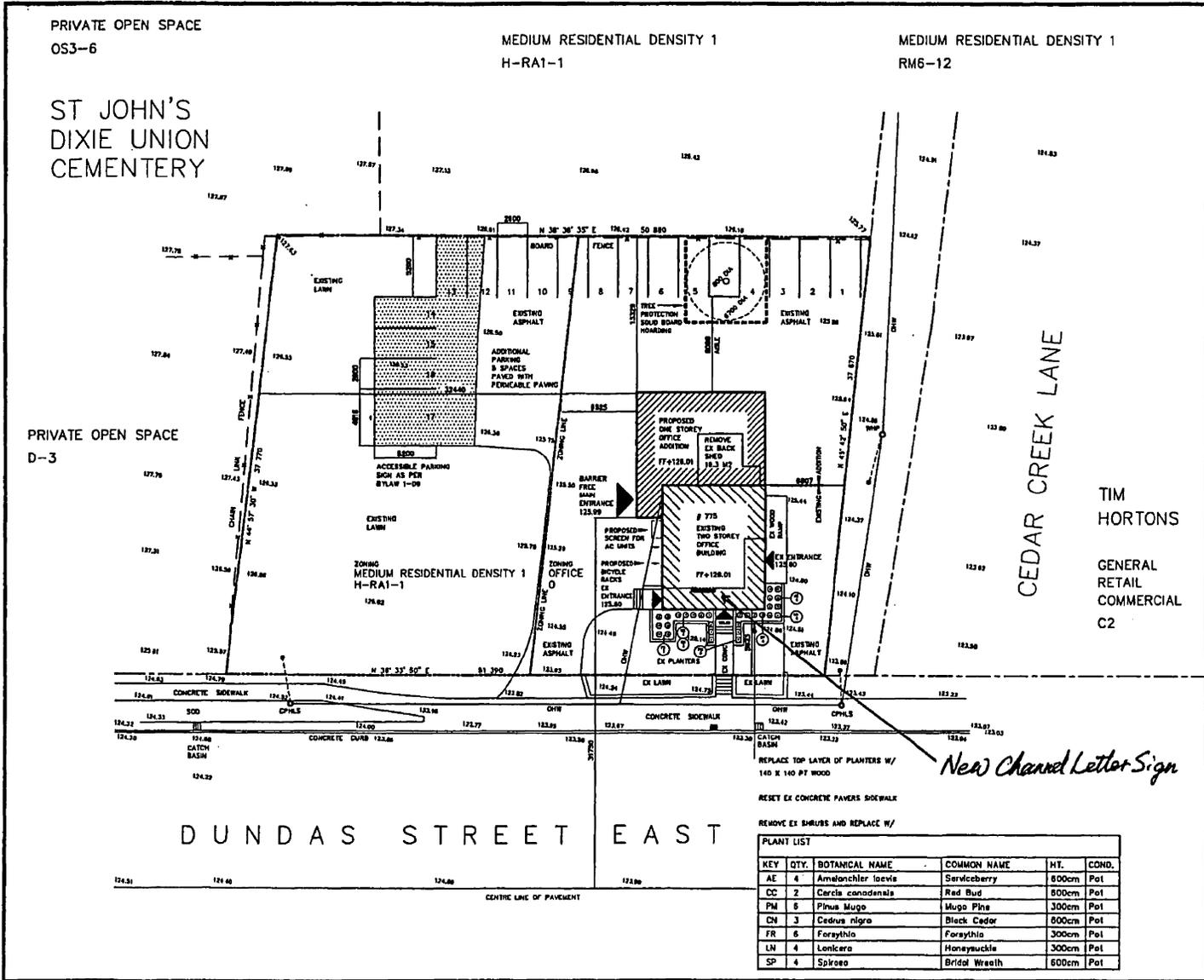
We would be pleased to discuss this matter with you and answer any questions that arise from this application at your convenience.

Yours truly,



Samantha Liu

Ferndale Venture



KEY PLAN

COA MAY 31/12
 SPA MAY 9/12
 REVIEW JAN 16/12

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB

Tafler Rylett Architects

477A DUPONT STREET
 TORONTO, ONTARIO M6G 1Y6
 TEL 416 535-8070
 FAX 416 535-7832

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY THE ARCHITECT

DENTAL OFFICES
 775 DUNDAS STR E
 MISSISSAUGA, ONTARIO

SITE PLAN

SCALE 1 : 200

NOV 2011
 11 256

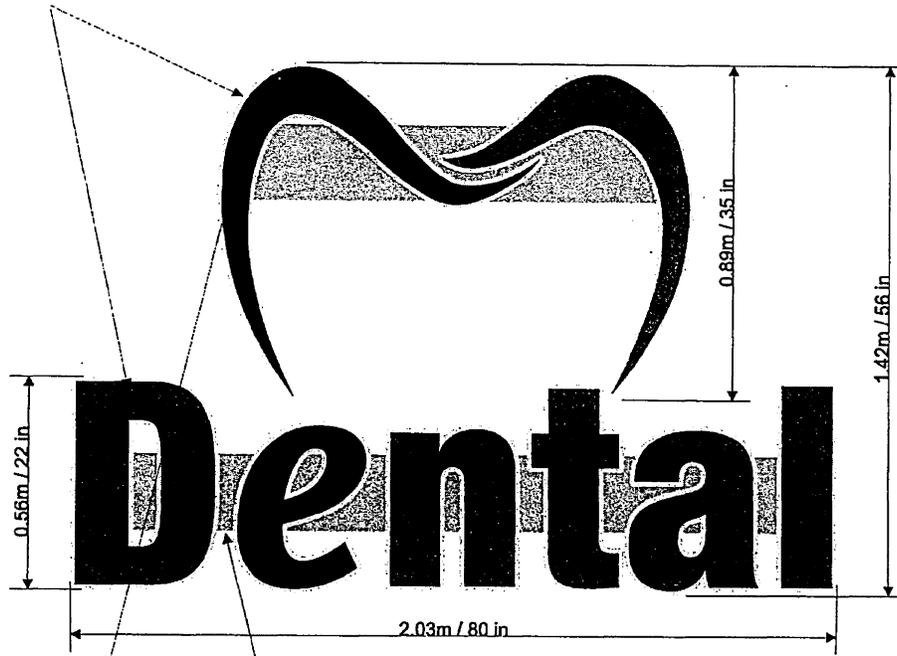


1
S2

Illuminated Channel Letters

Sign Area: 2.88 SQ. M.
Sign Weight: 80 LB

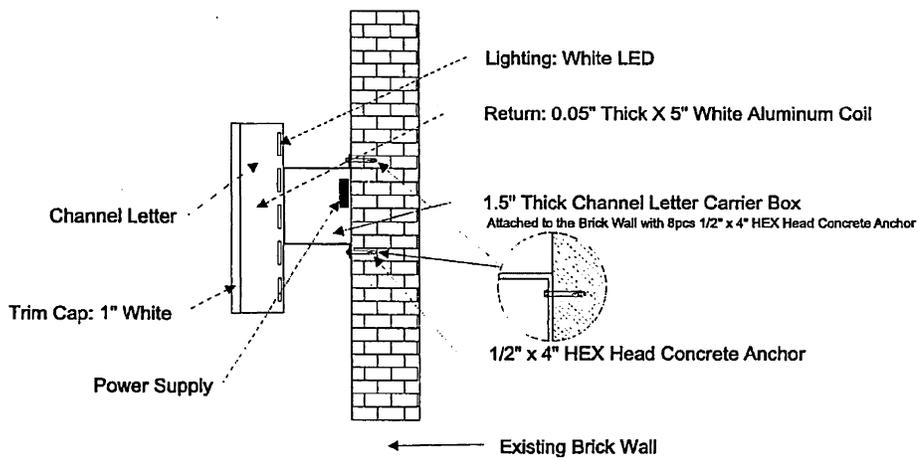
Face: 4.5mm Thick LED White Acrylic
Return: 0.050" Thick x 5" White Aluminum Coil
Trim Cap: 1" White
Lighting: White LED



Channel Letter Carrier Box
Dimension: 79"W x 8"H x 7"D
Gray Painted Finished .080 Aluminum Sheet with 1.5" Aluminum Angle
Attached to the Existing Brick Wall with 6 pcs 1/2" x 4" HEX Head Concrete Anchor

2
S2

Side Profile



Drawing No: ZSM-140808001-01



ZENGCO Signs

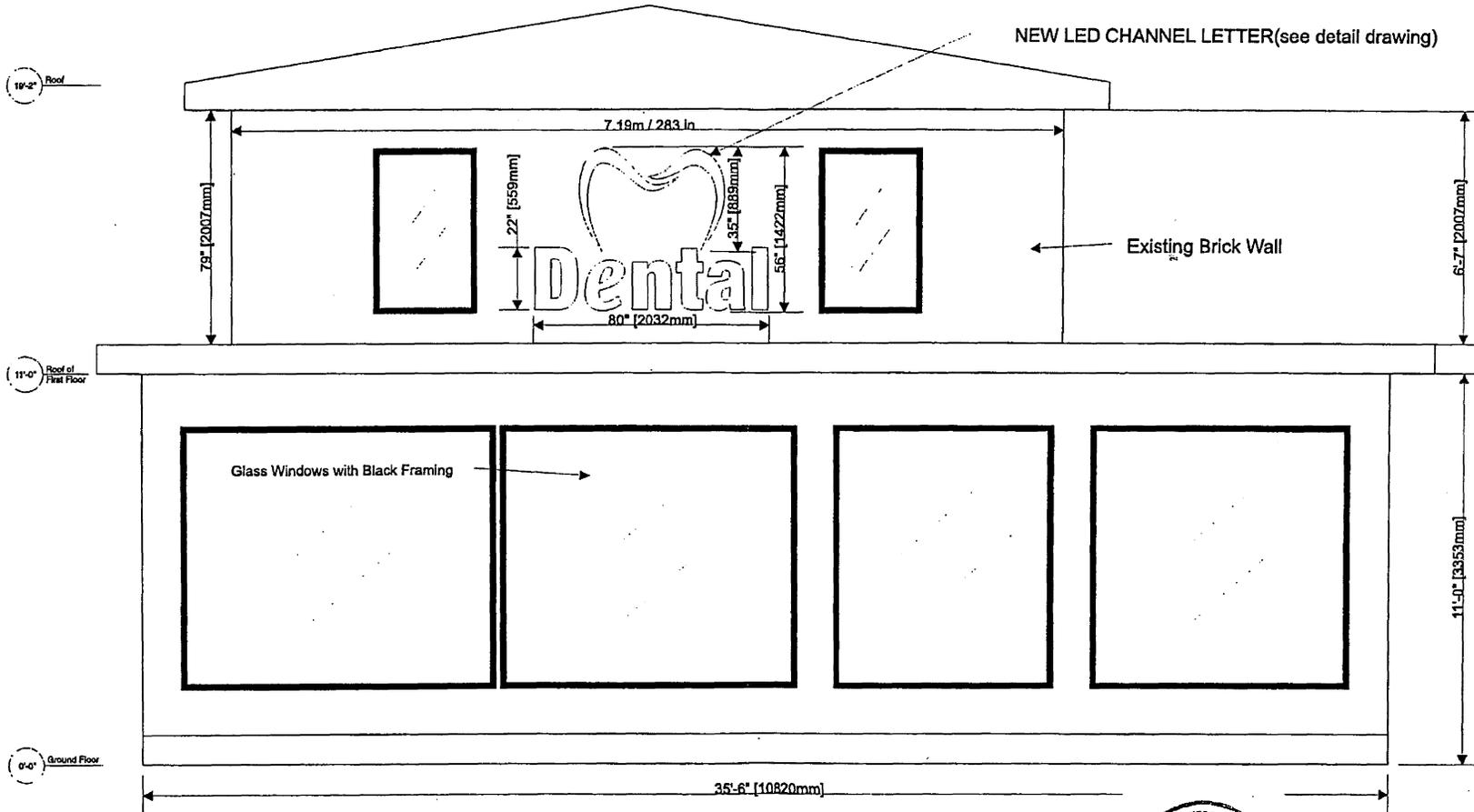
Address: 53 Alanbull Sq
Scarborough Ontario M1V 4M2
Tel: 416-833-0888
Email: jack@zengco.com

Client: M Dental
Location: 775 Dundas St. E.
Mississauga Ontario
Project: Fascia Sign

DWG#: S2
Drawn by: Jack Zhu
Date: Aug 08, 2014

STORE FRONT ELEVATION

1
S1



Drawing No: ZSM-140808001-01

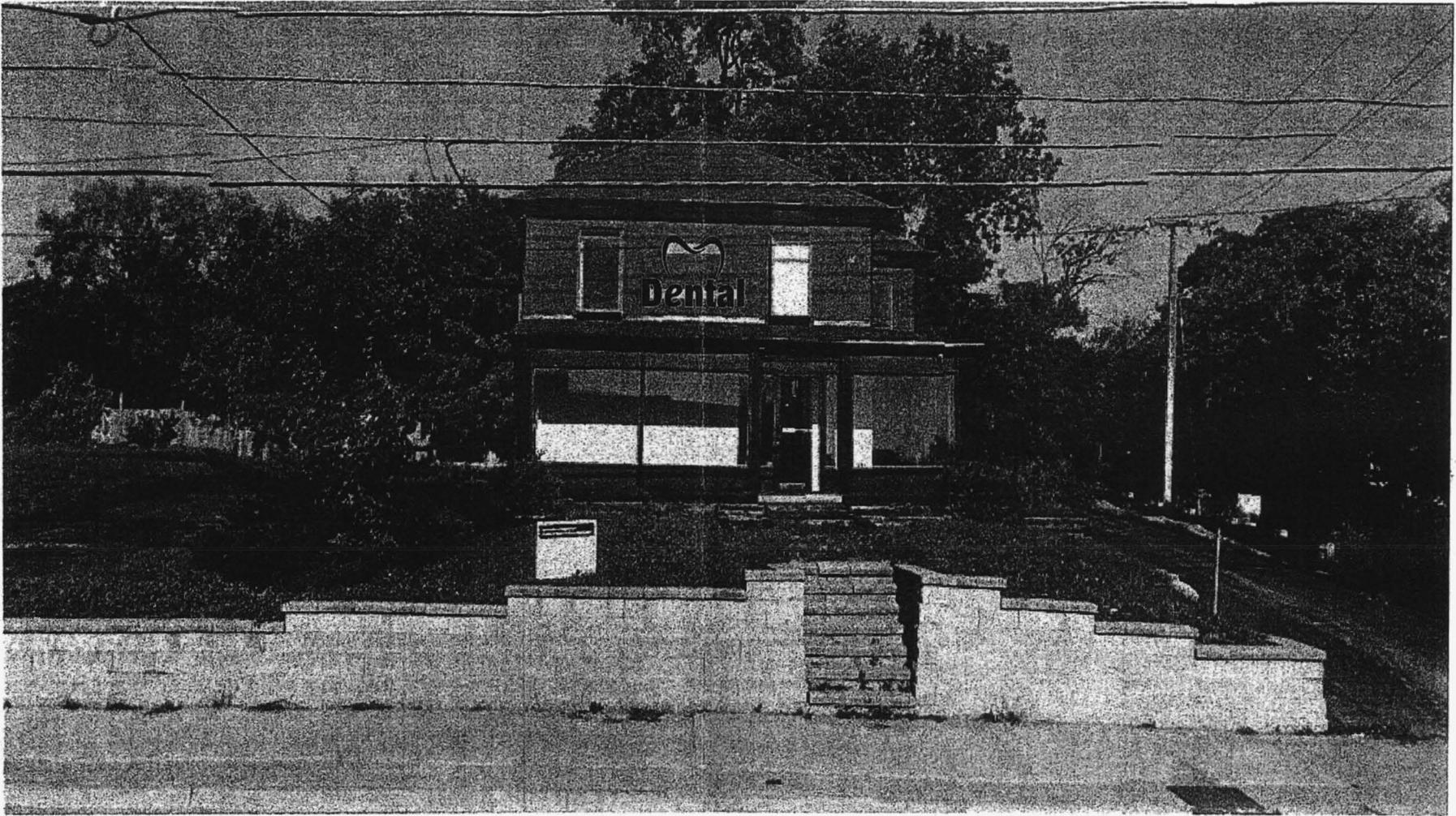


ZENGCO Signs

Address: 53 Alanbull Sq
Scarborough Ontario M1V 4M2
Tel: 416-833-0888
Email: jack@zei.com

Client: M Dental
Location: 775 Dundas St. E.
Mississauga Ontario
Project: Fascia Sign

DWG#: S1
Drawn by: Jack Zhu
Date: Aug 08, 2014



ZENGCO Signs

Address: 53 Alanbull Sq
Scarborough Ontario M1V 4M2
Tel: 416-833-0888
Email: jack@zengco.com

Client: M Dental
Location: 775 Dundas St. E.
Mississauga Ontario
Project: Fascia Sign

DWG#: Jack Zhu
Drawn by: Jack Zhu
Date: Aug 08, 2014



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

December 2, 2014

FILE: 14-02574

RE: Bulk Barn
915 Rathburn Road East - Ward 3

The applicant requests the following variance to section 19 of Sign By-law 0054-2002, as amended.

Section 19	Proposed
The maximum sign area of a window sign shall not cover more than 25% of a single window or 25% of the entire surface area of a group of windows and shall not block the clear view of exits or entrances and shall maintain visibility into the interior of the premises at all times.	Three (3) elevations with a percentage of window coverage equal to 46% on the north elevation, 80% on the south elevation and 100% on the east elevation. The proposed signs will also obstruct visibility into the interior of the premises.

COMMENTS:

The proposed signage is consistent with the approved architectural elevations for this building. The signage provides screening of the stock room from the exterior, as well as areas where shelving will be placed against the windows. The proposed window signage is consistent with other Bulk Barn locations, is composed of images and does not contain text. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.

VARIANCE RATIONAL

Proposal Created exclusively For: The City of Mississauga

Property Address: 915 Rathburn Road East

Intended use of property: Commercial Retail

Re: Application for variance requesting enlargement of window vinyl graphics on second surface

To: City Variance Committee

Date: 14/08/2014

This letter of rationale is in regards to the section of the sign bylaw that restricts the frontage of window graphics to 25% of the total window area. We would, however, like to install window vinyls on the second surface of the North, South and East elevations of this location, which will take up 50%, 50% and 100% respectively.

The way the interior of the building is constructed, the studs and fur's from the wall constructions would be visible from the outside of the store and would not give an attractive look from the exterior. The window vinyls are an easy and realistic way to cover up the interior construction while also ensuring to keep with the feel of the stores products. The neighbouring buildings also have large window vinyls and would not feel out of place or conflict with the general look of the surrounding businesses.

Please see the variance application for other issues to consider in this matter

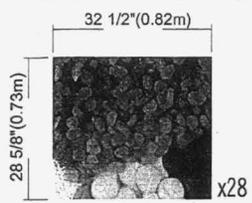
Thank you in advance for your consideration.

KURTIS ECKHART

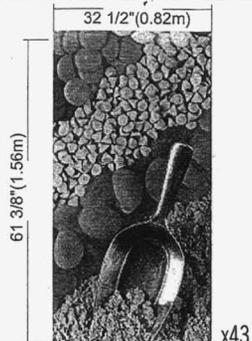

AMENDMENT:

TOTAL NUMBER OF SIGNS TO EQUAL BY WINDOW VINYL'S

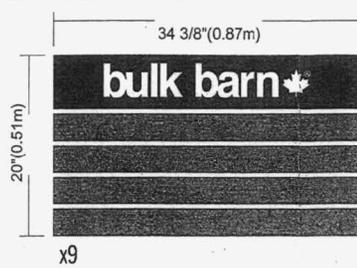
2014-08-14

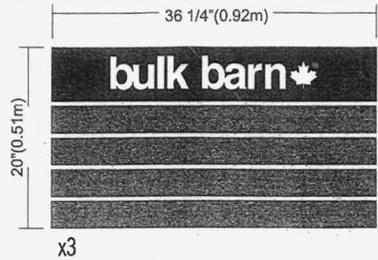
Signage Area: 0.60sq.m



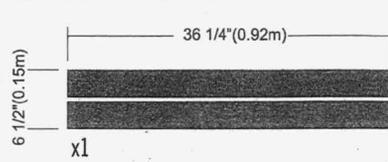
Signage Area: 1.28 sq.m



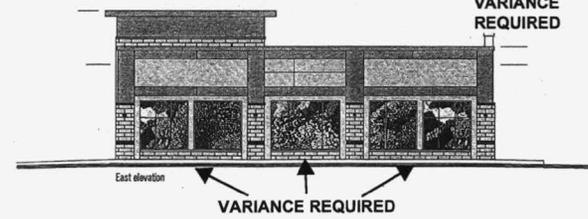
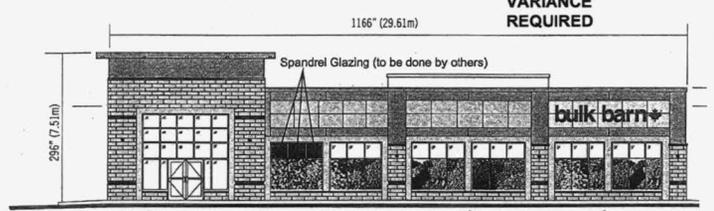
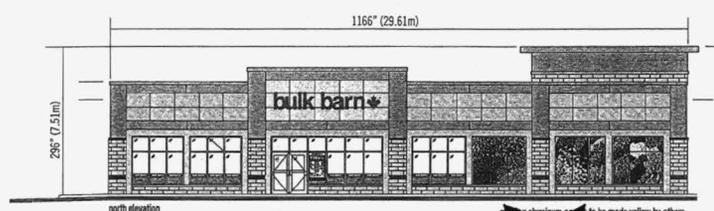
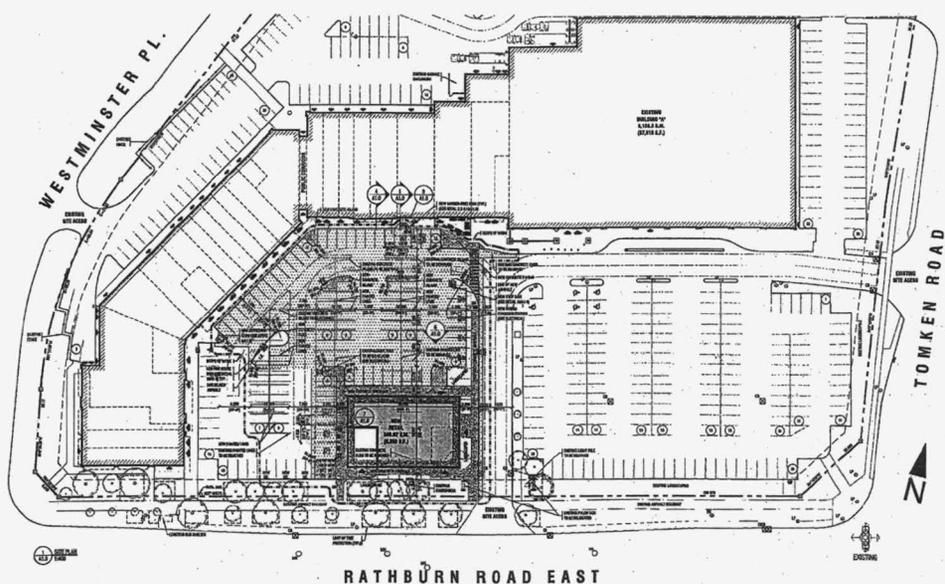
Signage Area: 0.87 sq.m



Signage Area: 0.41 sq.m



Signage Area: 0.14 sq.m



Lovett Signs
 10 YEAR ANNIVERSARY
 www.lovettsigns.ca
 525 Southgate Dr. Guelph ON
 T 519 822 9558
 F 519 822 2075
 sales@lovettsigns.ca

Client	Bulk Barn	Drawing #	BB Mississauga Rathburn Rd Proof 5
Address	915 Rathburn Rd., East Mississauga, On	Illumination	yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Saleperson	Dana	Designer	FJ/bmk
Start Date	Apr 30, 2014	Revision Date	Oct 24, 2014

C
 layout

All artwork is copyright Lovett Signs & Neon Inc. And may not be used in whole or in part without permission.



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

December 2, 2014

FILE: 14-02015

RE: LCBO
3017 Argentia Road - Ward 9

The applicant requests the following variance to section 19 of Sign By-law 0054-2002, as amended.

Section 19	Proposed
The maximum sign area of a window sign shall not exceed 25% of a single window or group of windows.	Window signs exceeding 25% of the area of a single window or group of windows.

COMMENTS:

This proposed signage is consistent with window signage approved in other businesses in this area, as well as signage approved for similar LCBO locations (variance file 02-04996, 3020 Elmcreek Rd.). The proposed window signage is a composition of images which do not contain text. The Planning and Building Department finds the requested variance acceptable from a design perspective.



Discover the World

August 12, 2014

Planning and Building Department
Building Division
City of Mississauga
300 City Center
Mississauga ON, L5B 3C1

Attention: Cory Young SGN 14 2015 VAR

To whom it may concern,

The exterior window graphics is a marketing initiative that promotes the LCBO brand. These graphics enhance the LCBO's brand as well as the building exterior. They are included in LCBO store's entire exterior signage package as an integration of the brand on the exterior as well as the interior of stores.

Mark Greene
Director, Production & Process
Marketing, LCBO

OF HALTON HILLS



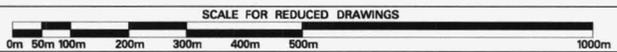
SUBJECT PROPERTY

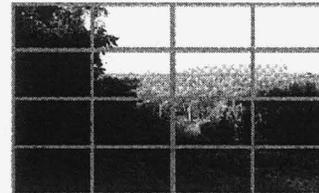
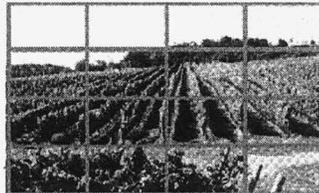
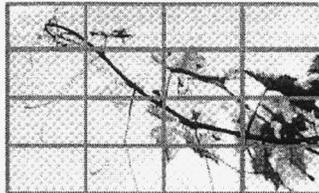
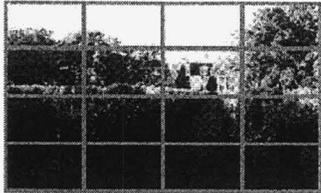
MISSISSAUGA
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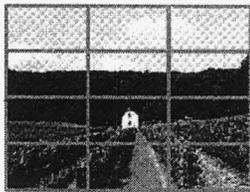
**Planning and Building
 Sign Unit**

**LCBO
 #14-02015
 3155 Argentia Road**

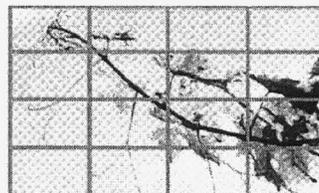
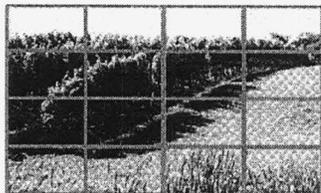




NORTH ELEVATION FOUR @ 15'-1 1/2" X 9'-3/4"



WEST ELEVATION ONE @ 12'-9 3/4" X 9'-3/4"



SOUTH ELEVATION TWO @ 15'-4" X 9'-3/4"

IBI GROUP
 IBI Group Architects
 5th Floor - 230 Richmond Street West
 Toronto ON M5V 1V6 Canada
 Tel: 416 928 1498
 Fax: 416 928 0544

IBO STORE #046
 1887-411 & WINDSOR COUNCIL
 MISSISSAUGA, ONTARIO

IBY Design Associates
 77 Mount Avenue, Suite 109
 Toronto, Ontario, M6K 2E3
 416 591 2224 Tel
 416 591 2187 Fax
 www.ibytc.com Web

Context Plan

General Notes

1. ALL DIMENSIONS IN IMPERIAL.
2. VERIFY ALL DIMENSIONS.
3. DO NOT SCALE DRAWINGS.
4. CHECK DRAWINGS AGAINST SPECIFICATIONS.
5. USE THE LATEST REVISED DRAWINGS ONLY.
6. REPORT ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SCHEDULES, UNDISCOVERED ERRORS, OR OMISSIONS, TO THE ARCHITECT AND LCBO DURING TENDER PERIOD AND BEFORE PROCEEDING WITH ANY WORK.
7. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND MUST BE RETURNED UPON COMPLETION OF THIS PROJECT. PLEASE DO TO: <http://www.ibi.com/iboulcofbidopenhouse.shtml>
8. TO VIEW A LIST OF BIDDERS FOR THIS PROJECT, PLEASE GO TO: <http://www.lcbo.com/iboulcofbidopenhouse.shtml>

Revised Schedule

No.	Date	Description	By
3	Jun 27, 2014	Issued for Permit and Tender	BN
2	Nov 28, 2013	90% Drawing Review	BN
2	Nov 18, 2013	90% Drawing Review	BN
1	Oct 28, 2013	30% Drawing Review	BN

ONTARIO ASSOCIATION OF ARCHITECTS
 DR. MOHAMMAD HASSAN
 LICENSED ARCHITECT
 2062

Issued for Permit and Tender
 Date: Jan 27, 2014
 Rev: 34768
 Project No. 34768
 Scale: 1/8"=1'-0" VB
 Sheet No. 1 of 1

LCBO Store No. 640
 Mississauga, ON
 Interior Fit-up

Project: Exterior Elevations

Sheet No. **A2.00**



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

December 2, 2014

FILE: 14-01057

RE: 2212264 Ontario Inc.
 1885 Sismet Road - Ward 5

The applicant requests the following variances to sections 4 and 20 of Sign By-law 0054-2002, as amended.

Section 4(6)	Proposed
Any sign not expressly permitted by the By-law is prohibited.	One (1) billboard sign having electronic changing sign faces.
Section 20(2)	Proposed
No part of a billboard sign shall be located closer than 7.5m (24.61 ft.) to the street line.	One (1) billboard sign located 1.0m (3.28 ft.) from the street line.

COMMENTS:

The proposed billboard sign is to be located along the rear property line adjacent to Matheson Boulevard East. The reduced setback is requested to allow the installation of the sign without removing required parking spaces on the site and to ensure visibility of the sign beyond the rear of the existing buildings along Matheson Boulevard East.

The proposed billboard sign is to have electronic changing sign faces on each side of the billboard. The Sign By-law prohibits flashing and animated signs as they may cause a distraction to drivers.

The Planning and Building Department finds the variance for reduced setback acceptable, however the Department cannot support the variance for electronic changing sign faces as it would set an undesirable precedent throughout the City.

2212264 Ontario Inc.

1885 Sismet Rd., Mississauga, ON L4W 1W9

Rec. Sept 19/14

September 12, 2014

To Whom This May Concern,

RE: Billboard

The Display's that are going up for 1885 Sismet Rd, Mississauga, Ontario L4W 1W8 (2212264 Ontario Inc.) will be used for awareness of the business.

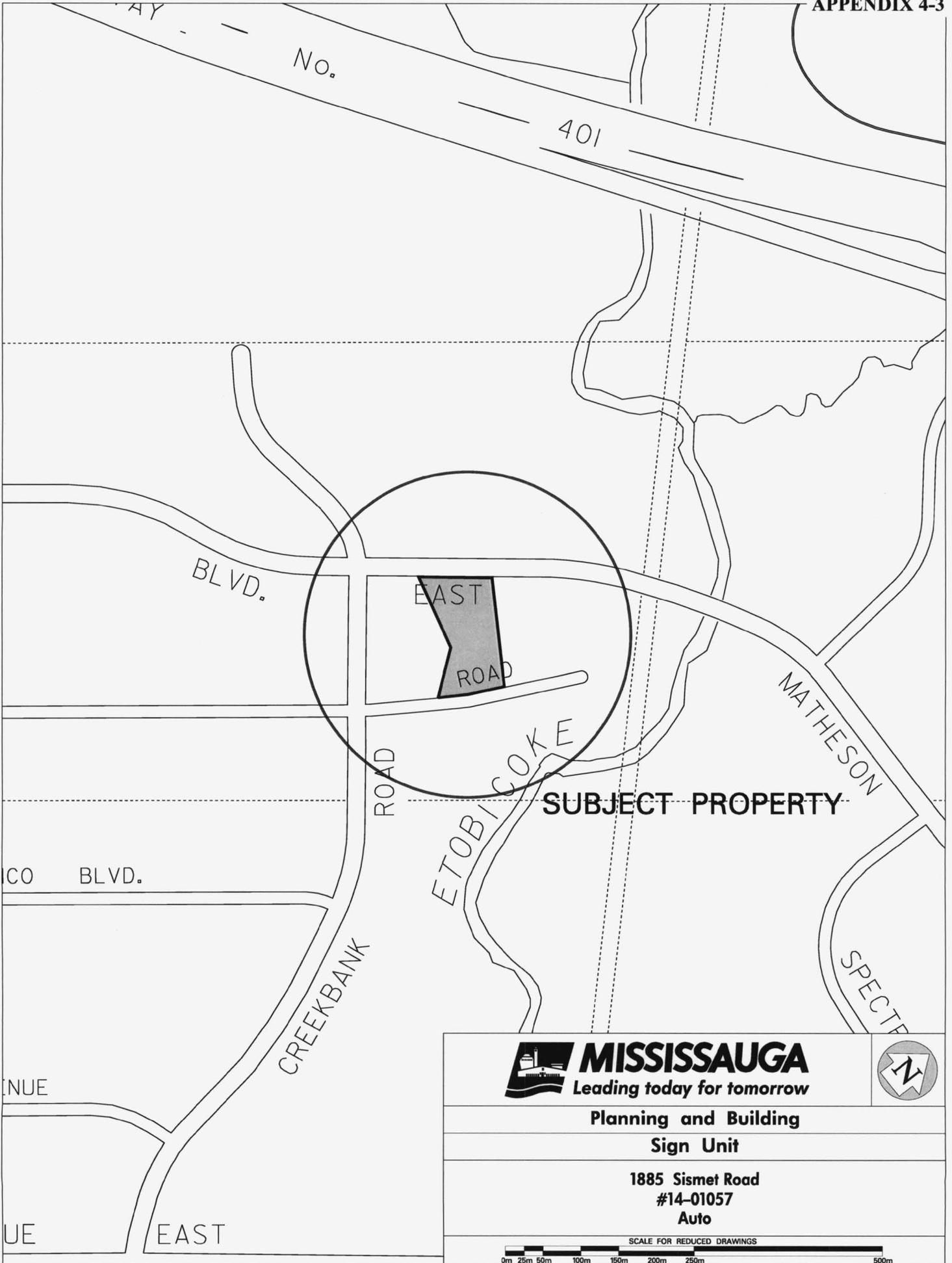
We plan to Display marketing material to promote our business and others in the area. This material will be electronic media.

We also Plan to display up to 5% of display time for community events and public service announcements.

Thank You,



Shashiv Singh
VP Operations
2212264 Ontario Inc.
1885 Sismet Road,
Mississauga. Ontario. Canada L4W 1W9
p: +1.905.212.9482 ext 242
f: +1.905.212.1012
e: shashiv.singh@retinamd.ca



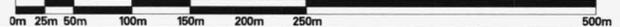
MISSISSAUGA
 Leading today for tomorrow



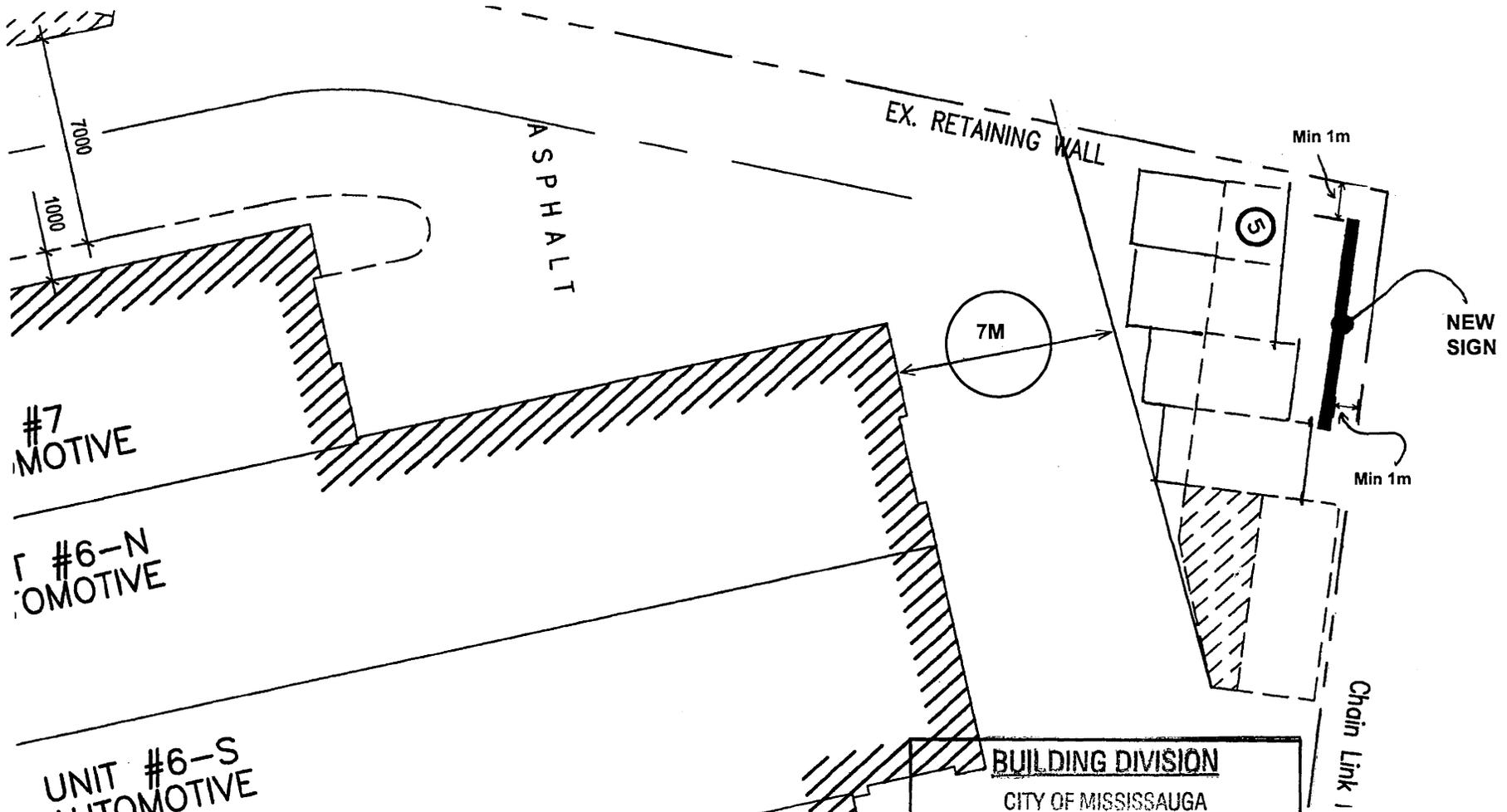
Planning and Building
Sign Unit

1885 Sismet Road
#14-01057
Auto

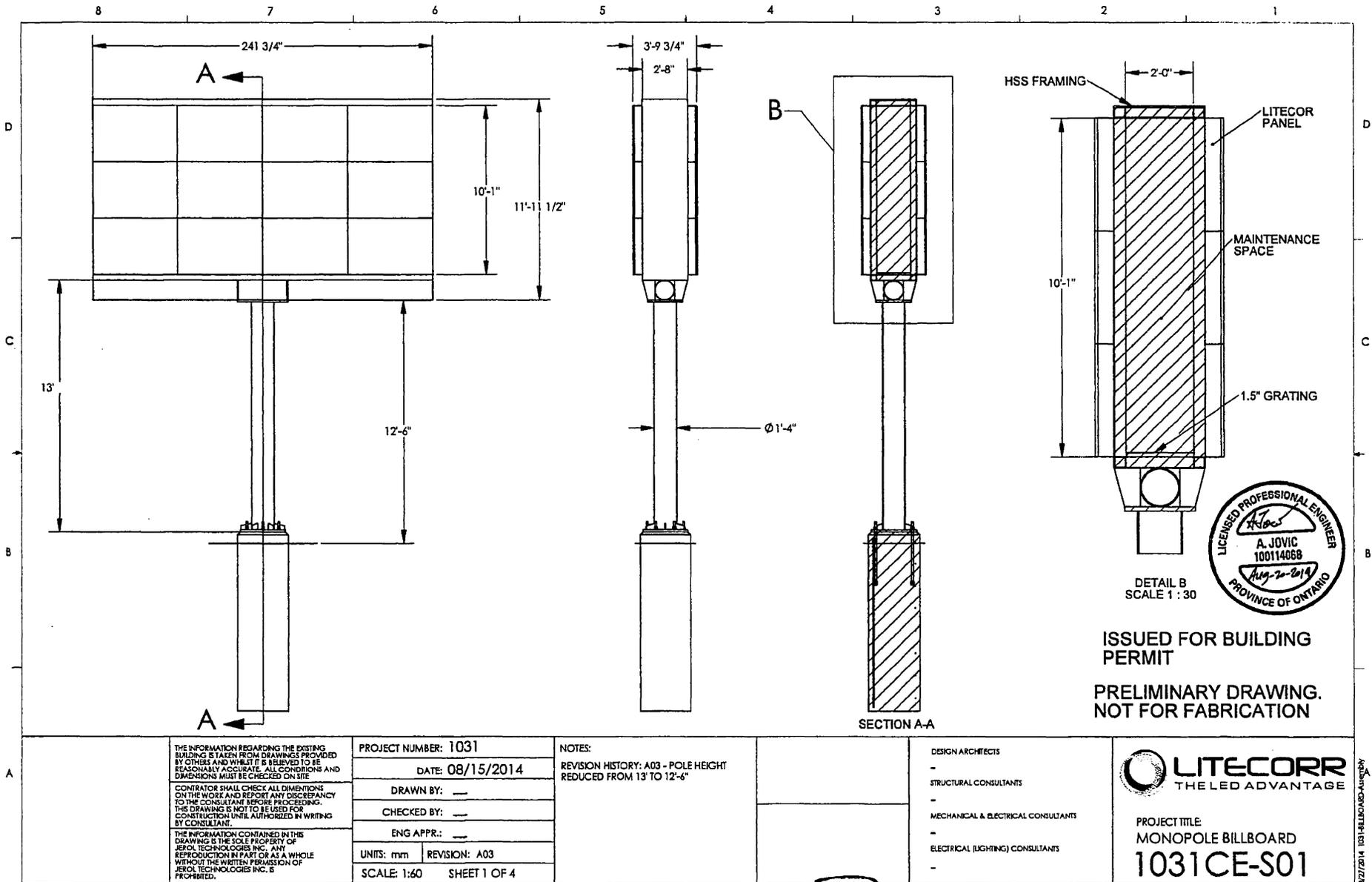
SCALE FOR REDUCED DRAWINGS



PROPOSED PARKING



BUILDING DIVISION		
CITY OF MISSISSAUGA		
DATE RECD	OCT 01 2014	
ROUTE TO:	RECD BY:	DATE:



*Raised
Sept 19/14*



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

December 2, 2014

FILE: 14-01485

RE: Ford
 2455 Motorway Blvd - Ward 8

The applicant requests the following variance to section 13 of Sign By-law 0054-2002, as amended.

Section 13	Proposed
Minimum street line setback for a ground sign is 1.0m (3.28 ft.).	One (1) ground sign located 0.45m (1.5 ft.) from street line.

COMMENTS:

The proposed ground sign is to be located between the property line and the parking area for an automobile dealership. An existing ground sign located adjacent to the driveway is to be removed. The proposed reduced setback is not consistent with the ground signs located on the adjacent automobile dealership properties. The proposed sign should be located adjacent to the driveway where the existing sign is being removed.

The Planning and Building Department cannot support the variance as it would not be consistent with other signs in the Erin Mills Auto Mall.



255 PINEBUSH ROAD, CAMBRIDGE ONTARIO CANADA N1T 1B9

PRIDESIGNS

TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

September, 18, 2014

City of Mississauga

Planning and Building Dept. Sign Unit

300 City Centre Drive

Mississauga, ON, L5B 3C1

RE: Sign Variance for proposed freestanding sign at Erinwood Ford 2455 Motorway Blvd. asking for a reduced setback distance to the property line at street

Hello.

Please accept this as notice of our application for a sign variance at the above noted address. We are proposing to install one new freestanding sign (drawing # FORD-PYOB1368.192C1 attached) on the property. The existing freestanding sign at the driveway entrance would be removed totally. As shown in the attached site plan, our request for variance is asking for a 0.45 m setback (1' 6") to the property line facing Motorway Blvd. The sign bylaw states a 1 m setback to the property line is needed.

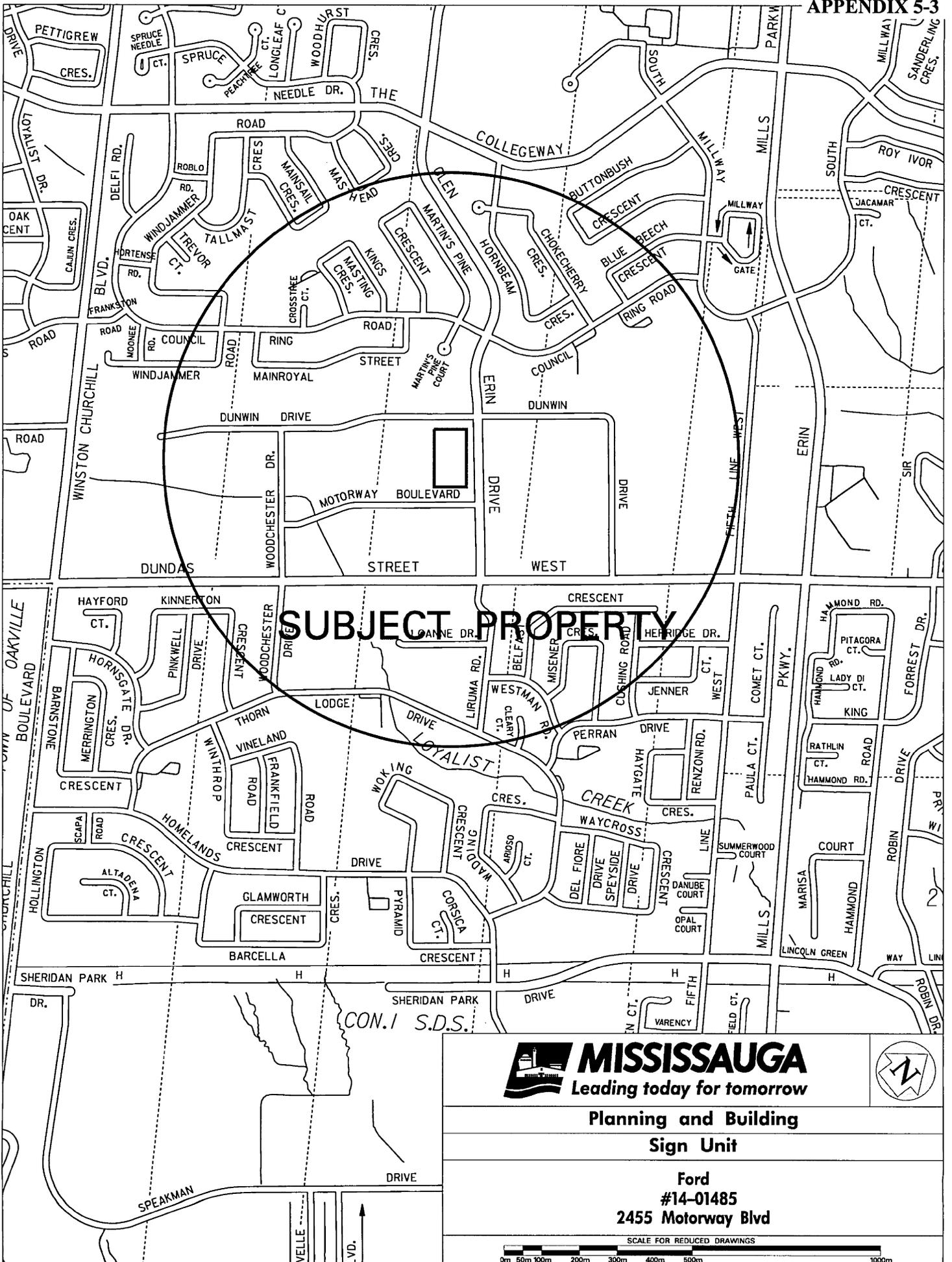
The proposed sign would be 0.6 m (2') setback from the parking stalls along Motorway Blvd and would also be 7.23 m (23' 8.875") setback from the driveway entrance / exit. So both of those distances comply with what the current bylaw allows for.

I would ask that this variance request be approved as it would not pose any visibility problems for pedestrians or motorists. As shown in the attached site plan the property line to the curb of the street 14' 6" of space so cars entering or exiting will have clear views of the street and the flow of traffic.

Thank you, Jeff Barron

Pride Signs Ltd. – Permit Coordinator

Ph: (519) 622-4040 ext. 252 Fax: (519) 622-4031 e-mail: jbarron@pridesigns.com



SUBJECT PROPERTY

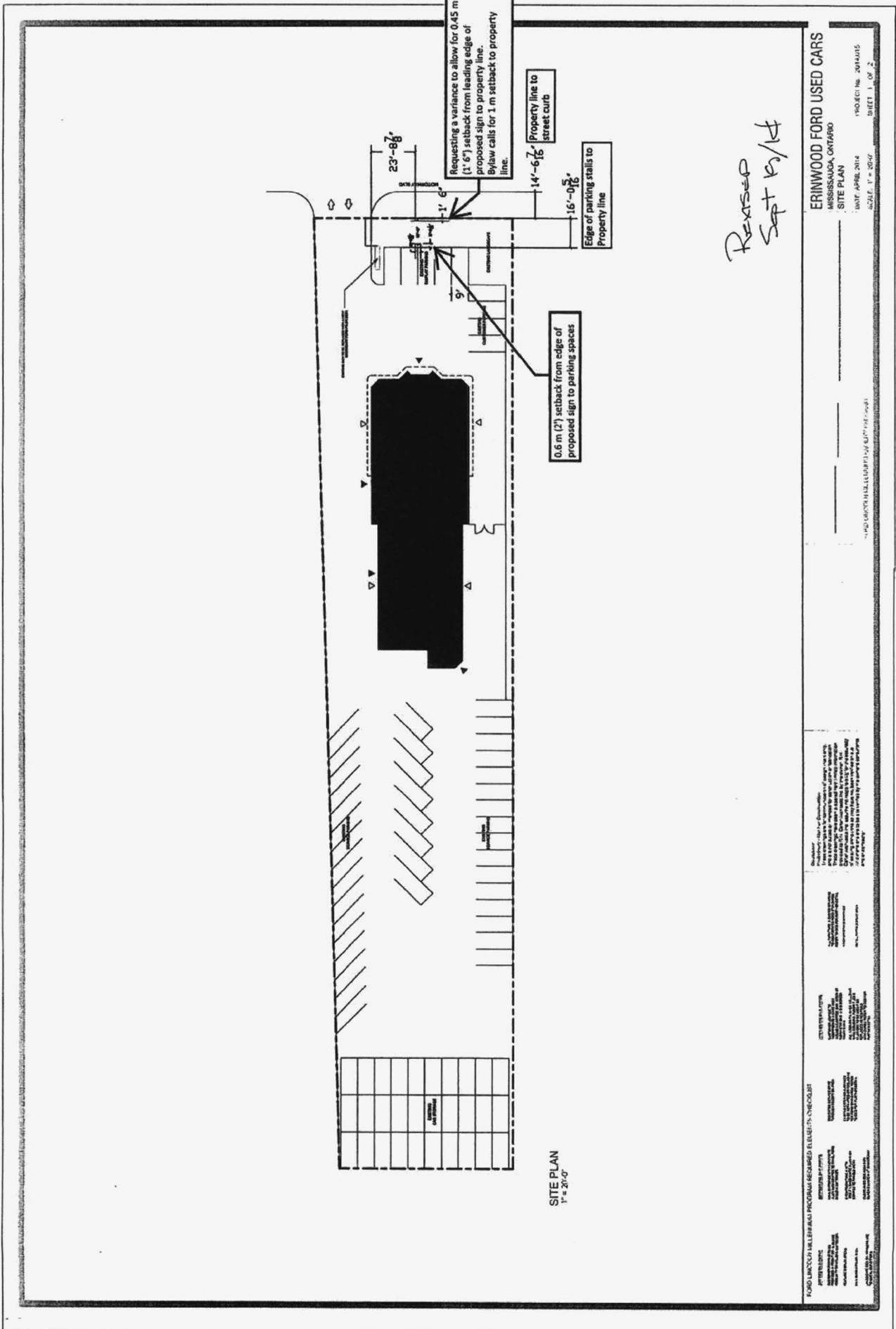
MISSISSAUGA
 Leading today for tomorrow



**Planning and Building
 Sign Unit**

**Ford
 #14-01485
 2455 Motorway Blvd**

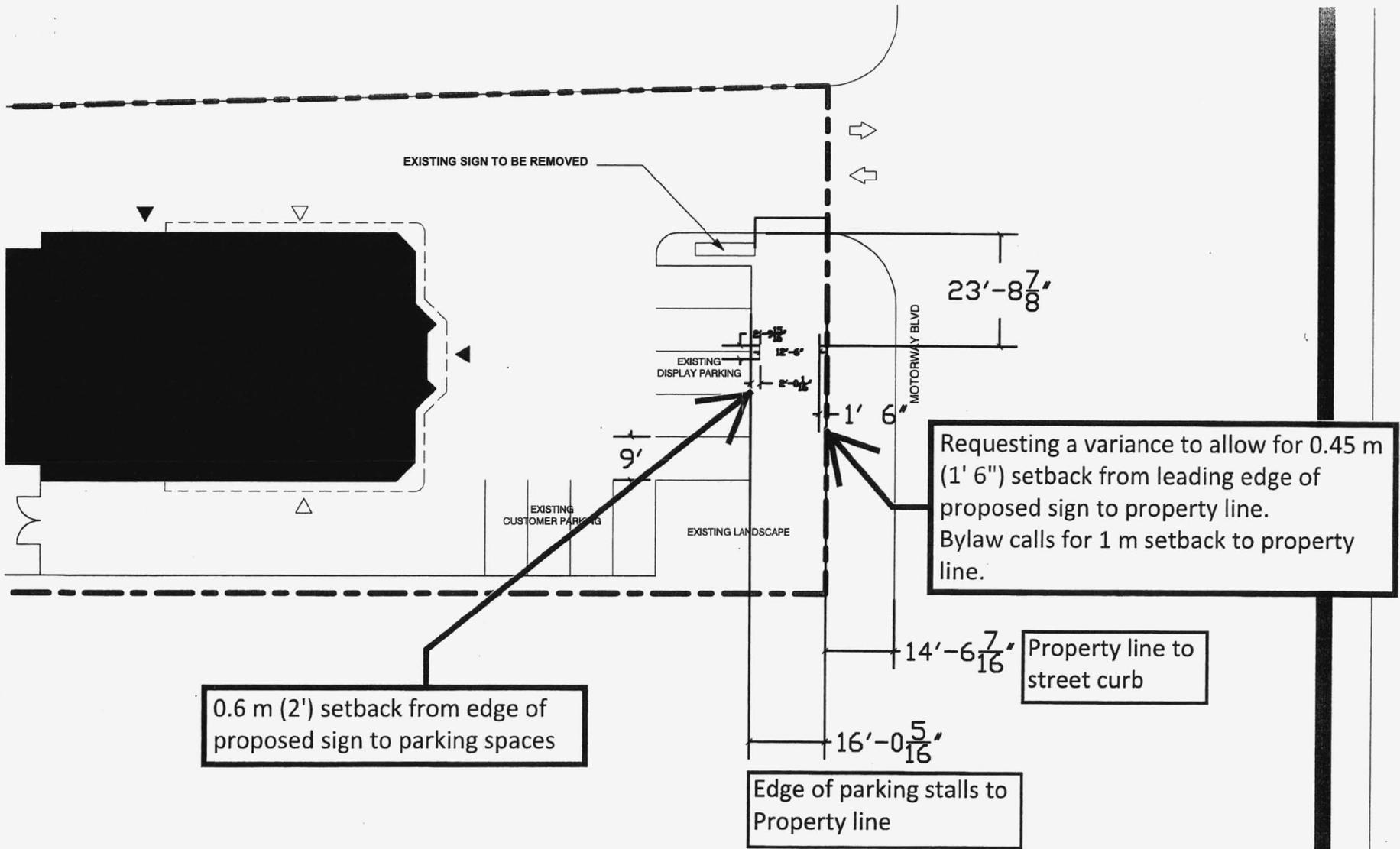




*Revised
Sept 10/14*

ERINWOOD FORD USED CARS
 MISSISSAUGA, ONTARIO
 SITE PLAN
 DATE: APRIL 2014
 SCALE: 1" = 20'-0"
 PROJECT NO.: 2014015
 SHEET 1 OF 2

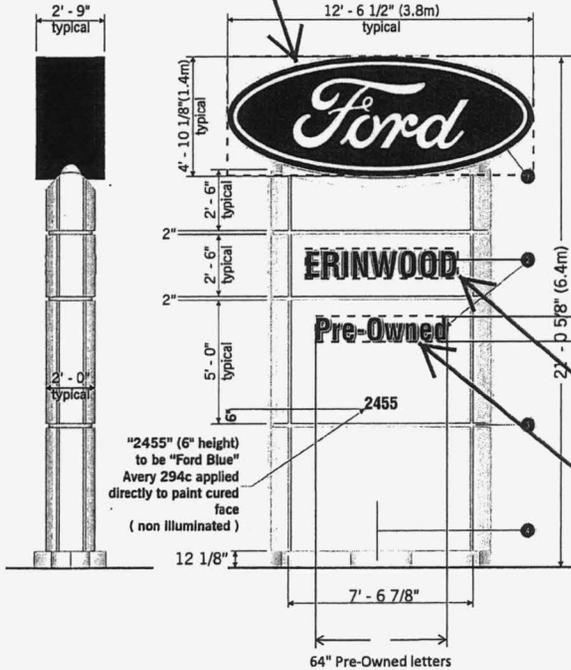
NO.	DESCRIPTION	DATE	BY	CHECKED
1	PREPARED			
2	REVISIONS			
3	APPROVED			
4	DATE			
5	BY			
6	CHECKED			
7	DATE			
8	BY			
9	CHECKED			
10	DATE			
11	BY			
12	CHECKED			
13	DATE			
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48	CHECKED			
49	DATE			
50	BY			



New D/s Illuminated Pylon
Scale: N.T.S.

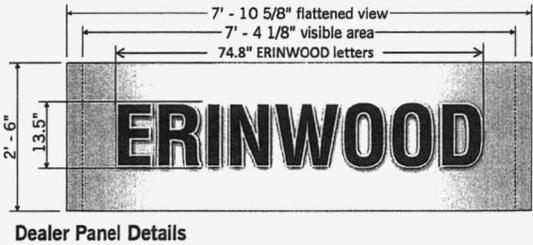
Total proposed sign area = 6.77 m²

Sign area of Ford oval header = 5.64 m²



Material Specifications

- .080 Aluminum constructed returns primed and painted Grip Guard Plus "Ford Blue" (PI-0294) with Plus Clear Coat.
• White Seemee IV (B1149) flex face with translucent vinyl applied to 1st surface
• Pride aluminum PTS frameless cover to be primed and painted Grip Guard Plus "Ford Blue" (PI-0294) with Plus Clear Coat.
• T12 extra long life fluorescent illumination (50, 000 hours)
• Translucent vinyl graphics ("Ford Blue" Avery 294c / Black translucent)
- .100 rolled and formed aluminum face / returns primed and painted Grip Guard Plus White with Plus Clear Coat.
• Graphics to be routed out of aluminum face and 18mm Clear acrylic pushed through openings.
• "Ford Blue" Avery 294c translucent vinyl applied to 1st surface of Clear acrylic.
• White A9001-T translucent vinyl applied to 2nd surface of Clear acrylic. (diffuser)
• White LED illumination
- .100 formed aluminum reveals primed and painted Grip Guard Plus White with Plus Clear Coat.
- .100 rolled and formed aluminum panel faces and base plate cover primed and painted Grip Guard Plus White with Plus Clear Coat

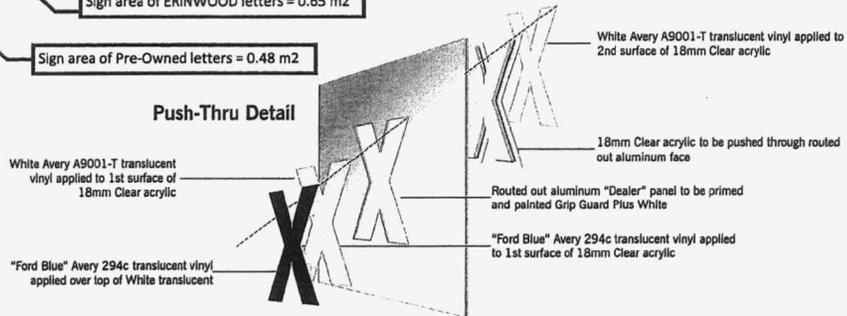


Dealer Panel Details

Sign area of ERINWOOD letters = 0.65 m²

Sign area of Pre-Owned letters = 0.48 m²

Push-Thru Detail



Drawing No.
FORD-PY0B1368.192C1

Structural Master #
FORD-PY021x0013.192C

Ford Sign Type
F100M15

Graphics File #
FORD-MS0B1368

Total Sq. Footage = 24.3 m sq



Electrical Requirements
120V

Graphic resolution is dependent on size of specific signage. Color and dimensions of ordered display should be verified using reference drawings specific to the sign. Pride Signs Ltd. is not responsible for incorrect dimensions caused by display and/or print variations.

Artwork based on dealer approved order form

Preliminary Artwork
Approved for Production
June 13, 2014 T. Dodge

CLIENT APPROVAL
REVISION DATES:
May 6, 2014 B. Guse
June 3, 2014 B. Guse





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

December 2, 2014

FILE: 14-01849

RE: **Fourth Terragar Holdings Ltd.**
3221 Derry Rd W - Ward 10

The applicant requests the following variance to section 13 of Sign By-law 0054-2002, as amended.

Section 13	Proposed
Maximum height of a ground sign 7.5m (24.6 ft.).	Two (2) ground signs each with a height of 8.96m (29.4 ft.).

COMMENTS:

The variance is required as the existing ground signs are excessive in height and are proposed to be modified by adding additional sign area to the bottom of the existing signs. The ground signs are multi-sided and located over a pedestrian walkway leading from the municipal sidewalk to the commercial property. The proposed additional signs would create an insufficient clearance between the sign and the walkway and would be less than the 2.4m (7'-10") required by the Ontario Building Code.

The Planning and Building Department therefore cannot support the proposed variance.



700 Applewood Crescent, Suite 100
Vaughan, Ontario
L4K 5X3
Phone: (905) 760-6200

FOURTH TERRAGAR HOLDINGS LTD.

October 1, 2014

City of Mississauga
Plan Examiner
Attention: To whom it may concern

**Re: Additional panels on two existing pylon signs.
Building Address: 3221 Derry Rd West, Mississauga.**

Dear Sir/Madam,

Per Section 32 of Sign By-Law 0054-2002 as amended. Seg. No.4:

This letter provides rationale for the variance.

Fourth Terragar Holdings Ltd wishes to add extra panels to the pylon signs at the above captioned property because:

The plaza was expanded some years ago which saw the addition of ten new RU's (Retail Units) The pylon signs have been in existence before this expansion. New tenants want representation on the pylon signs to ensure continuity of their businesses. Continuity of business is:

Good for the tenant-employment

Good for the neighbourhood-convenient shopping-increase in property value.

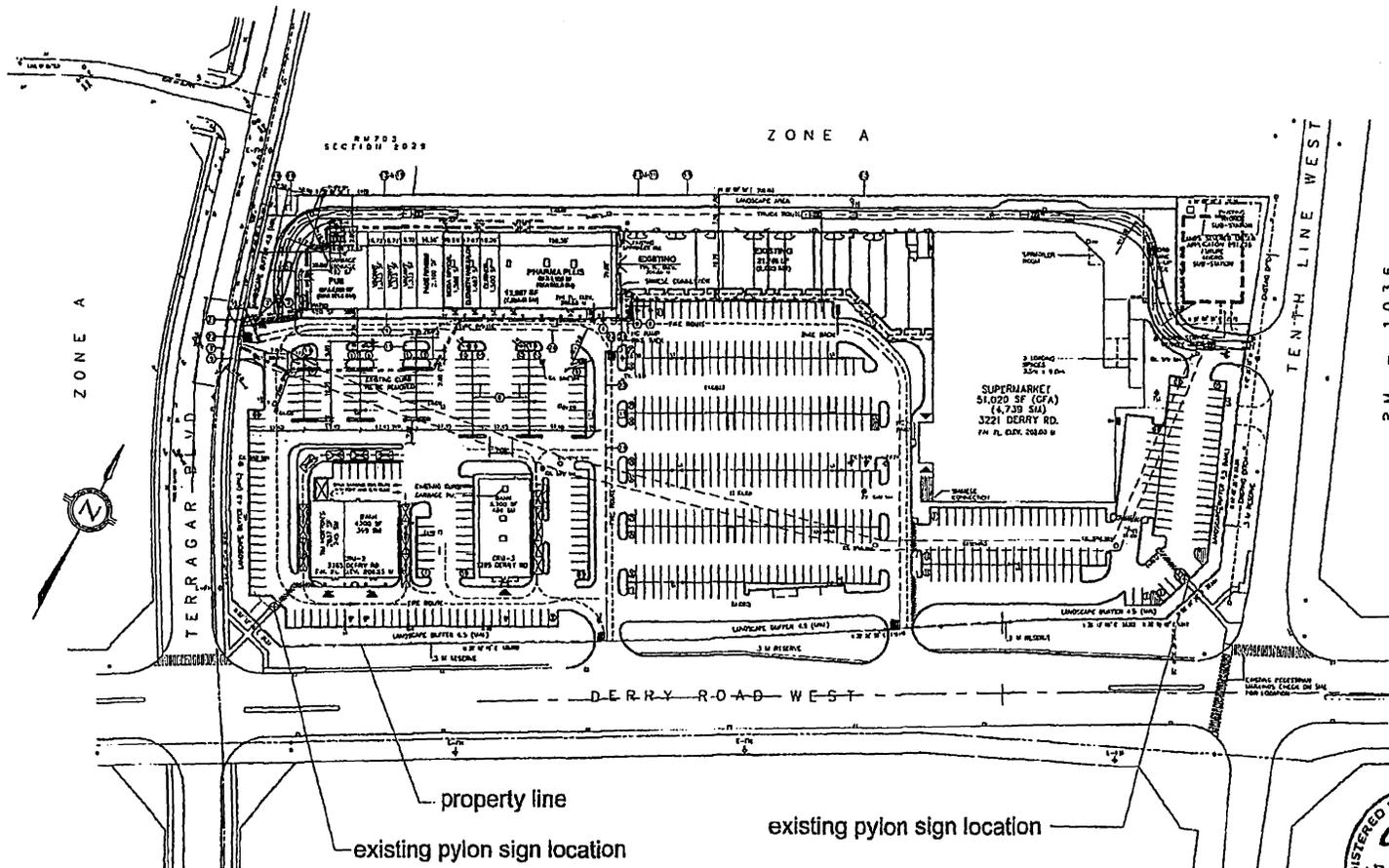
Good for the City-added taxes & revenue.

Sincerely,



Gary Mosca
Property Manager
Creditview Estate Homes Ltd.

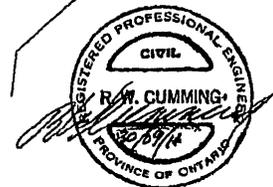
cc: Maria Natale, Property Management Administrative



site plan

property line
existing pylon sign location

existing pylon sign location

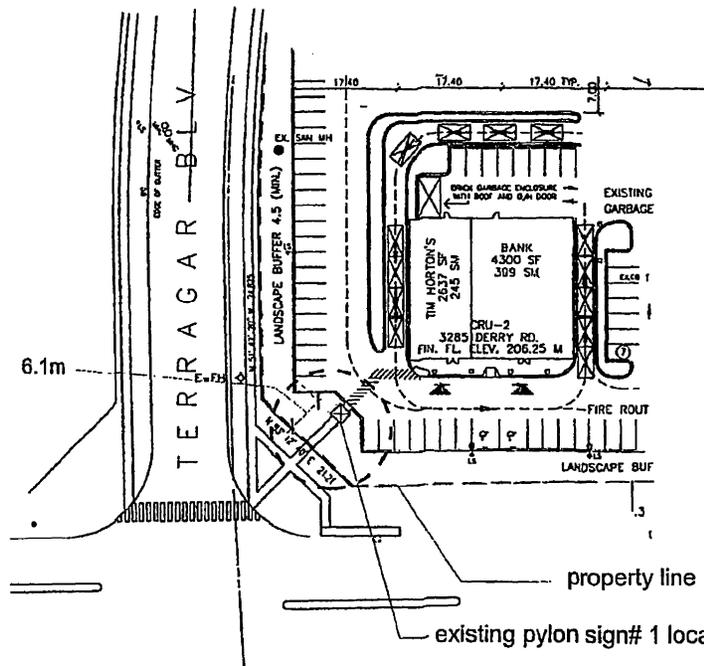


the SIGN FACTORY
720 Burnhamthorpe Rd. W. #18, Mississauga, ON L5C 3G1
Tel: 905-281-0870 Fax: 905-281-0887
Email: signfactoryplus@rogers.com

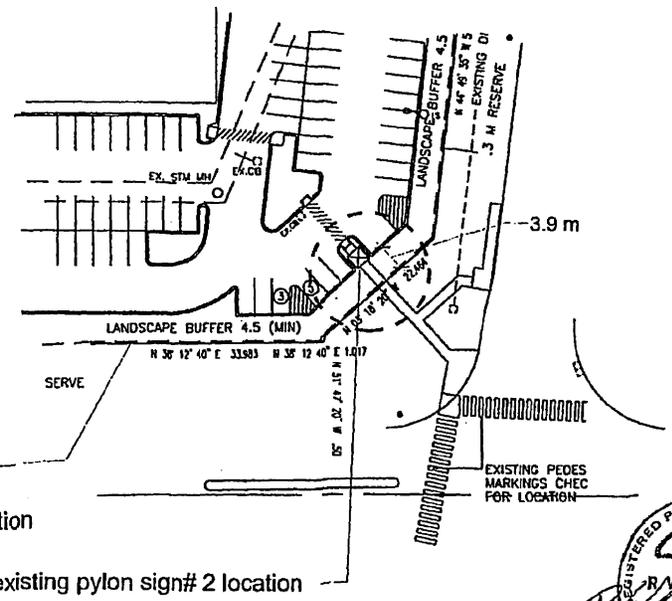
Drawing Title
Fourth Terragar
3221 Derry Road West
Mississauga, ON

Client Approval

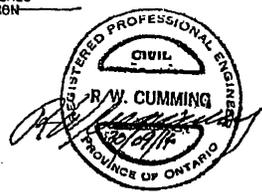
Drawing No S-1
date
scale: Drawn by: KH



enlarged site plan detail
 pylon sign is 6.1m set back from
 property line



enlarged site plan detail
 pylon sign is 3.9 m set back from
 property line

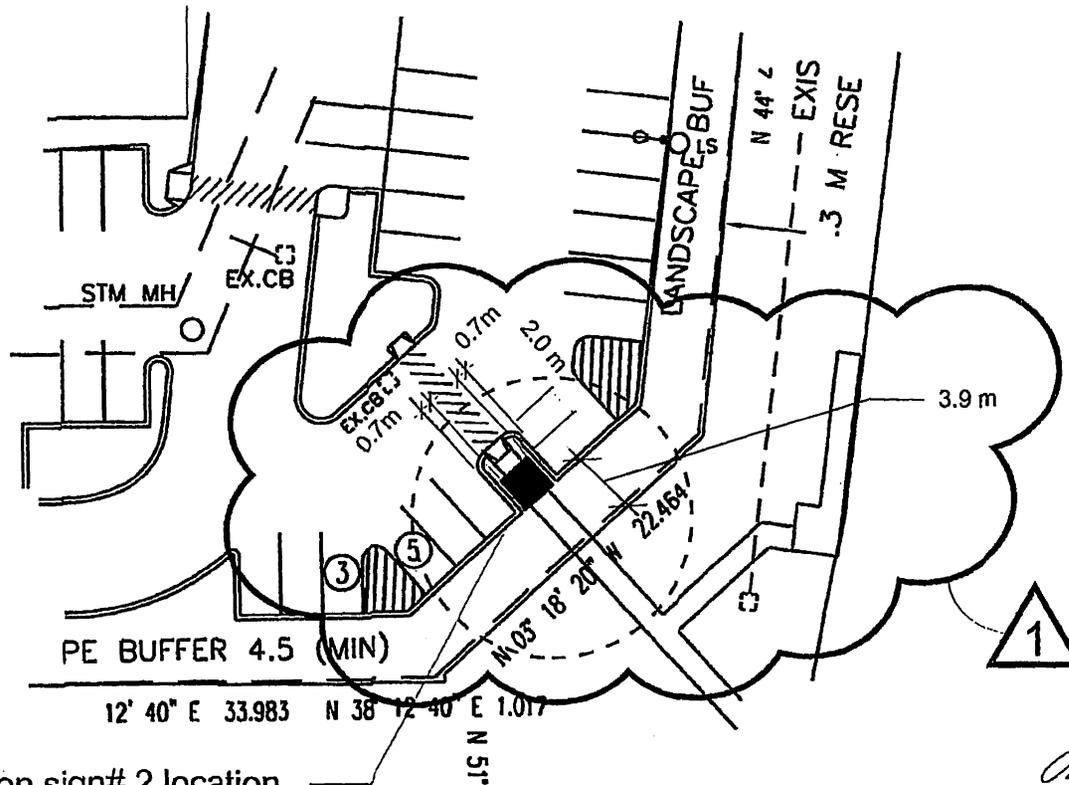


the SIGN FACTORY
 720 Burnhamthorpe Rd. W. #18, Mississauga, ON L6C 3G1
 Tel: 905-281-0870 Fax: 905-281-0887
 Email: signfactoryplus@rogers.com

Drawing Title
 Fourth Terragar
 3221 Derry Road West
 Mississauga, ON

Client Approval

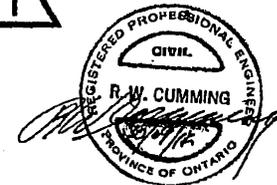
Drawing No **S-2**
 date
 scale: Drawn by: KH



existing pylon sign# 2 location

enlarged site plan detail
 pylon sign is 3.9 m set back from
 property line

▲ revised July 15, 2014



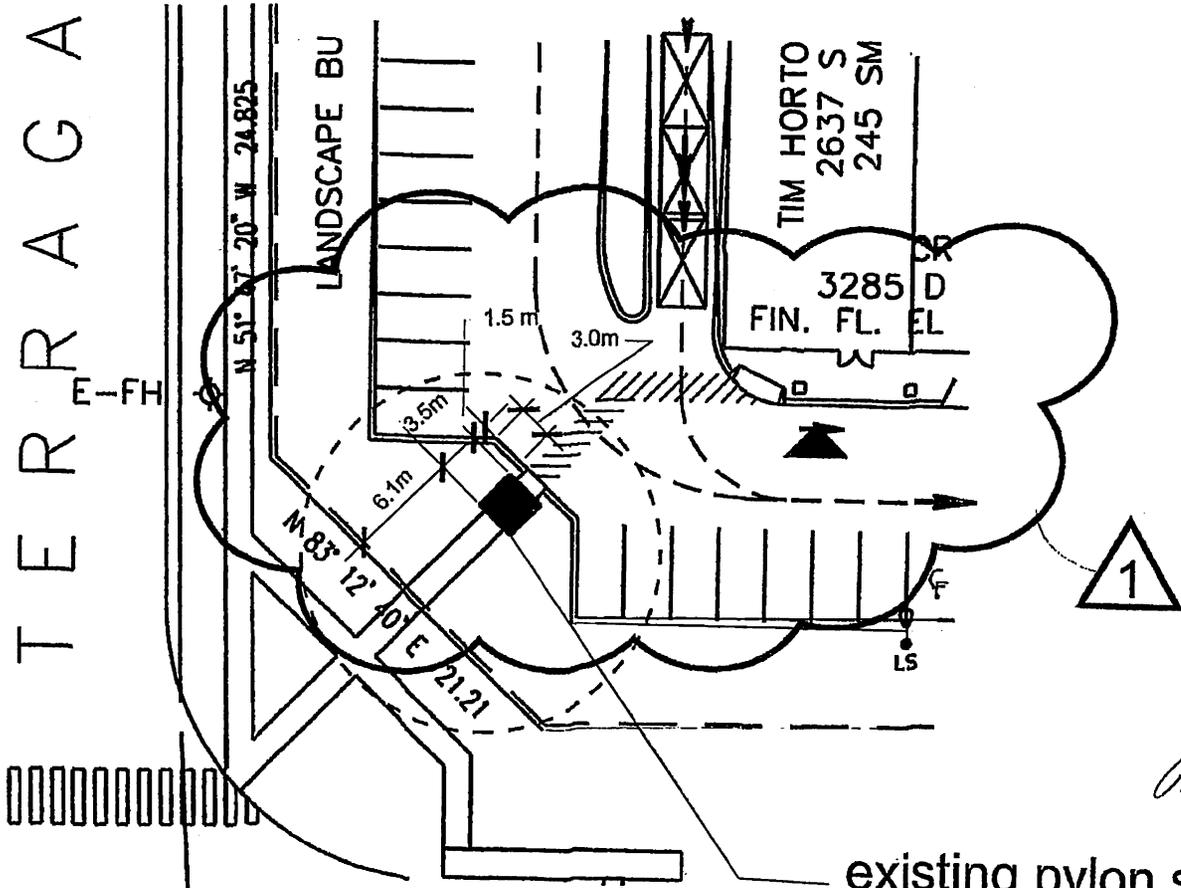
**the SIGN
 FACTORY
 Plus**

720 Burnhamthorpe Rd. W. #18, Mississauga, ON L5C 3G1
 Tel: 905-281-0870 Fax: 905-281-0887
 Email: signfactoryplus@rogers.com

Drawing Title
 Fourth Terragar
 3221 Derry Road West
 Mississauga, ON

Client Approval

Drawing No	S-3
date	
scale:	Drawn by: KH



existing pylon sign# 1 location

enlarged site plan detail
 pylon sign is 6.1m set back from
 property line

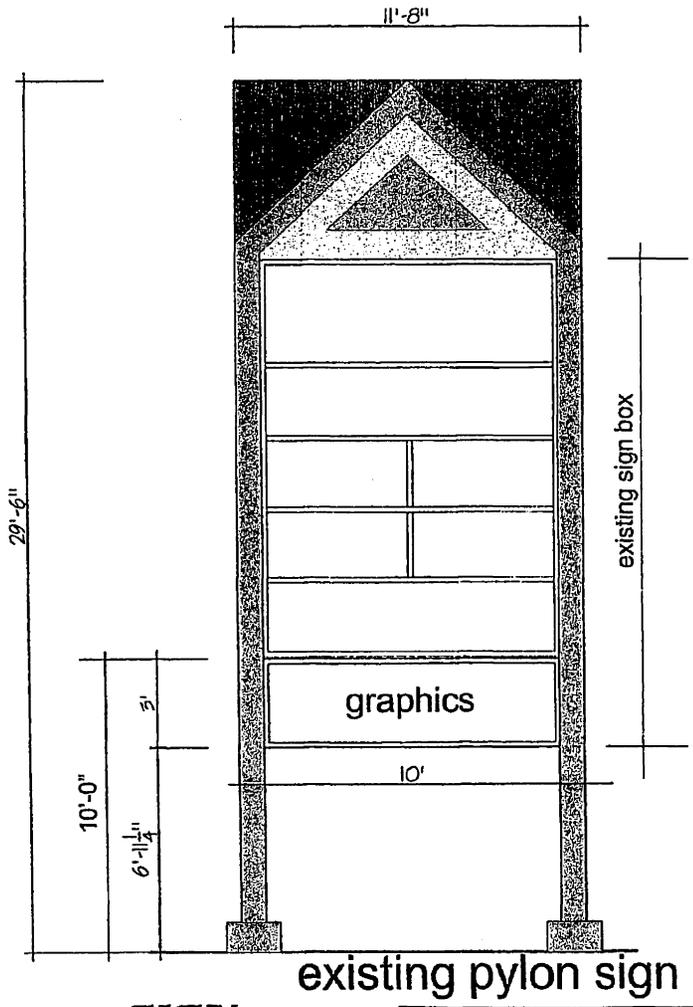
△ revised July 15, 2014

the SIGN FACTORY Plus
 120 Burnhamthorpe Rd. W. #18, Mississauga, ON L5C 3G1
 Tel: 905-281-0870 Fax: 905-281-0887
 Email: signfactoryplus@rogers.com

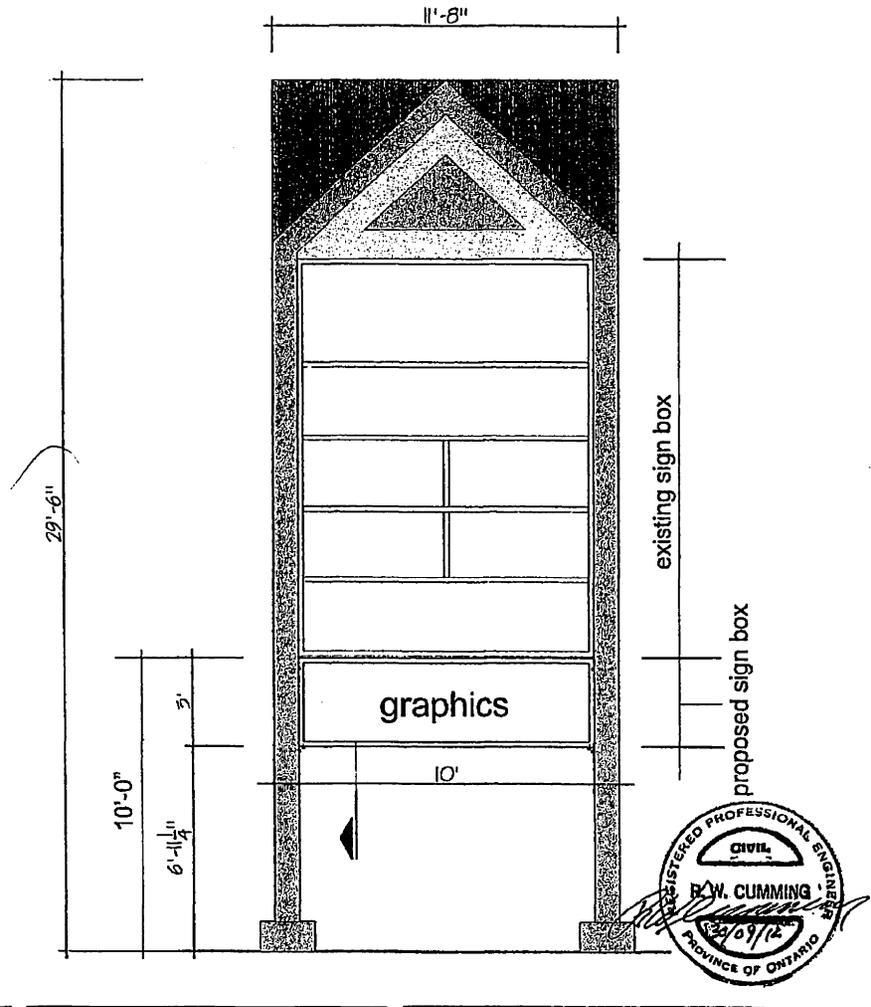
Drawing Title
 Fourth Terragar
 3221 Derry Road West
 Mississauga, ON

Client Approval

Drawing No		S-4
date		
scale:	Drawn by: KH	



existing pylon sign

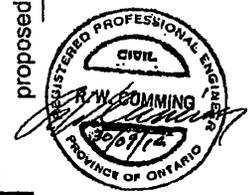
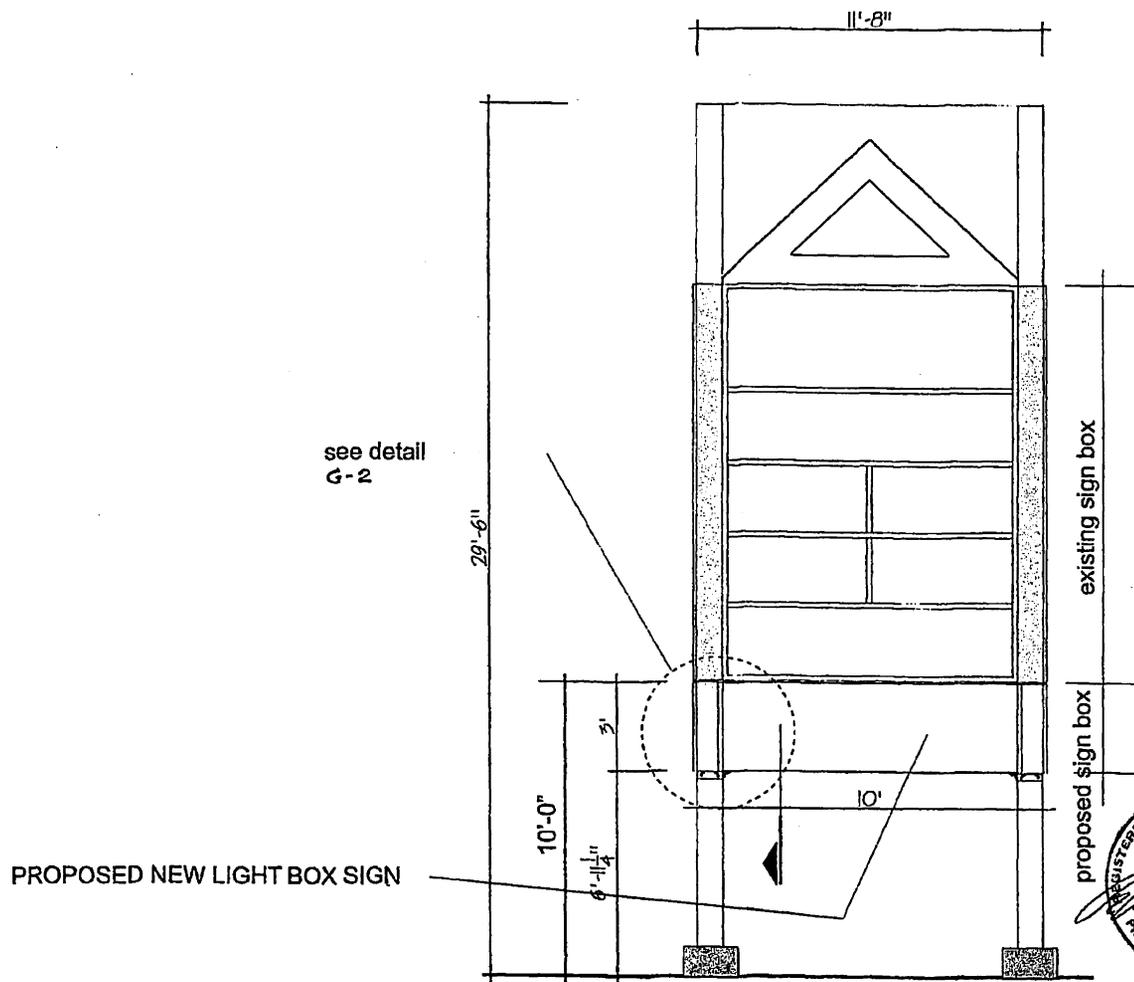


the SIGN FACTORY Plus
 720 Burnhamthorpe Rd. W. #18, Mississauga, ON L5C 3G1
 Tel: 905-281-0870 Fax: 905-281-0887
 Email: signfactoryplus@rogers.com

Drawing Title
 Fourth Terragar
 3221 Derry Road West
 Mississauga, ON

Client Approval

Drawing No *G-1*
 date
 scale: Drawn by: KH



the SIGN FACTORY
 720 Burnhamthorpe Rd. W. #18, Mississauga, ON L5C 3G1
 Tel: 905-281-0870 Fax: 905-281-0887
 Email: signfactoryplus@rogers.com

Drawing Title
 Fourth Terragar
 3221 Derry Road West
 Mississauga, ON

Client Approval

Drawing No **G-3**
 date
 scale: Drawn by: KH



Corporate Report

Clerk's Files

 Originator's
Files OZ 12/007 W7

DATE: December 2, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 12, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit an 18 storey apartment building and
3 storey townhouse horizontal multiplex
0 Webb Drive
South side of Webb Drive, east of the unopened Palgrave Road
allowance and south of the proposed Main Street
Owner: Baif Developments Limited
Applicant: MMM Group Limited
Bill 51

Public Meeting **Ward 7**

RECOMMENDATION: That the Report dated December 2, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Mississauga Official Plan policies for the Downtown Core Character Area from "Residential High Density" to "Residential High Density – Special Site" and to change the Zoning from "D" (Development) to "H-RA5-Exception" (Apartment Dwellings – with a Holding Symbol) to permit an 18 storey apartment building and a 3 storey townhouse building under File OZ 12/007 W7, Baif Developments Limited, 0 Webb Drive be received for information.

**REPORT
HIGHLIGHTS:**

- The development site is located in the Downtown Core which permits a maximum height of 25 storeys for lands designated Residential High Density;
- The proposal is for an 18 storey, 424 unit apartment building with a 6 storey podium and a 3 storey, 31 unit townhouse building at the rear of the site (horizontal multiple dwelling), with a central courtyard and internal corridor;
- An "H" Holding symbol has been requested in order for the applicant to coordinate with the City the relocation of a storm sewer and the extension of Webb Drive prior to development proceeding on this site;
- Comments from the scheduled community meeting and the Planning and Development Committee meeting will be considered in the evaluation of the applications and will be addressed as part of the Recommendation Report; and
- Prior to the Recommendation Report, matters to be addressed include built form and massing; the number of on site and visitor parking spaces; separation between the proposed 3 storey building and the existing detached dwellings; and the construction, extension and streetscaping design of Webb Drive.

BACKGROUND:

The above-noted applications have been circulated for technical comments and a community meeting will be held on January 7, 2015.

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

COMMENTS:

Further details of the proposal are as follows:

Development Proposal	
Applications submitted:	Received: May 24, 2012 Deemed complete: May 31, 2012
Height:	18 storeys and 3 storeys
Lot Coverage:	43 %

Development Proposal	
Floor Space Index:	2.48
Landscaped Area:	49 %
Net Density:	325 units/ha 130 units/acre
Gross Floor Area:	27 393.65 m ² (294,863 sq. ft.)
Number of units:	338 units:
Anticipated Population:	845* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Parking Required:	530 338 spaces for apartment building 35 spaces for horizontal multiple 51 spaces for visitors
Parking Provided:	424 373 spaces for apartment building 51 spaces for visitors
Supporting Documents:	Survey, Site Plan Building Elevations Planning Justification Report Urban Design Study Sun Shadow Study and Analysis Pedestrian Wind Conditions Study Phase One Environmental Site Assessment Traffic Impact Study Functional Servicing Report Stormwater Management Report Noise Impact Assessment

Site Characteristics	
Frontage:	83.9 m (275.3 ft.)
Depth:	168.4 m (552.5 ft.)
Gross Lot Area:	
Net Lot Area:	1.04 ha (2.6 ac.)
Existing Use:	Vacant

Additional information is provided in Appendices I-1 to I-11.

Green Development Initiatives

The applicant has identified several green development initiatives that will be incorporated into the development, including: native plant material; a proposed green roof on the 6th floor podium; high reflective paving material and the provision of bicycle racks throughout the complex.

Neighbourhood Context

The subject property is located at the southern end of the Downtown Core (see Appendix I-3), and is being developed mainly for residential apartments. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: A vacant parcel of land and further north is Square One Shopping Centre;
- East: Fairview Public School;
- South: Detached dwellings;
- West: Unopened Palgrave Road road allowance and a 15 storey apartment building on Webb Drive.

Mississauga Official Plan Designation and Policies for the Downtown Core Character Area

The subject property is located in the Downtown Core Character Area and is designated "**Residential High Density**", which

permits apartment dwellings at a maximum height of 25 storeys but does not permit horizontal multiple dwellings (see Appendix I-4).

Official Plan Amendment No. 8

Official Plan Amendment No. 8 (OPA 8) was approved by City Council on March 6, 2013, and is based on the Downtown 21 Master Plan prepared in 2009 that proposes a new vision for Downtown Mississauga.

Portions of OPA 8 are under appeal, including the subject property.

The OPA 8 policies will be applied to this development proposal.

Urban Design Policies

The urban design policies of Mississauga Official Plan (MOP) require that building, landscaping and site design are compatible with site conditions and create appropriate transition, visual and functional relationships between individual buildings, groups of buildings and open spaces. These policies require the mitigation of negative impacts of development such as the effects of additional noise, unattractive views, other negative impacts and the buffering of adjacent land uses.

Other relevant policies in MOP that are applicable in the review of these applications are found in Appendix I-11.

Proposed Official Plan Designation and Policies

To amend the existing "**Residential High Density**" designation by adding a special site policy to permit townhouses (horizontal multiple dwellings).

Existing Zoning

"D" (Development), which permits existing uses legally existing on the date of the passing of Zoning By-law 0225-2007 (see Appendix I-5).

Proposed Zoning By-law Amendment

"H-RA5-Exception" (Apartment Dwellings – with a Holding Symbol) to permit, in addition to the permitted uses:

- horizontal multiple dwellings

The "H" Holding symbol is proposed to ensure that the extension of the existing stormwater sewer and extension of Webb Drive to service this site are secured prior to approval.

A complete list of proposed zone standards are identified in Appendix I-10.

Lifting of "H" Holding Symbol

There are a number of technical requirements that would need to be completed prior to building on the site. The requirements include: confirmation of hydro supply; the extension of Webb Drive and the relocation of storm sewers. The applicant is proposing that the Zoning By-law contain provisions to ensure there will be no development until these technical matters have been addressed to the satisfaction of the City. This is done by placing an "H" Holding Symbol on the Zoning By-law and including detailed conditions in the by-law.

COMMUNITY ISSUES

A community meeting is scheduled to be held by the Ward 7 Councillor, Nando Iannicca, on January 7, 2015. The community concerns from this meeting and the comments raised during the Planning and Development Committee meeting will be considered

in the evaluation of the applications and will be addressed as part of the Recommendation Report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-8 and school accommodation information is contained in Appendix I-9. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- built form and massing including the transition from the podium to tower to ensure the tower is stepped back from the podium;
- construction and design of extension of Webb Drive (including cross-sectional details) and related services to support this development;
- a streetscape design and on-street parking arrangement that complements the Downtown 21 Master Plan along the extension of Webb Drive;
- timing, servicing, easements and installation/location of enersource equipment;
- transition from the proposed development to the existing detached dwellings on Joan Drive;
- review of the use of the unopened Palgrave Road allowance abutting the subject property;
- provision for an on-site indoor bicycle storage room;
- overlook and privacy;
- pedestrian connections;
- preservation of existing trees;
- streetscaping and sidewalk widths; and
- fire access.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City, as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION: Most agency and City department comments have been received, and after the public meeting has been held and all outstanding issues have been resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Downtown Core Character Area
- Appendix I-4: Excerpt of Mississauga Official Plan
- Appendix I-5: Existing Land Use and Proposed Zoning Map
- Appendix I-6: Site Plan
- Appendix I-7: Elevations
- Appendix I-8: Agency Comments
- Appendix I-9: School Accommodation
- Appendix I-10: Proposed Zoning Standards
- Appendix I-11: Relevant Mississauga Official Plan policies
- Appendix I-12: General Context Map

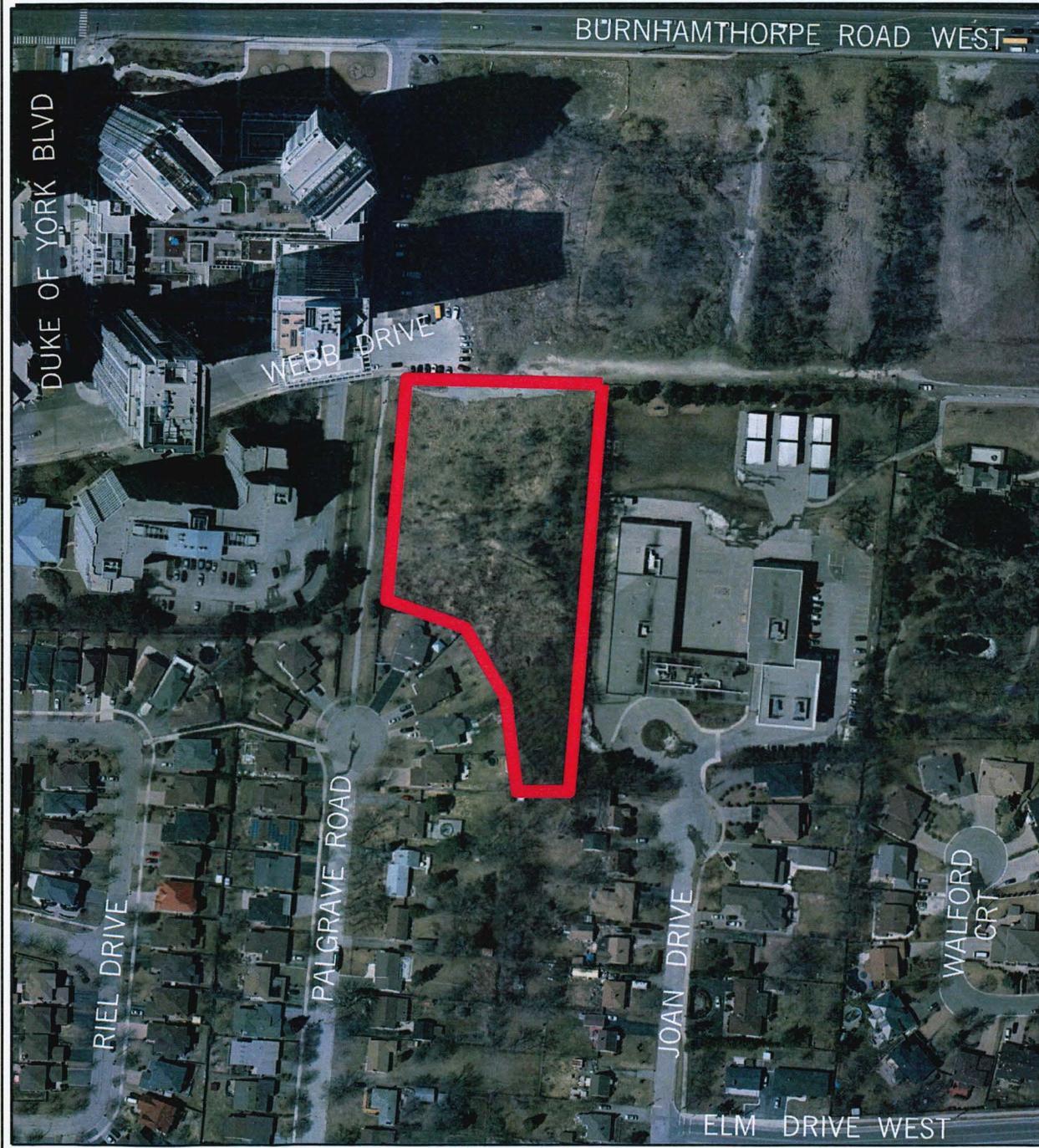


Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Michael Hynes, Development Planner

Baif Developments Limited**File: OZ 12/007 W7****Site History**

- May 5, 2003 – The Region of Peel approved Mississauga Plan policies for the Fairview District which designated the subject lands "Residential High Density I".
- June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject lands "D" (Development).
- April 28, 2010 - Downtown 21 Master Plan was received by Council.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of the new Mississauga Official Plan apply. The subject lands are designated "Residential High Density" in the Downtown Core.
- March 6, 2013 – Mississauga Official Plan Amendment #8 and By-law 050-2013 implemented the Downtown Master 21 Master Plan. Official Plan Amendment #8 is currently under appeal by this applicant among others.



LEGEND:



SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2014



SUBJECT:

BAIF DEVELOPMENTS LIMITED

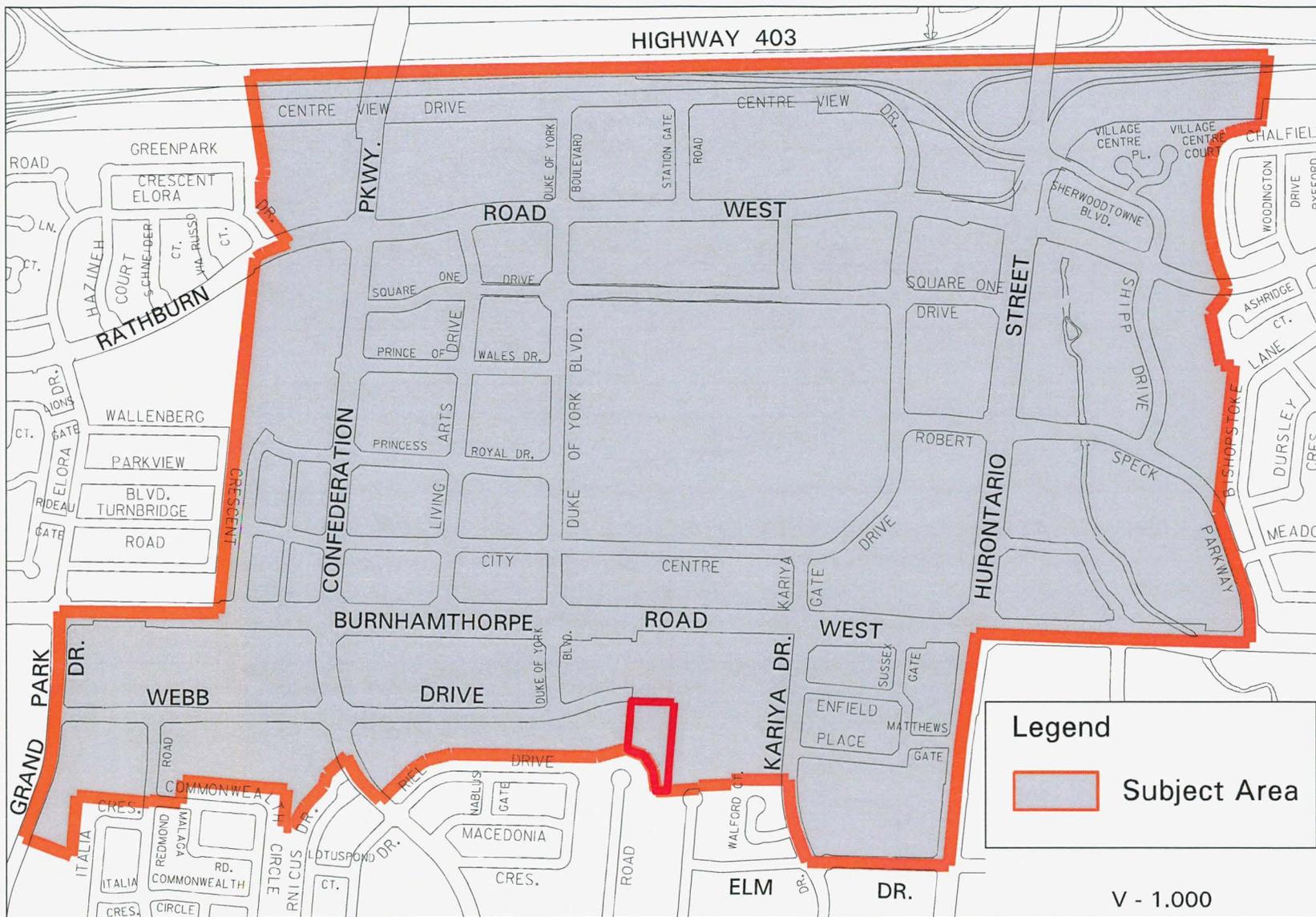


FILE NO: OZ 12/007 W7
DWG. NO: 12007A
SCALE: 1:2500
DATE: 2015/01/12
DRAWN BY: A.SHAH

APPENDIX 1-2

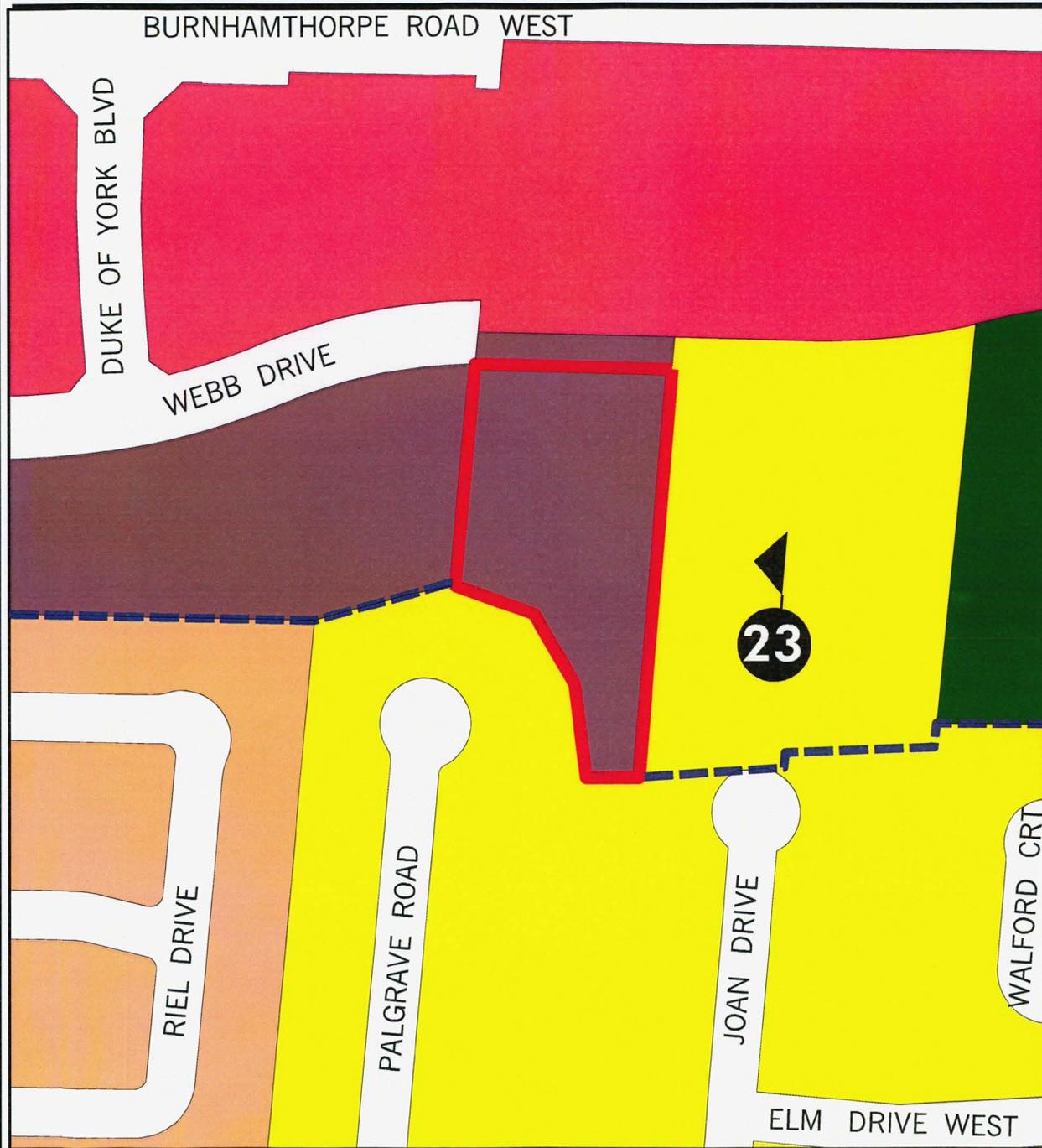
MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



DOWNTOWN CORE CHARACTER AREA

 SUBJECT LANDS



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Airport
Residential High Density	Institutional
Downtown Mixed Use	Public Open Space
Downtown Core Commercial	Private Open Space
Mixed Use	Greenbelt
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	To Be Determined

LAND USE LEGEND

Heritage Conservation District	Civic Centre (City Hall)
1996 NEP/2000 NEF Composite Noise Contours	City Centre Transit Terminal
LBPIA Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LBPIA Operating Area	Public School
Natural Hazards	Catholic School
	Hospital
	Community Facilities

CITY STRUCTURE

Elements

Downtown	Corporate Centre
Major Node	Employment Area
Community Node	
Neighbourhood	

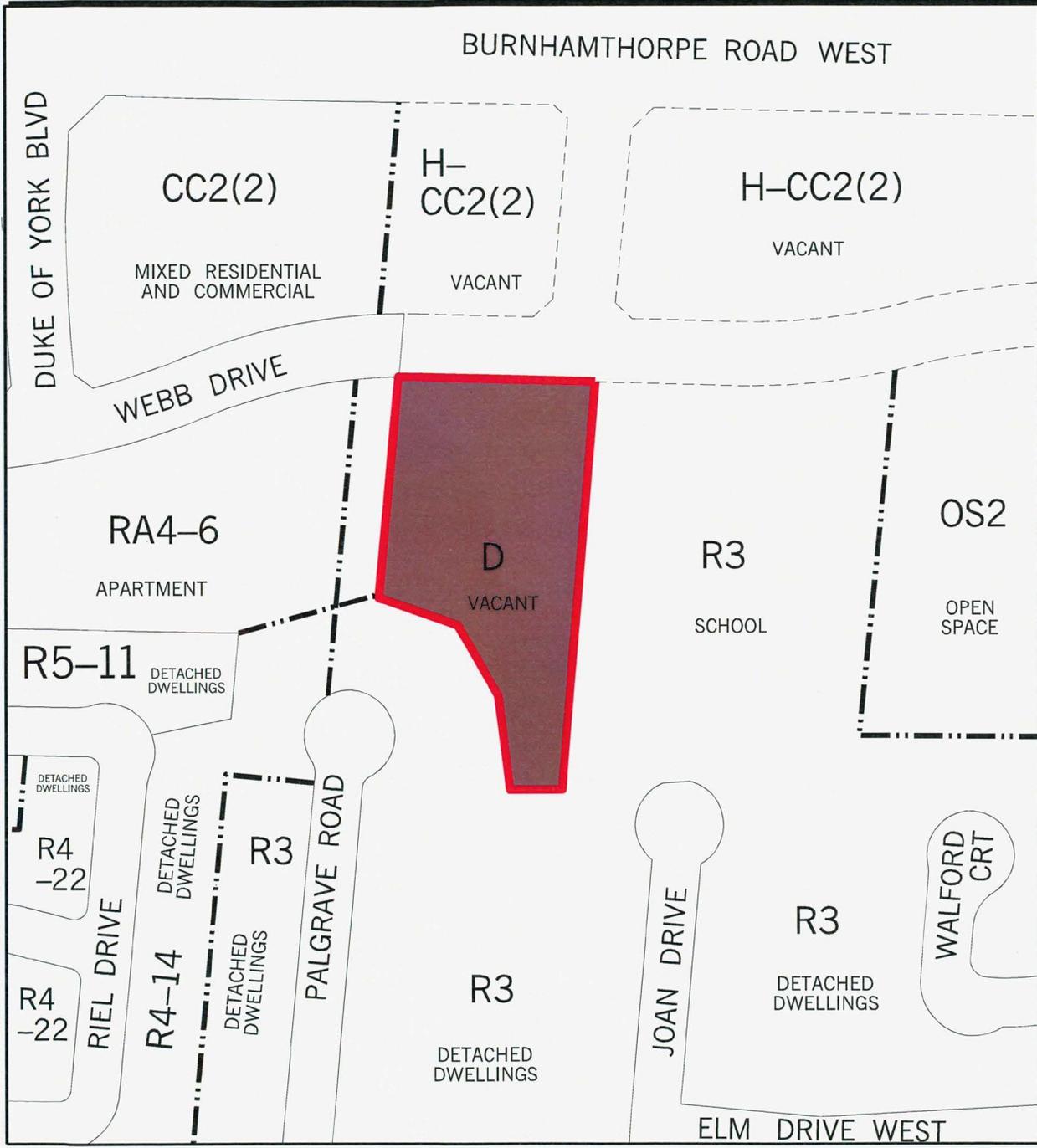
SUBJECT LANDS

SUBJECT:
BAIF DEVELOPMENTS LIMITED

	FILE NO: OZ 12/007 W7	APPENDIX I-4
	DWG. NO: 12007L	
	SCALE: 1:2500	
	DATE: 2015/01/12	
	DRAWN BY: A.SHAH	

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



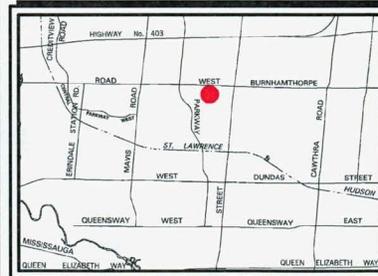
LEGEND:

 PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL HIGH DENSITY" TO "RESIDENTIAL HIGH DENSITY-SPECIAL SITE" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "H-RA5-EXCEPTION" (APARTMENT DWELLINGS WITH A HOLDING SYMBOL) TO PERMIT AN 18 STOREY APARTMENT BUILDING AND A 3 STOREY HORIZONTAL MULTIPLE BUILDING.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.
THIS IS NOT A PLAN OF SURVEY.

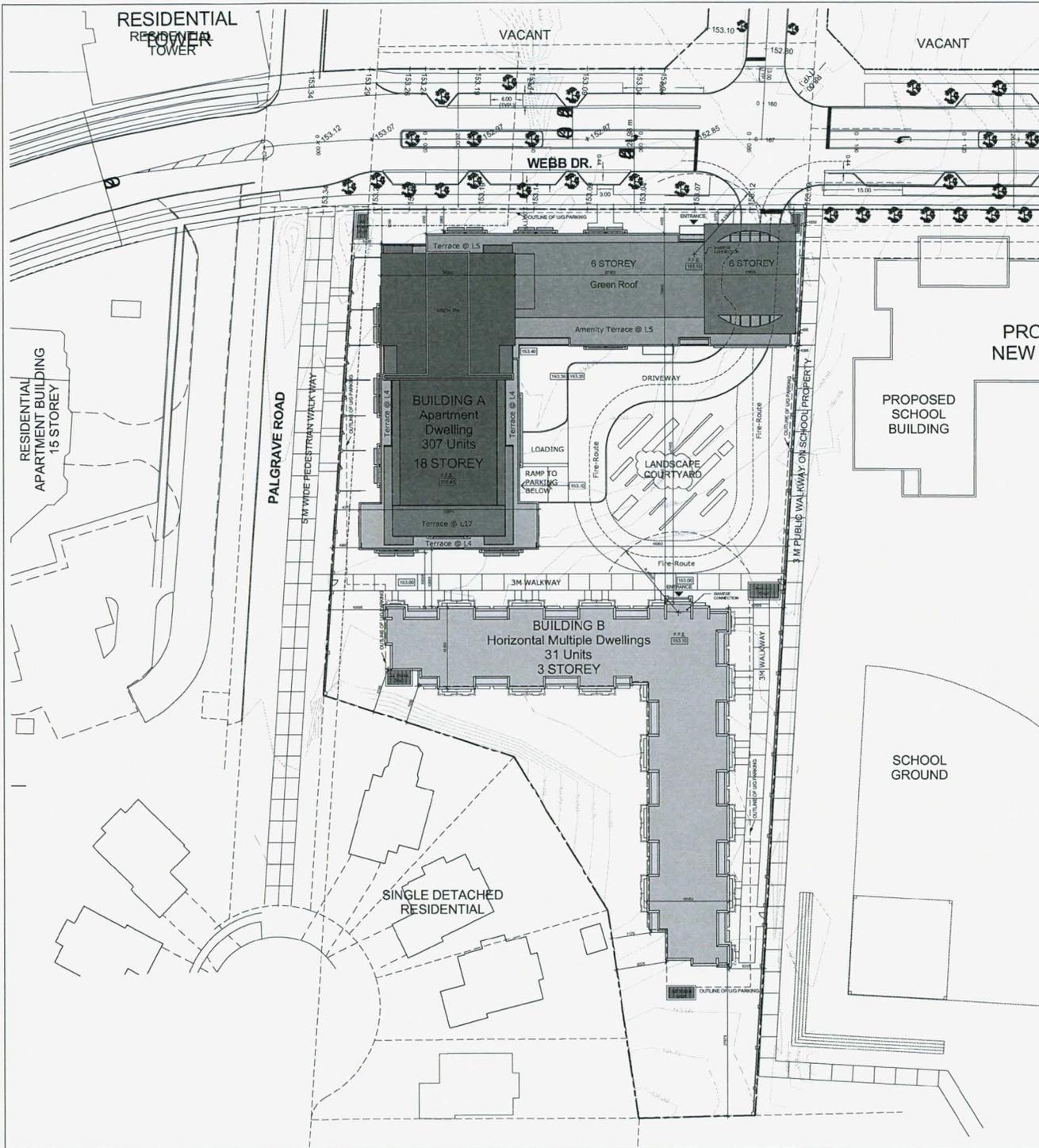


SUBJECT:
BAIF DEVELOPMENTS LIMITED



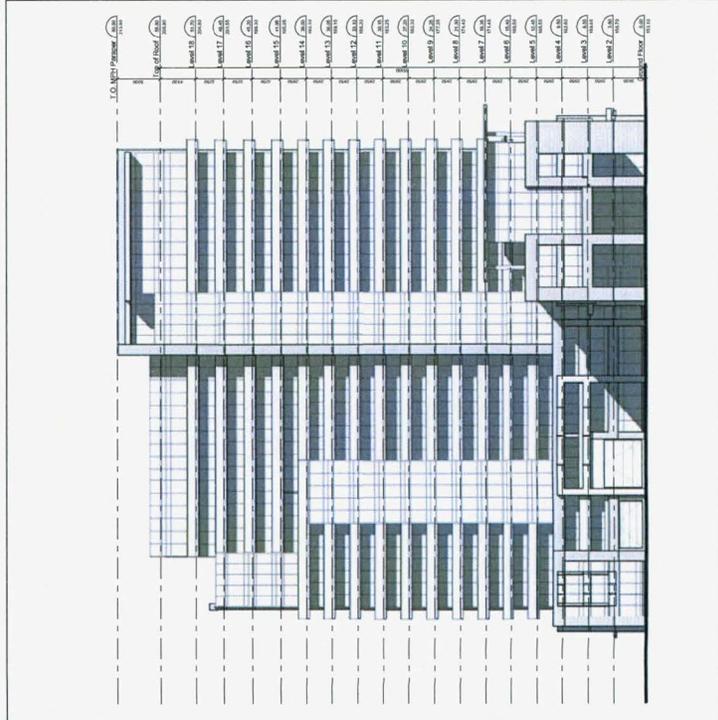
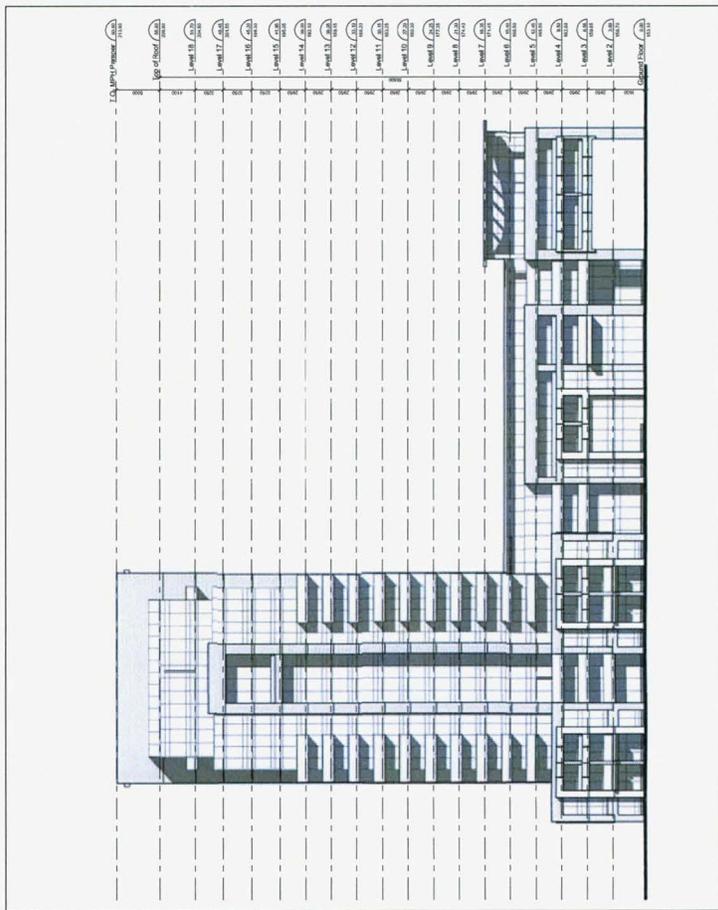
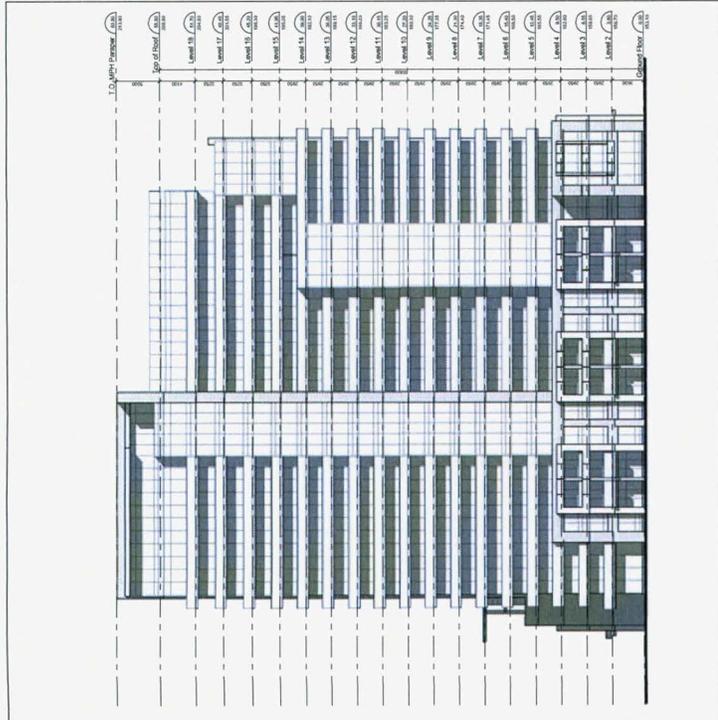
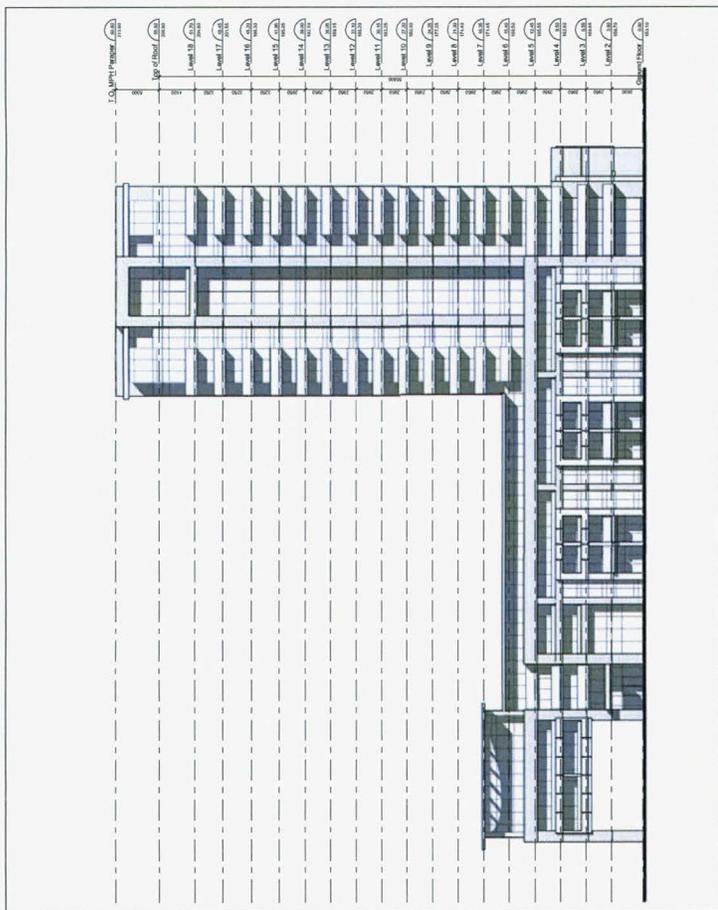
FILE NO: OZ 12/007 W7	APPENDIX I-5
DWG. NO: 12007R	
SCALE: 1:2500	DRAWN BY: A.SHAH
DATE: 2015/01/12	

MISSISSAUGA Planning and Building
Produced by T&W, Geomatics

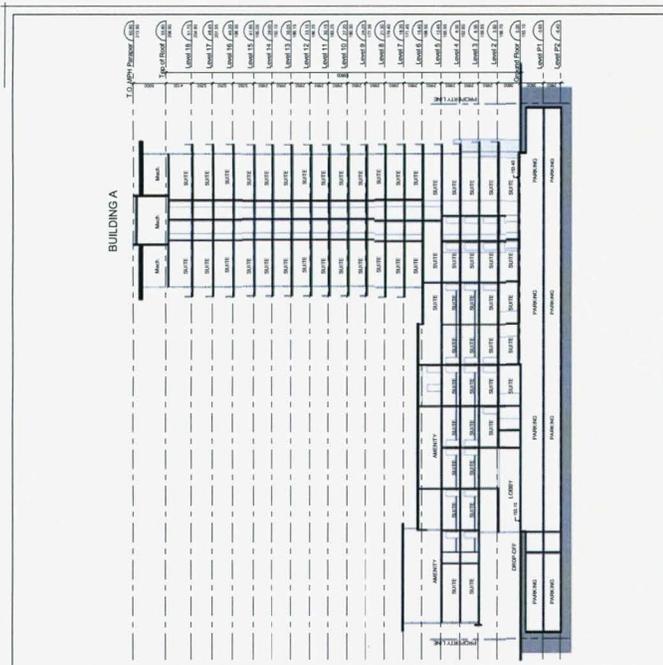


SITE PLAN

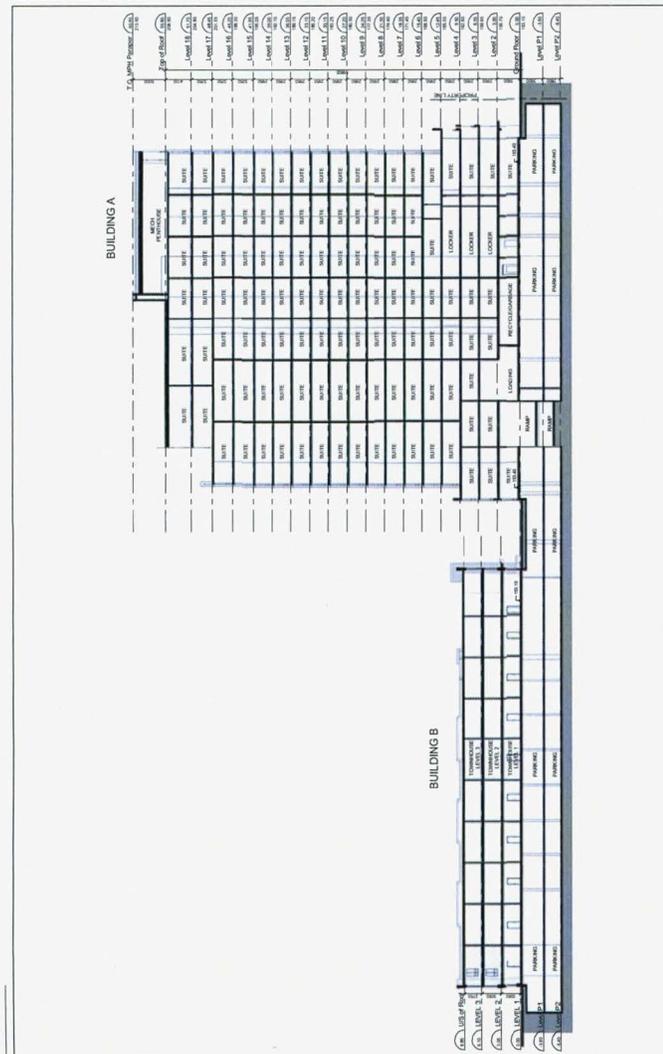
ELEVATIONS



ELEVATIONS



Building Section - AA
Scale: 1 : 200



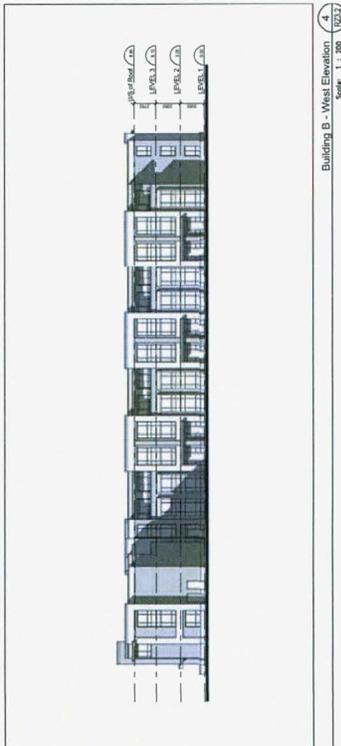
Building Section - BB
Scale: 1 : 200



Building B - North Elevation
Scale: 1 : 200



Building B - South Elevation
Scale: 1 : 200



Building B - West Elevation
Scale: 1 : 200



Building B - East Elevation
Scale: 1 : 200

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File: OZ 12/007 W7

Agency Comments

The following is a summary of comments from agencies and departments regarding these applications.

Agency / Comment Date	Comment
Region of Peel (October 21, 2014)	<p>An existing 600 mm (24") diameter water main is located on Burnhamthorpe Road West and an existing 300 mm (12") diameter water main is located on Webb Drive. An existing 450 mm (18") diameter sanitary sewer is located on Webb Drive.</p> <p>The Region has reviewed the Functional Servicing Report (FSR) dated July 2014 and question the ownership of the proposed 300 mm diameter watermain adjacent to Burnhamthorpe Road West. The Region prefers to maintain all infrastructure on public lands, as such an alternative design scheme has been requested from the consultant.</p> <p>Connection approvals will not be issued until preliminary acceptance is granted for future municipal infrastructure. Site servicing approvals are required prior to issuance of a building permit and all properties must be serviced according to the Ontario Building Code and Region of Peel standards.</p>
Dufferin-Peel Catholic District School Board and the Peel District /School Board (September 22, 2014)	<p>Both School Boards have indicated that there is no available capacity to accommodate students generated by this application. Accordingly, the Boards have requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, this condition requires that a development application include the following as a condition of approval:</p>

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Agency / Comment Date	Comment
	<p>“Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.”</p> <p>In summary, there is no available capacity within the Elementary and Secondary Service Areas to accommodate students, which would be generated by the proposed residential development application.</p> <p>In addition, if approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in the Development and Servicing Agreement.</p>
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (September 30, 2014)</p>	<p>The subject residential development will be serviced by John Cleary Park (P-308) which is approximately 700 m (2,296 sq.ft.) from the site and contains a play site and minor unlit soccer field.</p> <p>Prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws. Furthermore, securities for streetscape works along Webb Drive extension will be secured through appropriate Servicing and/or Development Agreement.</p>
<p>City Community Services Department – Fire and Emergency Services Division (September 14, 2014)</p>	<p>Fire has reviewed the applications from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.</p>

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Agency / Comment Date	Comment
	<p>Please note that access for fire department vehicles and fire protection equipment is to be provided in conformance with the OBC and By-law 1036-81 for all structures. While this is typically assessed in detail through the Site Plan review process, our review of the initial application has raised some concerns. The use of adjacent to the City's unopened road allowance for fire access to the highrise structure, as well as the use of a covered vehicular passageway to access the townhouses, is of concern. A meeting with senior Fire Department staff representing the Prevention and Suppression Divisions to discuss emergency response, and this Department's needs and expectations, may be of benefit, to address these concerns early in the planning process.</p>
<p>City Transportation and Works Department (November 20, 2014)</p>	<p>In comments dated November 20, 2014 this department confirmed receipt of Site and Engineering Plans, a Functional Servicing Report, Noise Report, Traffic Study and a Phase 1 Environmental Assessment submitted in support of the multiple residential development proposal. The development will necessitate the extension of Webb Drive from its easterly terminus to the east limit of the development including a temporary vehicular turn around. The Class EA for the Webb Drive extension will be integrated into the planning process for these Official Plan Amendment and Rezoning Applications.</p> <p>Development matters currently under review and consideration by the department include:</p> <ol style="list-style-type: none"> 1) traffic implications; 2) the development of a road cross-section for Webb Drive that will address and accommodate the multi-modal transportation needs; 3) a streetscape design and on-street parking arrangement that compliments the Downtown 21 visions;

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Agency / Comment Date	Comment
	<p>4) the transition from the existing right-of-way to the proposed road cross-section;</p> <p>5) a conflict with existing municipal storm sewer services;</p> <p>6) grading implications; and</p> <p>7) a record of site condition.</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report</p>
Enersource (September 23, 2014)	Prior to approving these applications, the applicant must contact Enersource to resolve issues relating to: servicing, easements, utility corridor, landscaping on boulevard, timing and installation/location of Enersource equipment.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Peel District School Board Heritage Credit Valley Hospital Credit Valley Conservation Authority</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Trillium Health Centre Realty Services Hydro One Economic Development Office</p>

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School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 31 Kindergarten to Grade 5 15 Grade 6 to Grade 8 30 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Fairview Public School <ul style="list-style-type: none"> Enrolment: 765 Capacity: 566 Portables: 7 Camilla Road Senior <ul style="list-style-type: none"> Enrolment: 668 Capacity: 683 Portables: 2 TL Kennedy Secondary School <ul style="list-style-type: none"> Enrolment: 728 Capacity: 1,332 Portables: 0 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 8 Junior Kindergarten to Grade 8 4 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Bishop Scalabrini <ul style="list-style-type: none"> Enrolment: 523 Capacity: 196 Portables: 6 Father Michael Goetz <ul style="list-style-type: none"> Enrolment: 1,558 Capacity: 1,593 Portables: 0

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File No.: OZ 12/007 W7

Proposed Zoning Regulations

	"D" Regulations	"RA5" Regulations	"H-RA5-Exception" Regulations
Minimum resident parking spaces per apartment dwelling unit	N/A	1.0 Bachelor 1.25 One-bedroom 1.40 Two-bedroom 1.75 Three-bedroom	1.00
Minimum visitor parking spaces per apartment dwelling unit	N/A	0.20	0.15
Minimum resident parking spaces per horizontal multiple dwelling unit	N/A	1.10 Bachelor/One-bedroom 1.25 Two-bedroom 1.75 Three-bedroom 2.00 Four-bedroom	2.00
Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	N/A	3.00 m (9.8 ft.)	0.0 m
Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	N/A	1.00 m (3.3 ft.)	1.2 m (3.9 ft.)

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File No.: OZ 12/007 W

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Chapter 5 – Direct Growth	<p>Policy 5.14, Policy 5.1.6 Section 5.3 Policy 5.3.1.2, Policy 5.3.1.3 Policy 5.3.1.4, Policy 5.3.1.8 Policy 5.3.1.9, Policy 5.3.1.10 Policy 5.3.1.11, Policy 5.3.1.12 Policy 5.3.1.13, Policy 5.4.12 Policy 5.5.8, Policy 5.5.9 Policy 5.5.12, Policy 5.5.14 Policy 5.5.15</p>	<p>The Mississauga Official Plan (MOP) will ensure that most of Mississauga's future growth will be directed to Intensification Areas and that the Downtown is an Intensification Area.</p>
Chapter 9 – Build a Desirable Urban Form	<p>Policy 9.2.1.2, Policy 9.2.1.3 Policy 9.2.1.4, Policy 9.2.1.6 Policy 9.2.1.7, Policy 9.2.1.9 Policy 9.2.1.12, Policy 9.2.1.12 Policy 9.2.1.13, Policy 9.2.1.14 Policy 9.2.1.15, Policy 9.2.1.16 Policy 9.2.1.17, Policy 9.2.1.20 Policy 9.2.1.22, Policy 9.2.1.24 Policy 9.2.1.25, Policy 9.2.1.26 Policy 9.2.1.27, Policy 9.2.1.28 Policy 9.2.1.29, Policy 9.2.1.30 Policy 9.2.1.31, Policy 9.2.1.33 Policy 9.3.3.2</p>	<p>Tall buildings will provide built form transitions to surrounding sites, be appropriately spaced to provide privacy and permit light and sky views, minimize adverse microclimatic impacts on the public realm and private amenity areas and incorporate podiums to mitigate pedestrian wind conditions.</p>
Chapter 9 (continued)	<p>Policy 9.5.3 – Various policies</p>	<p>Tall buildings design and materials selected are fundamental to good urban form and are of the highest standards. Buildings will minimize undue physical and visual negative impacts relating to noise, sun, shadow, views, skyview and wind.</p>

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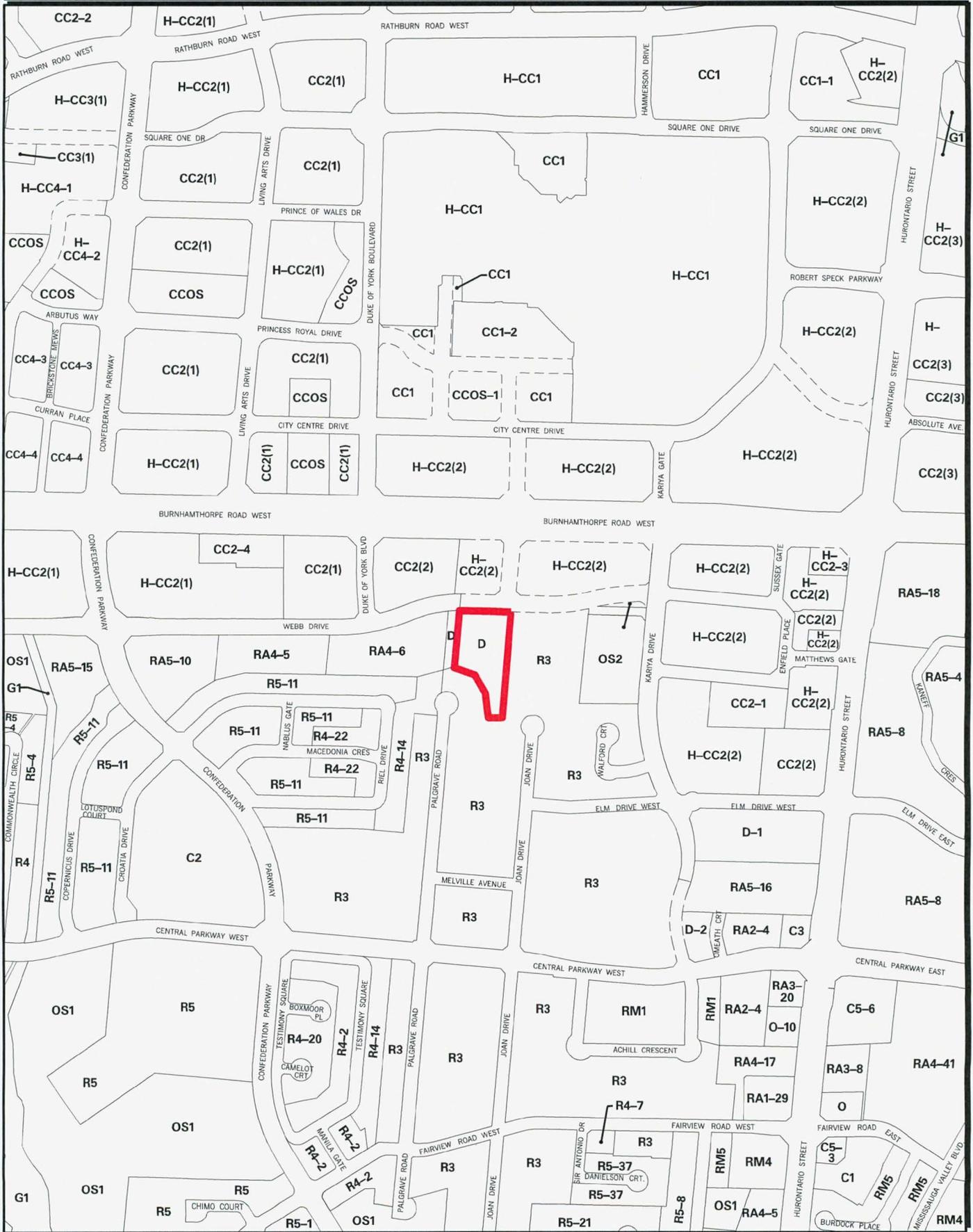
File No.: OZ 12/007 W

	Specific Policies	General Intent
Other related policies	<p>Policies 9.3.1.4, 9.3.1.7, 9.3.1.8, 9.3.1.9 – Public Realm</p> <p>Policies 9.5.1, 9.5.1.1, 9.5.1.2, 9.5.1.3, 9.5.1.11, 9.5.1.12, 9.5.1.14 – Site Development and Buildings</p> <p>Policy 8.2.3.4 – Create a Multi-Modal City</p> <p>Policies 9.5.2.1, 9.5.2.2, 9.5.2.3, 9.5.2.5, 9.5.2.6, 9.5.2.11 – Site Development</p>	<p>Built form policies with respect to the Public Realm, Site Development and Building provide direction on ensuring compatibility with existing built form, natural heritage features and creating an attractive and functional public realm.</p>
Section 19 Implementation	<p>Policy 19.5.1</p>	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

GENERAL CONTEXT MAP

OZ 12/007 W7

APPENDIX I-12





Corporate Report

Clerk's Files

Originator's
Files

BL-09.MED

DATE: December 2, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 12, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Mississauga Zoning By-law Amendments and Licensing Respecting Medical Marihuana Production – REPORT ON COMMENTS**

RECOMMENDATION: That the Zoning By-law amendments and the licensing of medical marihuana production facilities proposed in the report titled “Proposed Mississauga Zoning By-law Amendments and Licensing Respecting Medical Marihuana Production – Report on Comments” dated December 2, 2014, from the Commissioner of Planning and Building, be approved.

BACKGROUND: On June 23, 2014, City Council considered the report titled, “Proposed Mississauga Zoning By-law Amendments and Licensing Respecting Medical Marihuana Production” dated June 3, 2014, from the Commissioner of Planning and Building (see Appendix 1) and directed that a public meeting be held to consider proposed Zoning By-law amendments and licensing as recommended in the report.

A public meeting was held by the Planning and Development Committee on September 8, 2014 and on September 10, 2014, City Council approved the following recommendation (Resolution 0067-2014):

“That the submissions made at the public meeting to consider the report titled “Proposed Mississauga Zoning By-law Amendments and Licensing Respecting Medical Marihuana Production” dated June 3, 2014, from the Commissioner of Planning and Building, be received.”

One comment in support of the staff recommendations was received at the public meeting (see Appendix 2). Subsequent to the public meeting, no further correspondence has been received.

COMMENTS:

Minor technical revisions have been made to the recommended Zoning By-law amendments. The revisions make the definition and General Provision more succinct, but do not change their intent. The recommended amendments are as follows:

- That the following definition be added:

Medicinal Product Manufacturing Facility means a **building, structure** or part thereof, used for altering, assembling, cultivating, growing, inspecting, processing or producing, medicinal products, and which may use living organisms or parts of living organisms in the manufacturing process and may include medical marihuana, as defined by *Marihuana for Medical Purposes Regulations, SOR/2013-119*, as amended, and herbal or natural medicines.

- That the following General Provision be added to Part 8 – Employment Zones:

All uses pertaining to medical marihuana production shall be located wholly within a building or structure, or part thereof.

- That medical marihuana production facilities not be permitted on lands designated Business Employment within Neighbourhood Character Areas, as shown on the map attached as Appendix 3.

A new Licensing By-law for medical marihuana production facilities is also proposed to address matters not captured through zoning or building permitting. Licensing will allow for Fire Code compliance inspection, right of entry for City Enforcement staff to inspect the premise, and requirements for the filing of documents such as a copy

of the approved Health Canada license, the Certificate of Inspection report issued by the Electrical Safety Authority and a building floor plan. Licensing will also track the number and location of medical marihuana facilities in Mississauga and be an information source to police and fire services to allow for informed facility monitoring and emergency response.

The Licensing By-law for medical marihuana production facilities will be presented to General Committee. The by-law to enact the proposed zoning amendments will be brought to City Council after the Licensing By-law has been approved.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Proposed amendments to the Zoning By-law to permit medical marihuana production facilities should be approved.

ATTACHMENTS:

- Appendix 1: Report titled "Proposed Mississauga Zoning By-law Amendments and Licensing Respecting Medical Marihuana Production" dated June 3, 2014, from the Commissioner of Planning and Building
- Appendix 2: Record of Oral Submissions
- Appendix 3: Subject Parcels Located in Neighbourhood Character Areas



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Sharleen Bayovo, Planner, Policy Planning Division



Corporate Report

Clerk's Files

Originator's
Files

BL.09.MED

PDC JUN 23 2014

DATE: June 3, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 23, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Proposed Mississauga Zoning By-law Amendments and Licensing
Respecting Medical Marihuana Production

RECOMMENDATION: That a public meeting be held to consider proposed amendments to the zoning and licensing by-laws as recommended in the report titled "Proposed Mississauga Zoning By-law Amendments and Licensing Respecting Medical Marihuana Production" dated June 3, 2014, from the Commissioner of Planning and Building.

REPORT

HIGHLIGHTS:

- New federal regulations, *Marihuana for Medical Purposes Regulations (MMPR)*, that came into effect June 19, 2013, shift the growing of medical marihuana out of residential dwellings and into commercial-scale production facilities;
- Benefits to municipalities resulting from the new *MMPR* include eliminated residential production hazards, notification of production site addresses and activities, and the opportunity to enact zoning and/or licensing by-laws to further regulate marihuana production facilities;

- Medical marihuana production includes the cultivation and growing of the marihuana plant, but the Zoning By-law's existing "Manufacturing Facility" definition does not allow for the production of a living thing such as a plant;
- Recommended Zoning By-law amendments include:
 - A "Medicinal Product Manufacturing Facility" definition to address medicinal product-based manufacturing that may grow and use living organisms in the production process;
 - A "Medical Marihuana" definition;
 - A general provision to require that waste destruction or composting be located wholly within a building or structure;
- With these proposed amendments, medical marihuana production will be permitted as-of-right as a manufacturing use in all Employment Zones and in Employment and Corporate Centre Character Areas in Mississauga Official Plan;
- For lands designated "Business Employment" within Neighbourhood Character Areas, it is recommended that Exception Zones be developed to prohibit medical marihuana production; and
- Licensing of medical marihuana production facilities is recommended to address matters not captured through zoning or building permit and will assist in protecting public safety and enforcing property standards, noise and other City by-laws.

BACKGROUND:Introduction

New Health Canada regulations shift the growing of medical marihuana out of residential dwellings and away from residential neighbourhoods into commercial-scale production facilities. The new regulations will result in improvements to facility security; local government, police and fire official notification; land use; and public health and safety.

Legislation

In June 2013, Health Canada updated the Marihuana Medical Access Program with the introduction of new *Marihuana for Medical Purposes Regulations (MMPR)*, replacing the *Marihuana Medical Access Regulations (MMAR)*. The new regulations aim to treat medical marihuana as much as possible like other controlled substances used for medical purposes, allowing for quality control and production under secure and sanitary conditions.

The regulation of medical marihuana production falls exclusively under federal jurisdiction. The federal government governs and prohibits the possession, production and trafficking of marihuana through the *Controlled Drugs and Substances Act, S.C. 1996, c.19 (CDSA)*. The *MMPR* were enacted pursuant to the authority granted under section 55 (1) of the *CDSA*.

The *MMPR* do not require any action from municipalities; however using their powers to regulate or prohibit land uses, municipalities may choose to enact zoning and/or licensing by-laws to further regulate medical marihuana production. Should municipalities choose to enact by-laws, some consideration should be given to limitations that may arise that would effectively render the by-laws invalid or inapplicable. If there were a direct conflict between the federal *MMPR* and a municipal by-law, the federal regulations would be paramount.

Regulations

The new *MMPR* change the way medical marihuana is produced and accessed in Canada. Most significantly, the *MMPR* prohibit licensed medical marihuana production in dwelling places and allow only for the commercial production of medical marihuana.

The *MMPR* include regulatory requirements for indoor-only production activities and storage, physical security measures, quality control standards, record keeping of all activities including inventory of marihuana, security clearances for producer's licence applicants, and secure distribution. Appendix 1 provides more detail about the *MMPR* requirements and compares them to the previous *Marihuana Medical Access Regulations (MMAR)* requirements.

Under the *MMPR*, the only legal means to access marihuana for medical purposes is through a licensed producer. Licensed producers will sell and distribute dried marihuana directly to a client with medical documentation provided by a health care practitioner, or to the client's health care practitioner. Regarding distribution, a medical marihuana order must be securely delivered to the address of a registered client or the health care practitioner's office. There is no permission under the *MMPR* for retail sales; therefore, a client cannot pick up their medical marihuana from the producer's site or from any retail outlet (e.g. pharmacy). Appendix 1 compares the old and new processes for individuals to access marihuana.

As of April 1, 2014, the personal and designated production of medical marihuana by individuals allowed under the *MMAR* is no longer permitted and subsequently considered an illegal activity subject to law enforcement action. Following the March 31, 2014 expiration of the authorizations to possess and production licences under the *MMAR*, all marijuana (plants, seeds, dried) obtained under the *MMAR* were to be destroyed and notice provided to Health Canada to confirm destruction.

However, on March 21, 2014, a Federal Court judge issued an injunction that allows medical marihuana users licensed under the *MMAR* to continue to grow their own marihuana plants pending a future trial. On March 31, 2014, the Government of Canada issued a departmental statement that it intends to appeal the Federal Court's order and that "the persons previously authorized to grow marihuana under the *MMAR*, who meet the terms of the Court order, will be able to continue to do so on an interim basis until the Court issues a final decision."¹

Implications for Municipalities

Changes in the regulatory requirements for medical marihuana activities under the new *MMPR* provide several benefits to municipalities, including:

- The elimination of hazards associated with previously licensed residential medical marihuana production. Licensed, quality controlled and secure commercial medical marihuana facilities

¹ Government of Canada, 2014. Departmental Statement on Court Injunction and Medical Marijuana. 31 March. <http://news.gc.ca/web/article-en.do?nid=832809>

will eliminate some of the common hazards and issues associated with licensed production previously permitted in residential dwellings, including, fire, mould, odour, and security (e.g. break-ins). However, these hazards may persist for illegal marihuana production activity.

- The provision of production site addresses including a list of all activities to be conducted at the sites. Under the *MMPR*, licensed producers are required to notify their local government, police force and fire officials of their intention to apply for a license as well as upon issuance of a license, so that local authorities are aware of the proposed medical marihuana production facility location and activities. However, it is the responsibility of the municipality to keep a list of the licensed production sites, since Health Canada cannot provide such information that is protected under the *Privacy Act*.
- The opportunity to regulate the location and siting of medical marihuana production facilities. Although not specifically stated in the *MMPR*, Health Canada has confirmed that licensed producers are required to comply with municipal legislation and by-laws, including zoning by-laws. However, it is the responsibility of the municipality to ensure zoning by-law and building code compliance, since Health Canada can only inspect for compliance with the *MMPR* and any related federal legislation. Further, there are no requirements of Health Canada's producer's license to show such compliance with municipal by-law and building permit requirements.

Municipal and Industry Response

Municipalities across Canada are now evaluating ways to regulate the new medical marihuana production use, and contemplating what zones may be best suited for the use. The regulatory approaches range from interpretations that the use is as-of-right in industrial or agricultural zones, to specifically defining the use and allowing it in a particular zone or zones, to a blanket prohibition of the use with requirement for a site specific rezoning. In some cases, zoning by-laws include regulations such as a minimum separation distance from sensitive land uses (e.g. residences, schools) or permission of the use in a stand-alone building only. Appendix 2 outlines examples of regulatory approaches taken by various municipalities.

Simultaneously, proprietors are moving ahead with securing medical marihuana production sites and buildings, applying to Health Canada for their producer's licenses, and notifying municipalities of their intended site as required under the *MMPR*. However, the process to find a suitable business location, acquire a site and building and prepare an application for a producer's license is complex.

Significant capital investment is required for a site and production building(s), for security equipment to meet the *MMPR* requirements, and to outfit a building with commercial-scale facilities such as a ventilation system, storage vault, and potentially an on-site laboratory for product testing. The Health Canada producer's license application is scrutinized to ensure *MMPR* compliance and may result in a lengthy review timeline. Before a license can be issued, the site and facility must be available for pre-license inspection by Health Canada for compliance with the *MMPR*.

Status of Producer's Licenses in Ontario

As of January 2014, Health Canada had received over 400 applications for medical marijuana production and distribution facilities, with approximately 160 of those for facilities in Ontario. To date, a total of 13 licenses have been issued with four of these for Ontario-based facilities in Clearview, Markham, Smiths Falls, and Toronto. Several more license applications for Ontario-based facilities are in advanced stages of review, including the Lakeshore proposal and a greenhouse growing operation located in Leamington, Ontario that has received a pre-production license to commence growing.

With about 37,000 licensed medical marihuana users today and a projected approximately 435,000 users by 2024, interest from commercial producers for medical marihuana facilities will only increase.

Prospects for Production Facilities in Mississauga

The Life Sciences sector is one of the key sectors under the City of Mississauga's Economic Development Strategy, including companies involved in biotechnology, pharmaceuticals, and health care and laboratories. Medical marihuana production fits within this sector.

The medical marihuana business also supports economic development goals as an employment generator. The business requires skilled personnel such as horticulturalists, botanists and lab technicians, as well as a team of growers to cultivate the marihuana plants and customer support agents to respond to patient questions and process orders. Security personnel and information technology specialists are also required for site operations. Outreach and support job positions may also be created to help educate medical practitioners about medical marihuana and provide them with research updates. One licensed company, Tweed Inc., expects to employ about 100 people when operating at full capacity with 50,000 plants growing over a 1.6 hectare (4 acre) area.

The *MMPR* require distribution of medical marihuana orders directly to clients or to the individual responsible for a client, via a secure shipping method such as by courier. Given this, Mississauga may be a favourable business location for medical marihuana companies, given its proximity to major highways and the Toronto Pearson International Airport.

Methadone Clinics

Planning staff were directed to research methadone clinics along with the review of medical marihuana. Issues pertaining to methadone clinics are a separate matter to be addressed through licensing. Legal Services is preparing a report in response to methadone clinics.

PRESENT STATUS:

Existing Official Plan and Zoning Provisions

Mississauga Official Plan (MOP) permits manufacturing, warehousing and distribution uses on lands designated “Business Employment” and “Industrial”. Based on Zoning By-law definitions for these uses, all of the activities associated with a medical marihuana production facility are permitted, with exception of commercial growing of marihuana plants.

Specific land use designations or uses that would permit commercial growing, such as “agriculture” or “horticulture”, do not exist in MOP, particularly since no agricultural lands remain in Mississauga.

In the Zoning By-law, the manufacturing, distribution and warehousing of medical marihuana would represent permitted uses in

all “Employment” zones, with the exception of commercial growing of marihuana plants. Growing, cultivating or related activities are not listed as activities under any of the permitted uses in “Employment” zones, and there are no defined “agriculture” or “horticulture” uses in the Zoning By-law.

Response to Inquiries and Committee of Adjustment Applications

The City of Mississauga (the “City”) has received several inquiries since the new *MMPR* were announced in June 2013 and has approved two applications made to the Committee of Adjustment for medical marihuana production facilities in E2 -Employment zones, with conditions that:

- Limit the variance to a temporary in effect period for up to five years;
- Limit the medical marihuana growing area (agricultural) to 20% of total Gross Floor Area (GFA) of the unit/building;
- The building shall only be tenanted by the proposed medical marihuana production facility;
- Require the applicant to obtain and maintain a valid Health Canada license for all uses associated with the operation;
- Require the applicant to certify that notice has been provided to the Peel Regional Police and Mississauga Fire Services; and
- No signage be permitted.

In response to the growing interest in medical marihuana, regulatory issues have been reviewed and a regulatory approach identified for Mississauga, in consultation with staff from Policy Planning, Development and Design, Zoning, Building, Compliance and Licensing, Fire and Emergency Services, Legal Services, and Economic Development. Peel Regional Police have also outlined the benefits and concerns associated with medical marihuana production facilities and distribution under the new *MMPR*.

This report highlights the issues considered in developing a proposed regulatory approach for Mississauga, and recommends an approach that recognizes all aspects of medical marihuana production as a manufacturing process.

COMMENTS:

In developing an approach to regulating medical marihuana production facilities, many zoning and planning issues were considered, with each addressed below.

The proposed approach is premised on the fact that medical marihuana production is a drug manufacturing process, not unlike a pharmaceutical drug manufacturing process that takes place in a highly controlled environment that includes laboratory testing, and results in a final product that is used for medical purposes.

Medical marihuana production involves the cultivation, growing, harvesting, and drying of the marihuana plant, followed by the testing, packaging and storage of the dried marihuana. The dried medical marihuana is distributed to authorized customers for medical use. Any plant waste is destroyed on-site or removed by a licensed disposal company.

Unique to medical marihuana production is the requirement for on-site plant growing since marihuana is a controlled substance subject to stringent security requirements. In contrast, other medicinal plants such as Echinacea, ginseng or goldenseal, are not controlled substances and therefore may be grown or wildcrafted (collected from the wild) in a non-secure, agricultural environment and then transported to a manufacturing facility.

1.0 Zoning

Mississauga's "Employment" zones would permit the manufacturing, distribution and warehousing of medical marihuana as-of-right, with the exception of commercial growing of marihuana plants. However, the growing of plants is an integral component of the medical marihuana production process and should be recognized as a manufacturing activity.

The current "Manufacturing Facility"² definition limits the ability to recognize the growing of plants as part of a manufacturing process since the definition only allows for the production of non-living things. The definition does not consider that the "items" being altered,

² Manufacturing Facility: means a **building, structure** or part thereof, used for altering, assembling, fabricating, finishing, inspecting, making, processing, producing, treating or repairing, items either by hand or through the use of machinery and may include the temporary on-site storage of **commercial motor vehicles** (ie. trucks, tractors and/or trailers) for freight handling including the pick-up, delivery and transitory storage of goods incidental to motor freight shipment directly related to the permitted use(s). (OMB, 2008 November 10)

processed, produced, etc., could involve a living organism such as a plant.

This challenges Mississauga's life sciences sector companies that have manufacturing facilities, including those from the pharmaceutical and biotechnology industries, classified under the "Manufacturing Facility" definition. These companies may use living organisms such as cells in a biomanufacturing³ process to produce a biopharmaceutical⁴ product (e.g. vaccine, plasma proteins). The living organisms may be grown under controlled conditions within a manufacturing facility.

It is evident that a new Zoning By-law definition is required to address all medicinal product-based manufacturing that may use living organisms in the production process.

Recommendation: That the Zoning By-law be amended to include the following new definition:

***Medicinal Product Manufacturing Facility** means a **building, structure** or part thereof, used for altering, assembling, fabricating, finishing, inspecting, making, processing or producing, medical products, including **medical marihuana**, or herbal or natural medicines, that may use living organisms or parts of living organisms, and includes the growing or cultivation of living organisms used in the manufacturing process, either by hand or through the **use** of machinery and may include the temporary on-site storage of **commercial motor vehicles** (ie. trucks, tractors and/or trailers) for freight handling including the pick-up, delivery and transitory storage of goods incidental to motor freight shipment directly related to the permitted **use(s)**.*

It is proposed that the term "medical marihuana" also be defined to relate back to the *MMPR*:

³ Biomanufacturing: means the manufacturing component of the biotechnology industry. *Source: Wiktionary*

⁴ Biopharmaceutical: means "a pharmaceutical product manufactured by biotechnology methods (involving live organisms; bioprocessing)". *Source: Radar, Ronald. "What is a Biopharmaceutical? Part 1: (Bio) Technology-Based Definitions". BioExecutive International. March 2005.*

Recommendation: That the Zoning By-law be amended to include the following new definition:

Medical Marihuana means marihuana, cannabis or its constituent or derivative forms, produced, tested, stored, distributed and/or sold pursuant to the Marihuana for Medical Purposes Regulations, SOR/2013-119, as amended from time to time.

2.0 Planning Considerations

2.1 Land Use Designations

MOP permits manufacturing uses on lands designated “Business Employment” and “Industrial”. A “Medicinal Product Manufacturing Facility”, as proposed for the Zoning By-law, would be considered a permitted use under the existing “manufacturing” use permission in “Business Employment” and “Industrial” designations.

Employment Areas contain diverse industrial and business employment operations. A medical marihuana production facility would be appropriate in an Employment Area amongst other manufacturing, warehouse and distribution operations.

There are a few scattered, remnant “Business Employment” designated parcels located within the Port Credit, Sheridan and Streetsville Neighbourhood Character Areas. These would not be appropriate locations for medical marihuana production facilities.

Corporate Centres contain a mix of high density employment uses with a focus on major office development. Many prestigious research and manufacturing business are found in Corporate Centres, often in facilities exhibiting high architectural and urban design standards. Medical marihuana production facility security requirements may conflict with the urban design policies for intensification areas that encourage prominent built form with active facades, reducing the likelihood that these facilities will locate in Corporate Centres.

2.2 Public Health and Safety

2.2.1 *Environmental Compliance*

There are no Ontario Ministry of the Environment (MOE) approval requirements specific to medical marihuana production facilities. However, similar for any industrial facility, there may be requirement for environmental compliance approvals (ECA) for air discharges or waste disposal and management, pursuant to the *Environmental Protection Act*, R.S.O. 1990, c. E.19. It is the responsibility of the proponent of a medical marihuana production facility to obtain any required MOE environmental approvals.

The *MMPR* require that in areas within a site where cannabis is present, those areas be equipped with an air filtration system to prevent the escape of odours and, if present, pollen. The filtration system is reviewed by Health Canada prior to the issuance of a producer's license.

The *MMPR* allow for the destruction of cannabis on the production site "in accordance with a method that (i) conforms with all federal, provincial and municipal environmental legislation applicable to the location at which it is to be destroyed, and (ii) does not result in any person being exposed to cannabis smoke." Destruction methods may include composting or incineration. The Zoning By-law would consider cannabis destruction as an accessory use to a "Medicinal Product Manufacturing Facility" use.

Given that the growing of plants is a large part of the medical marihuana production process, there is potential for more organic waste product than might usually result from a manufacturing facility. To address potential odour issues, it is proposed that waste destruction and specifically composting, be in an enclosed area. The following is proposed for inclusion in the General Provisions section of the Zoning By-law:

Recommendation:

Medical Marihuana Production

All uses shall be located wholly within a building or structure, or part thereof, inclusive of waste destruction or composting.

2.2.2 Separation Distances from Sensitive Land Uses

The City has the ability to impose separation distances between industrial uses and sensitive land uses to avoid or minimize the potential for land use conflicts that extend beyond the property limits of the industrial activity. Typical emissions that may affect the amenity of nearby sensitive land uses include gaseous and particulate emissions, noise, dust and odour. Although not always the case, it is generally assumed that impacts on the environment will generally decrease with increased distance from the source of the emission.

To separate medical marihuana production facilities from sensitive land uses (e.g. residences, schools, day nurseries, places of worship), some municipalities have included separation distances in their zoning by-laws that range from 70 metres up to 200 metres. Appendix 2 outlines examples of separation distances proposed by various municipalities.

The Ministry of the Environment's Guideline D-6, "Compatibility Between Industrial Facilities and Sensitive Land Uses", applies to industrial land uses "which have the potential to produce point source and/or fugitive air emissions such as noise, vibration, odour, dust and others, either through normal operations, procedures, maintenance or storage activities, and/or from associated traffic/transportation."

Guideline D-6 categorizes industrial facilities into three classes based on noise, odour and vibration outputs, the scale of the operation, the type of process, and operation intensity, and provides guidance on appropriate separation distances. A minimum separation distance and potential influence area are provided for each industrial class. Lower impact industrial uses may fall within the Class I category, with a recommended minimum 20 metre (65 ft.) separation distance and a 70 metre (230 ft.) potential influence area.

Medical marihuana production activities are wholly enclosed in a building and do not involve noisy, large scale industrial machinery; vehicle traffic is limited to employees and delivery vehicles; and sophisticated filtration and ventilation systems would eliminate air emissions and odours.

A medical marihuana production facility will have no more impact than any other manufacturing, warehouse and distribution use in an Employment zone and may in fact have less impact compared to other operations. Considering this, Guideline D-6 is not considered to be applicable and no separation distance from sensitive land uses is recommended specific to a medical marihuana production facility.

Mississauga's existing E2 and E3 Employment Zone setbacks from Residential Zones include a 30 metre (98 ft.) front yard setback and 15 metre (49 ft.) side and rear yard setbacks. Urban design guidelines in MOP provide further guidance on mitigating impacts from Employment Areas adjacent to residential areas and other sensitive land uses. Overall, the City's employment areas are intended to accommodate a wide variety of business operations, that may include truck traffic, noise, dust and odour.

However, there are a few scattered, remnant "Business Employment" designated parcels located within Neighbourhood Character Areas. While it is not likely that these parcels would be desirable for medical marihuana production due to their small or awkward parcel size or isolated location, it is recommended that Exception Zones be developed for these parcels to prohibit medical marihuana production.

Recommendation:

That Exception Zones be developed for lands designated "Business Employment" within Neighbourhood Character Areas to prohibit medical marihuana production.

2.2.3 Security Risk

Any facility that stores a controlled substance is subject to security risk. The *MMPR* remove this risk from residential neighbourhoods and introduces stringent requirements to deal with security in commercial facilities.

The *MMPR* requires that all marihuana production and storage activities must occur indoors under secure conditions. Required security measures to prevent unauthorized access include 24-hour surveillance, intrusion detection, and restricted access to areas where cannabis is present. There is no requirement for enclosed loading spaces related to product distribution; however, the shipping/receiving

area would be a secure area, separated from the overall facility operations.

Health Canada's *Directive on Physical Security Requirements for Controlled Substances* (Security Directive) also establishes security requirements for the storage of dried marihuana, marihuana seeds, and cannabis, including the requirement for a storage vault. Health Canada's Security Directive is also applicable to pharmaceutical companies that may be producing pain medication drugs such as codeine or morphine. These drugs have a higher illicit market price compared to marihuana, potentially placing them at a higher security level.

Peel Regional Police are supportive of the *MMPR* and commercial production facilities, but still have concerns regarding criminal activity (e.g. robbery), the safety of nearby residents and businesses and secure product distribution. One of the main benefits for police is the *MMPR* requirement to notify the local police force of the site address and proposed activities, allowing for monitoring and surveillance of the site. This is a significant improvement from the previous *MMAR* that had no notification requirement so police did not know the whereabouts of legal medical marihuana operations.

2.2.4 Building and Fire Protection

Medical marihuana production may be accommodated in a new or existing building that may be stand-alone or part of a multi-tenant building. To create the highly controlled environment required for growing and storing marihuana, the building will need to be outfitted with specialized grow lighting and sophisticated systems controlling heat, humidity and air filtration/ventilation. Security requirements will also influence building components such as wall construction and entranceway and storage vault specifications.

In the case of retrofitting an existing building for medical marihuana production, it is highly likely that building upgrades to accommodate security, mechanical and HVAC requirements will trigger the need for a building permit. However, building inspection, including a Fire Code compliance review, will be limited to the permitted works.

Of concern to Fire and Emergency Services (FES) is whether a building retrofitted for medical marihuana production complies with the Fire Code and if there are any combustion or explosion risks associated with the operation or product. FES would like for there to be a requirement for a Fire Code compliance review of an existing building prior to any work being undertaken.

Fire Code compliance reviews for building retrofits would be limited to the applicable code in effect when the building was constructed. However, an overall building Fire Code review would ensure compliance with the applicable code and provide FES with information about the building for emergency response awareness.

3.0 Licensing

To address matters not captured through zoning or building permitting, it is proposed that a business license be required for all medical marihuana production facilities.

Licensing will assist in protecting public safety by requiring conformity with Building and Fire Codes. Licensing will also track the total number of medical marihuana facilities in Mississauga and be an information source to police and fire services to allow for informed facility monitoring and emergency response. Hours of operation may also be imposed through licensing.

General licensing provisions may include:

- Copy of approved Health Canada license and notice within 30 days after renewal, amendment, suspension, reinstatement or revocation.
- Notifying the Licensing section of any changes of information related to the license such as name or address change.
- Right of entry for Enforcement staff to inspect the premise during the term of the license period.
- A floor plan of the building including dimensions and proposed use of each room and a site plan showing the location and dimensions of all parking spaces available on the property.
- A letter from the Fire Chief which states that an inspection has been conducted of the location, within 180 days of the date of the application for the license, and its compliance with all the provisions of the Fire Protection and Prevention Act, S.O. 1997.

- Documentation confirming the building complies with applicable provisions of the Ontario Building Code Act and the Ontario Building Code.
- A Certificate of Inspection report issued by the Electrical Safety Authority certifying that an inspection has been conducted on the location, within 180 days of the date of the application for the license and that there are no visible fire, shock or electrical hazards and the property is in compliance with the requirements of the Ontario Electrical Safety Code.
- Ensure that no construction, renovation, alteration or addition is carried out on the licensed premise without first obtaining the necessary building permit, as may be required.
- Ensure that the property owner/occupants comply with all City by-laws including the Property Standards By-law, Nuisance Weeds and Long Grass By-law, Nuisance Lighting By-law, Nuisance Noise and Noise Control By-laws and the Open Air Burning By-law; Zoning By-law and all other applicable law.

Policy Planning staff will work with Fire and Emergency Services, Building and Compliance and Licensing to further develop the licensing provisions.

OPTIONS: Not applicable.

STRATEGIC PLAN: Under the Move: Cultivating Creative and Innovative Businesses strategic pillar, the Strategic Plan identifies the need to develop knowledge-based industries including those in the life sciences sector, and the need to promote Mississauga as an international centre of health care excellence with more health care options for the community,

FINANCIAL IMPACT: Not applicable.

CONCLUSION: In response to the new *Marihuana for Medical Purposes Regulations*, Zoning By-law amendments are proposed to allow medical marihuana production as-of-right in Employment Zones, and licensing is proposed to address matters of facility tracking and building safety. The proposed amendments are made in light of the fact that medical marihuana production is a drug manufacturing process not unlike a

pharmaceutical drug manufacturing process and that the growing of plants is part of that process.

ATTACHMENTS:

Appendix 1: Marihuana Medical Access Program (MMAP) – Major Program Changes under New *Medical Marihuana for Medical Purposes Regulations (MMPR)*

Appendix 2: Regulatory Approaches – Municipal Examples



Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Sharleen Bayovo, Policy Planner



APPENDIX 1

Marihuana Medical Access Program (MMAP) – Major Program Changes under New Medical Marihuana for Medical Purposes Regulations (MMPR)	
<i>Marihuana Medical Access Regulations (MMAR)</i> – Repealed March 31, 2014	<i>NEW Marihuana for Medical Purposes Regulations (MMPR)</i> – In force June 2013
Process to produce medical marihuana	
<ul style="list-style-type: none"> • Require “Authorization to Possess” • Authorized individuals may be licensed to produce own medical marihuana supply or designate an individual to produce on their behalf • Personal/small scale production 	<ul style="list-style-type: none"> • Require producer’s license, subject to <i>MMPR</i> provisions • Commercial production
Process for authorized individuals to obtain dried medical marihuana	
<ul style="list-style-type: none"> • Individual submits an application to Health Canada for “Authorization to Possess” dried marihuana for a medical purpose, accompanied by a medical declaration made by the medical practitioner treating the patient. • Authorized individuals have three options to obtain dried medical marihuana supply: <ul style="list-style-type: none"> ○ Personal-Use Production License (PUPL) – Authorized individuals producing own supply. ○ Designated-Person Production License (DPPL) – Authorized individuals designating an individual to produce on their behalf. ○ Authorized individuals can purchase a single strain of dried marihuana available through Health Canada, which contracts a private company to produce and distribute marihuana for the MMAP.ⁱ 	<ul style="list-style-type: none"> • Individual obtains a medical document completed by a health care practitioner, similar to a prescription. • Individual registers with a licensed producer (licensed under the <i>MMPR</i>). Individuals will have a variety of licensed producers to choose from that will offer a variety of medical marihuana strains - licensed producers are not limited in the type or number of strains they may offer. • Licensed producer fills the order and ships via secure shipping method, the dried marihuana order directly to the individual, or to the health care practitioner, as specified. Must ship only one shipment per order. • No permission for personal pick-up (e.g. from a pharmacy).

Production Site	
<ul style="list-style-type: none"> • No production site location restrictions; allow for in-home production. • Allow for indoor and/or outdoor production, provided outdoor production site is not adjacent to a school, public playground, day care facility or other public place frequented mainly by persons under 18 years of age. • Dried marihuana must be kept indoors.ⁱⁱ 	<ul style="list-style-type: none"> • Production site limited to a building or a place in a building. • All activities permitted under the <i>MMPR</i> are prohibited in a dwelling place. • Production, distribution and call-centre sites can be separate, but each require separate licensing. • Storefronts or retail outlets are not permitted. • Indoor production and storage only and at the producer's site.
Security Requirements	
<ul style="list-style-type: none"> • No security clearance for initial PUPL application (but if revoked due to a designated marihuana offence under the license, no license issued for 10 years after the revocation); Historical (10 years preceding the application, as an adult) designated drug offence check for DPPL. • Non-specific building security measures, requiring only a "description of the security measures that will be implemented at the proposed production site" 	<ul style="list-style-type: none"> • Security clearance for producer's license applicant. If a producer's license is sought by a corporation, each officer and director of the corporation requires a security clearance. • Building security measures to prevent unauthorized access, including: physical barriers, intrusion detection system, visual monitoring and recording devices, monitoring by personnel, and secure storage of cannabis in accordance with Health Canada's Security Directive (e.g. vault).
Notify Local Authorities	
<ul style="list-style-type: none"> • No requirement. 	<ul style="list-style-type: none"> • Written notice required to local government, fire authority and police force officials, advising of proposed site address.
Marihuana Plants and Dried Marihuana Limits	
<ul style="list-style-type: none"> • Formula used to calculate the maximum number of plants that may be under production at the production site at any time that factors in the prescribed daily 	<ul style="list-style-type: none"> • No limit to number of marihuana plants or marihuana strains that can be offered by commercial producers.

<p>amount of dried marihuana.</p> <ul style="list-style-type: none"> • Formula used to calculate the maximum quantity of dried marihuana that may be stored on site. 	
Air Filtration	
<ul style="list-style-type: none"> • No requirements 	<ul style="list-style-type: none"> • Areas within a site where cannabis is present must be equipped with an air filtration system to prevent escape of odours, pollen.
Production Practices	
<ul style="list-style-type: none"> • No requirements 	<ul style="list-style-type: none"> • Requirements for dried marihuana to undergo analytical testing, quality assurance approval, and be produced, packaged, labelled and stored under sanitary conditions and in accordance with a sanitation program.

ⁱ Marihuana for Medical Purposes Regulations – Regulatory Impact Analysis Statement. Canada Gazette. Vol. 146, No. 50. December 15, 2012. <http://gazette.gc.ca/rp-pr/p1/2012/2012-12-15/html/reg4-eng.html>

ⁱⁱ Consolidation Marihuana Medical Access Regulations. SOR/2001-227. Current to September 16, 2013. Minister of Justice.

Regulatory Approaches – Municipal Examples

Municipality	Where Permitted	Distance Separation	Other Comments
Clearview Township, ON	Permitted as-of-right as a "greenhouse" primary use in agricultural and rural zones	No	
Markham, ON	Permitted as-of-right in Employment Zones as an industrial use that allows for the manufacturing of goods, with plant growing considered incidental to the principal use	No	
Smith Falls, ON	Permitted as-of-right in industrial zones (Processing plant use)	No	
City of Windsor, ON	Permitted in industrial zones	No	
Fort Erie, ON	Permitted in agricultural, industrial, rural and existing open space zones	70 m setback from residential zones and sensitive uses	Defined Medical Marihuana Grow and Production Facilities
Town of Milton, ON	Permitted in general industrial zone	70 m setback from various zones and sensitive uses	Defined Medical Marijuana Production Facility Appealed to OMB
City of Toronto, ON	Permitted in industrial zones	70 m separation distance from sensitive land uses, including residential, public/private schools, place of worship, day nursery	Defined Medical Marihuana Production Facility
City of Ottawa, ON	Permitted in industrial zones	150 m separation distance from residential and institutional zones	Defined Medical Marihuana Production Facility

Municipality	Where Permitted	Distance Separation	Other Comments
District of Maple Ridge, BC	Permitted in agricultural zones only	200 m separation distance from elementary/secondary schools	Defined Medical Marihuana, Commercial Production
City of Kamloops, BC	Permitted in industrial zones	150 m separation from sensitive land uses	Defined Medical Marihuana Grow Operation (MMGO) Permitted subject to regulations including: description of all discharges; ventilation plan; stand-alone buildings only; no ancillary uses; require Business Licence
City of Surrey, BC	Permitted only in Community Commercial B Zone, requiring site-specific rezoning for permissions outside of this zone	No	Defined medical marihuana
City of Delta, BC	Prohibited in all zones and require site-specific rezoning	No	Defined medical marihuana

NOTE: No municipalities surveyed have size restrictions

K:\PLAN\POLICY\GROUP\2014 Special Projects\Medical Marihuana\Regulatory Approaches - Municipal Examples Chart.docx

APPENDIX 2: Record of Oral Submissions

Excerpt of Draft Minutes from Planning & Development Committee, September 8, 2014,
Evening Session, to be approved at December 8, 2014 PDC Meeting

Planning & Development Committee

- 11 -

September 8, 2014

- (a) That the owner agree to gratuitously dedicate the agreed upon hazard lands
3. That the Transportation and Works Department be directed to initiate a project to identify the preferred solution to rehabilitate the stream bank erosion issues along Moore Creek within the Greenbelt lands and the surrounding impacted lands as appropriate to protect property and infrastructure;
4. That staff be requested to bring forward the Moore Creek erosion rehabilitation project as part of the 2015 Capital Budget.

12. PUBLIC MEETING

Proposed Mississauga Zoning By-law Amendments and Licensing Respecting Medical Marihuana Production
File: BL.09.MED

Dave Marcus, representing Abide Inc., advised that the organization is in favour of the staff recommendations but it is important that in the event set-backs are contemplated that additional exemption should be required as Medical Marihuana Production Facilities established under the by-laws cannot be deemed non-compliant at a later date due to subsequent erection of buildings or other businesses close by.

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

PDC-0067-2014

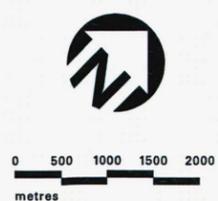
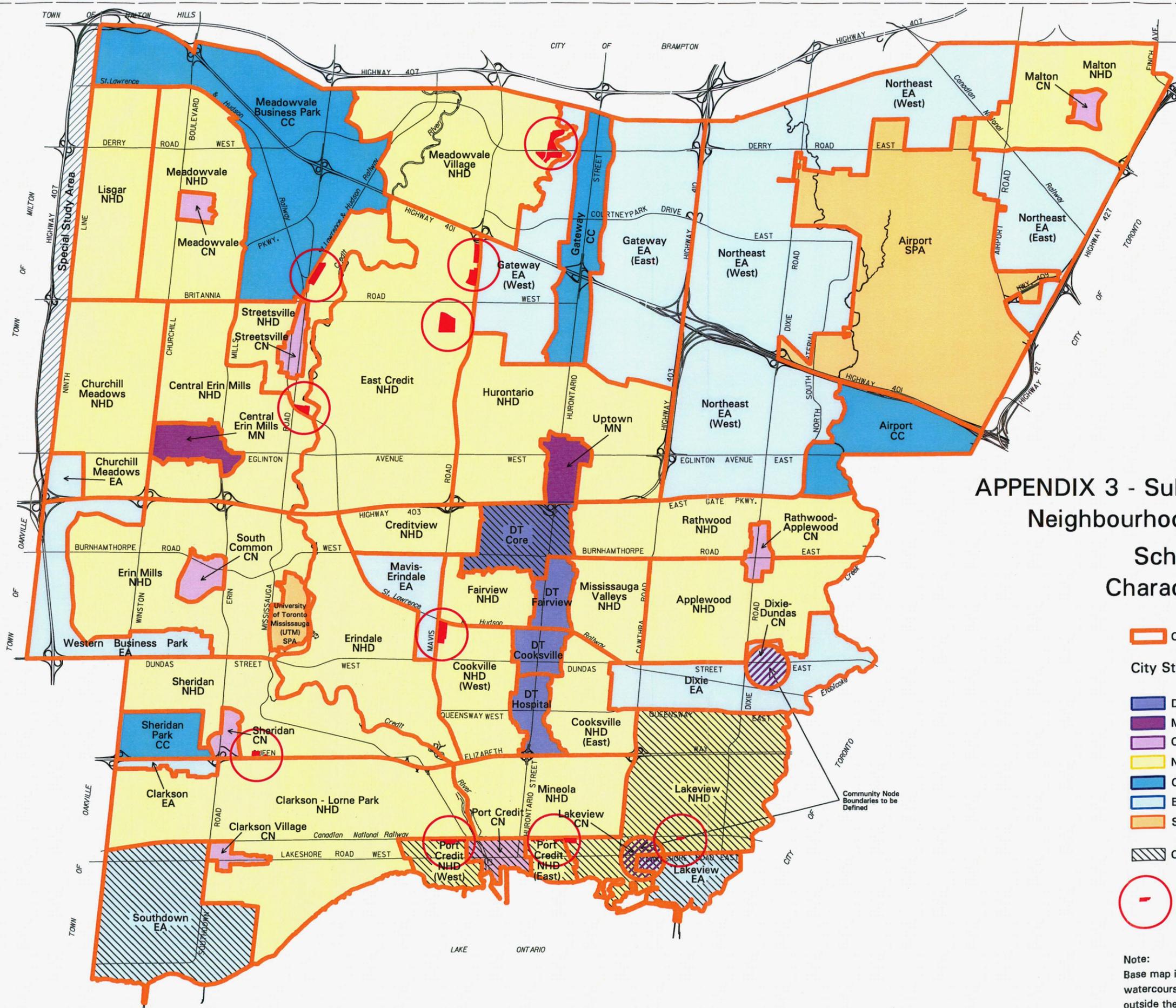
That the submissions made at the public meeting to consider the report titled "Proposed Mississauga Zoning By-law Amendments and Licensing Respecting Medical Marihuana Production" dated June 3, 2014, from the Commissioner of Planning and Building, be received.

RECEIVED (Councillor R. Starr)
File: BL.09.MED

13. PUBLIC MEETING

Information Report on Rezoning and Draft Plan of Subdivision Applications to permit seven (7) detached dwellings, 6155 Ninth Line, Southeast corner of Ninth Line and Osprey Boulevard
Owner: Centreville Homes (Ninth Line) Inc.
Applicant: Weston Consulting, Bill 51 (Ward 10)
File: OZ 13/015 W10, T-M13005 W10

Councillor McFadden wished to go on record that contrary to what is stated in the Corporate Report, a community meeting was held and over 65 residents were in attendance.



APPENDIX 3 - Subject Parcels Located in Neighbourhood Character Areas

Schedule 9 Character Areas

- Character Area
- City Structure**
- Downtown (DT)
- Major Node (MN)
- Community Node (CN)
- Neighbourhood (NHD)
- Corporate Centre (CC)
- Employment Area (EA)
- Special Purpose Area (SPA)
- Character Area Subject to Local Area Plan
- Subject parcels located in Neighbourhood Character Areas where medical marijuana production will not be permitted

Note:
 Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.