



MISSISSAUGA

July 22, 2015

Mr. John Hardcastle
Manager, Development Services
Public Works
Region of Peel
10 Peel Centre Drive, Suite A, 6th Floor, Room 601
BRAMPTON, ON L6T 4B9

Dear Mr. Hardcastle:

RE: (Mississauga) Plan Amendment No. 5
South Side of Derry Rd. West, east of McLaughlin Rd.
OPA 5 – Ward 11

This is further to the Notice of Decision given on July 2, 2015 under subsection 17(23) of the Planning Act with respect to City of Mississauga Official Plan Amendment Number 5.

Since no appeals were received during the prescribed period within which appeals could be made, Amendment Number 5, came into force on July 22, 2015.

Enclosed for your records is an executed Declaration to be inserted in your duplicate original copy of the amendment.

Yours truly,

Diana Rusnov, Deputy Clerk
Legislative Services, Corporate Services Department
905-615-3200 X 5421
300 City Centre Drive,
Mississauga, Ontario L5B 3C1

:mj

cc:

Stephanie Segreti, Planner
Farah Sharib, Planning & Building (Duplicate Original Amendment & remaining books)
Applicant: - Glen Schnarr & Associates Inc. 700- 10 Kingsbridge Garden Circle, Mississauga, ON
L5R 3K6
Owner: High Tech Pet Products Inc. Att: Andrea & Eugen Hutka: 320 Derry Rd. West Miss, ON
L5W 1N6
Planning Notification Distribution – Via e-mail

Enclosure

DECLARATION

Subsection 17 of the Planning Act

Applicant: Glen Schnarr & Associates Inc.

Municipality City of Mississauga
Our File: OPA 5

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on June 24, 2015, when By-law Number 0167-2015 was enacted and that notice as required by subsection 17 of the Planning Act was given on July 2, 2015.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under subsection 17 of the Planning Act within the time specified for submitting an appeal.

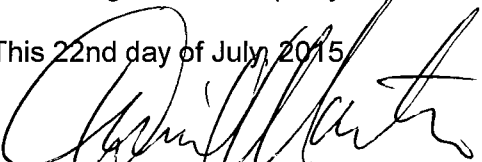
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 22nd day of July, 2015



Commissioner of Oaths



Declarant

DAVID LESLIE MARTIN, a Commissioner, etc.,
Regional Municipality of Peel, for the
Corporation of the City of Mississauga.
Expires May 10, 2017.



MISSISSAUGA

July 2, 2015

Mr. John Hardcastle
Manager
Development Services
Public Works
Region of Peel
10 Peel Centre Drive, Suite A, 6th Floor, Room 601
BRAMPTON ON L6T 4B9

Dear Mr. Hardcastle:

RE: Official Plan Amendment No. 5
South Side of Derry Rd. West, east of McLaughlin Rd.
File: OZ- 13/021 – OPA 5 - Ward 11

Please find enclosed the Notice of Decision for Official Plan Amendment 5 and duplicate original copy of the amendment. This amendment was adopted by Council on June 24, 2015, by By-law 0167 -2015. The Mississauga Plan (Official Plan) Amendment has been prepared in accordance with Recommendation Number 0081-2014, adopted by City Council on December 17, 2014.

Also enclosed for your records is a copy of the Certificate of Public Meeting and Notification, Record of Written Submissions, minutes of Council meeting of May 13, 2015.

Yours truly,

Crystal Greer, City Clerk
Legislative Services
Corporate Services Department
905-615-3200 X 5421

: mj

cc:

Stephanie Segreti, Planning and Building (Working copy of Amendment)
Farah Sharib, Planning and Building (Viewing copy of Amendment)
Applicant – Glen Schnarr & Associates Inc. 700- 10 Kingsbridge Garden Circle, Mississauga, ON L5R 3K6 (Certified working copy of Amendment)
Owner – High Tech Pet Products Inc. Att: Andrea & Eugen Hutka: 320 Derry Rd. West Miss, ON L5W 1N6 (Notice of Decision and By-law)
Planning Notification Distribution- Via e-mail

Amendment No. 5

to

Mississauga Official Plan

for the

City of Mississauga Planning Area



**PLANNING ACT
 NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND
 A ZONING BY-LAW BY
 THE CORPORATION OF THE CITY OF MISSISSAUGA
 BILL 51**

DATE OF NOTICE	July 2, 2015	
OPA NUMBER	OPA 5 (By-law 0167-2015)	
ZONING BY-LAW NUMBER	0168-2015	
DATE PASSED BY COUNCIL	June 24, 2015	
LAST DATE TO FILE APPEAL	July 21, 2015	
FILE NUMBER	OZ 13/021	Ward 11
APPLICANT	Glen Schnarr & Associates Inc.	
PROPERTY LOCATION	South Side of Derry Rd. West, east of McLaughlin Rd.	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment and Zoning By-law, under Sections 17 and 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

An explanation of the Purpose and Effect of the Official Plan Amendment Zoning By-law, a description of the lands to which it applies, and/or a key map showing the location of the lands to which it applies, are attached.

To view the Official Plan Amendment and Zoning By-law in their entirety please visit: www.mississauga.ca/portal/cityhall/publicnotices, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 5 is in full force and effect. A notice of appeal to the Ontario Municipal Board in respect of the by-law must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1, no later than July 21, 2015.

The Notice of Appeal must:

- 1) set out reasons for the appeal; and,
- 2) be accompanied by the fee required by the Ontario Municipal Board in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario, and
- 3) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.
- 4) Four (4) copies of the appeal package.

IF YOU WISH TO APPEAL to the OMB a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Crystal Greer, City Clerk
 Legislative Services,
 Corporate Services Department
 905-615-3200 X 5421

By-law No. 0167-2015

A by-law to Adopt Mississauga Official Plan Amendment No. 5

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing ("MMAH") authorized the Regional Municipality of Peel (the "Region") an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 5, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The following text and Maps "A", "B", "C", "D" and "E" attached constitute Amendment No. 5 to Mississauga Official Plan, specifically the Meadowvale Village Neighbourhood Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 24th day of JUNE, 2015.

Signed: Original Signed By
Matt Mahoney
Acting Mayor

ORIGINAL SIGNED BY
CRYSTAL GREER
Signed _____

CLERK



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0167-2015

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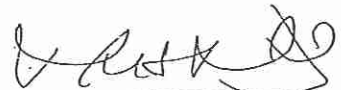
AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 5, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

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1. The following text and Maps "A", "B", "C", "D" and "E" attached constitute Amendment No. 5 to Mississauga Official Plan, specifically the Meadowvale Village Neighbourhood Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 24 day of June, 2015.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
HJT			
Date	16	6	15



 ACTING MAYOR



 CLERK

Amendment No. 5

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

The following text and Maps "A", "B", "C", "D" and "E" attached constitute Amendment No. 5.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated April 20, 2015, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to permit 37 detached dwellings and 8 semi-detached dwelling units, add lands to the abutting greenlands and relocate an existing animal boarding establishment on-site.

LOCATION

The lands affected by this Amendment are located on the south side of Derry Road West, east of McLaughlin Road. The subject lands are located in the Meadowvale Village Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Municipal Board.

The subject lands are designated "Business Employment", "Residential Low Density II" and "Greenlands" which permits a variety of uses.

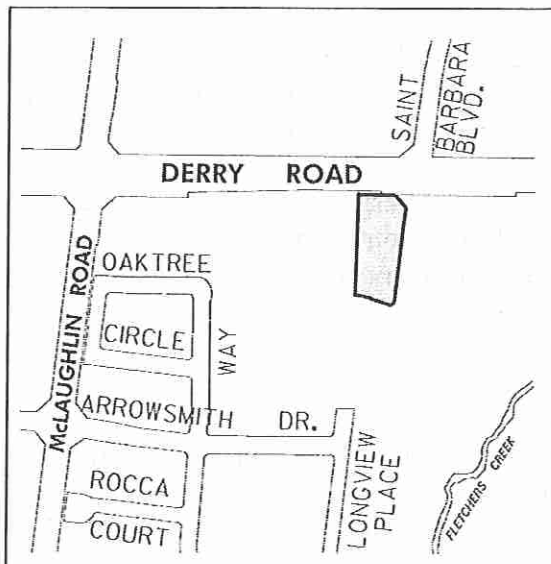
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed development is compatible with the surrounding land uses and contributes to the completion of the existing neighbourhood.
2. The proposed greenlands dedication will protect and buffer Fletcher's Creek from the proposed development.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Map 16-17: Meadowvale Village Neighbourhood Character Area is hereby deleted and replaced as a figure.
2. Section 16.17.5, Special Site Policies, Meadowvale Village Neighbourhood Character Area of Mississauga Official Plan, is hereby amended by adding the following:

16.17.5.12 Site 12



16.17.5.12.1 The lands identified as Special Site 12 are located on the south side of Derry Road West, east of McLaughlin Road.

16.17.5.12.2 Notwithstanding the policies of this Plan, only the following uses are permitted:

- a. animal boarding establishment, which may include outdoor facilities;
- b. banquet hall;
- c. commercial school;
- d. conference centre;
- e. entertainment, recreation and sports facilities;
- f. financial institution;
- g. restaurant;
- h. *secondary office*; and
- i. accessory uses.

3. Schedule 1 - Urban System of Mississauga Official Plan is hereby amended by adding lands to the Green System, as shown on Map "A" of this Amendment.
4. Schedule 1a - Urban System - Green System of Mississauga Official Plan is hereby amended by adding lands to the Green System, as shown on Map "B" of this Amendment.
5. Schedule 4 - Parks and Open Spaces of Mississauga Official Plan is hereby amended by adding lands to the Public and Private Open Spaces, as shown on Map "C" of this Amendment.
6. Schedule 5 - Long Term Road Network of Mississauga Official Plan is hereby amended by changing the extension of Longview Place from "Future Minor Collector" to "Minor Collector", as shown on Map "D" of this Amendment.
7. Schedule 10 - Land Use Designations of Mississauga Official Plan is hereby amended by changing the land use designation from "Business Employment" to "Greenlands" and "Residential Low Density II" to "Greenlands", as shown on Map "E" of this Amendment.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment, and thereafter forms part of the Mississauga Official Plan.

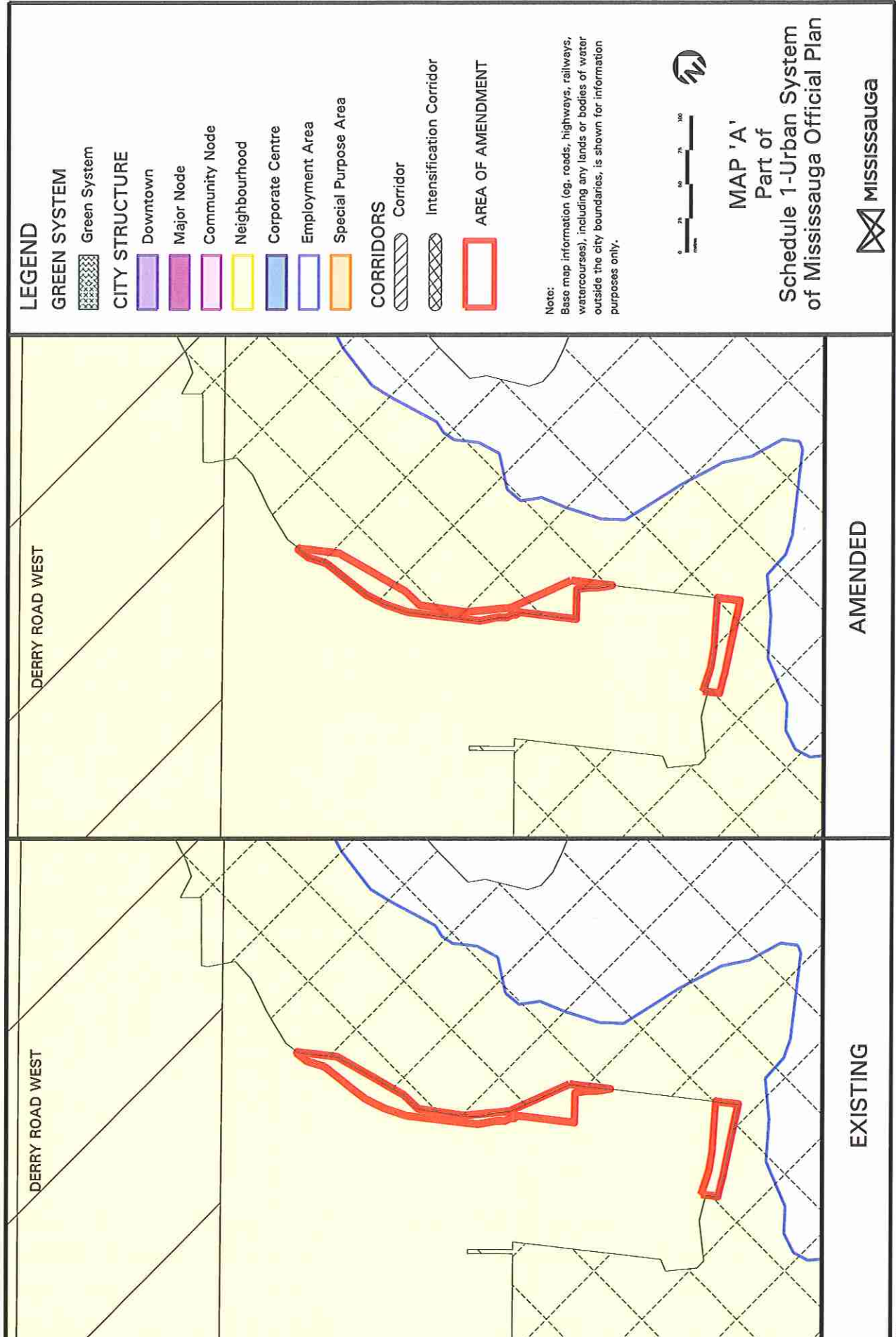
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated July 30, 2014.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.



LEGEND

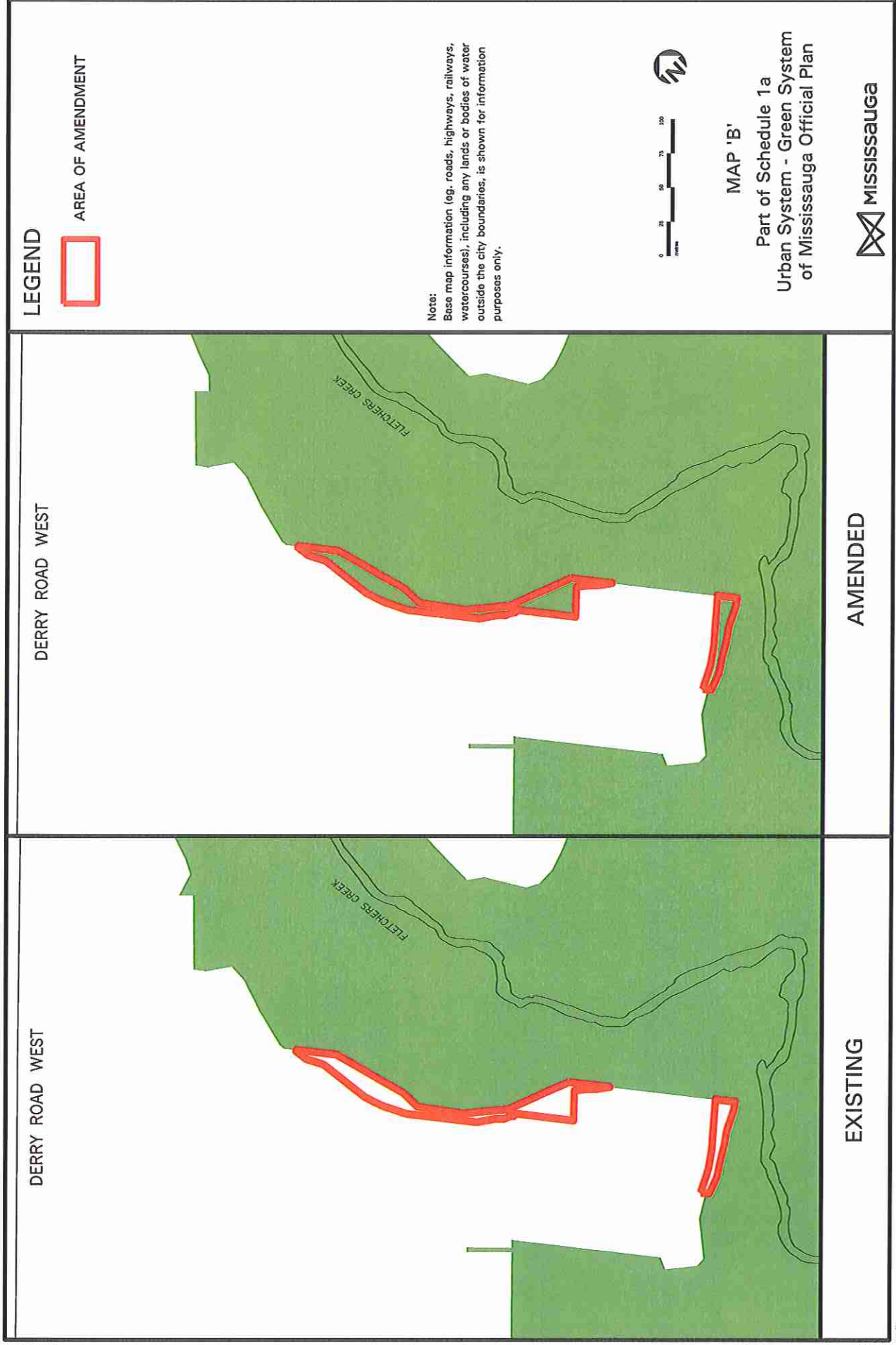
- GREEN SYSTEM**
 - Green System
- CITY STRUCTURE**
 - Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area
- CORRIDORS**
 - Corridor
 - Intensification Corridor
- AREA OF AMENDMENT**

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.



MAP 'A'
Part of
Schedule 1-Urban System
of Mississauga Official Plan





LEGEND



AREA OF AMENDMENT

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.



MAP 'B'

Part of Schedule 1a
Urban System - Green System
of Mississauga Official Plan



MISSISSAUGA

LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT

Notes:

- 1. The entire Green System is shown on Schedule 1a.
- 2. 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.
- 3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.



MAP 'C'

Part of Schedule 4 Parks and Open Spaces of Mississauga Official Plan



DERRY ROAD WEST

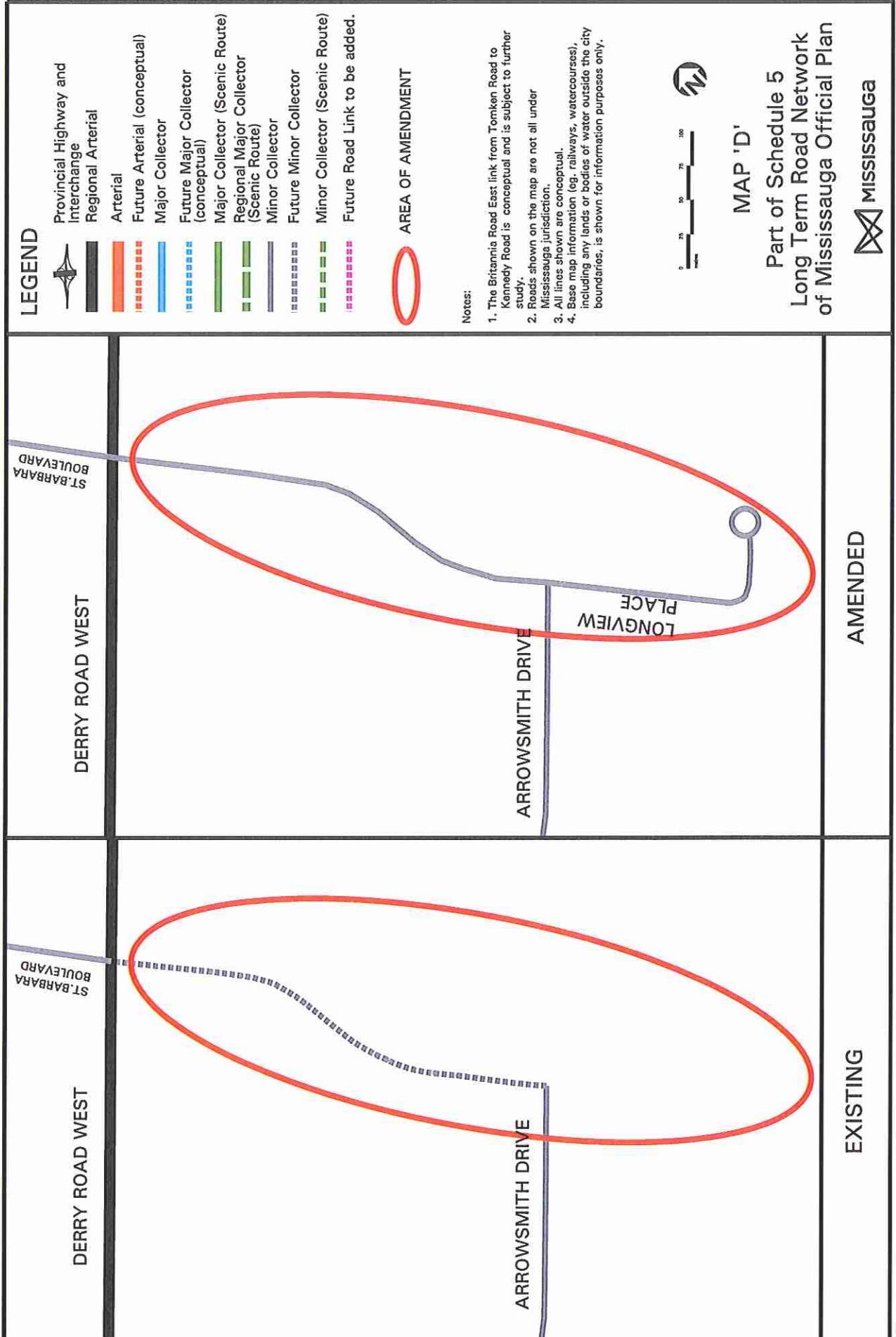
DERRY ROAD WEST

FLETCHERS CREEK

FLETCHERS CREEK

AMENDED

EXISTING



LEGEND

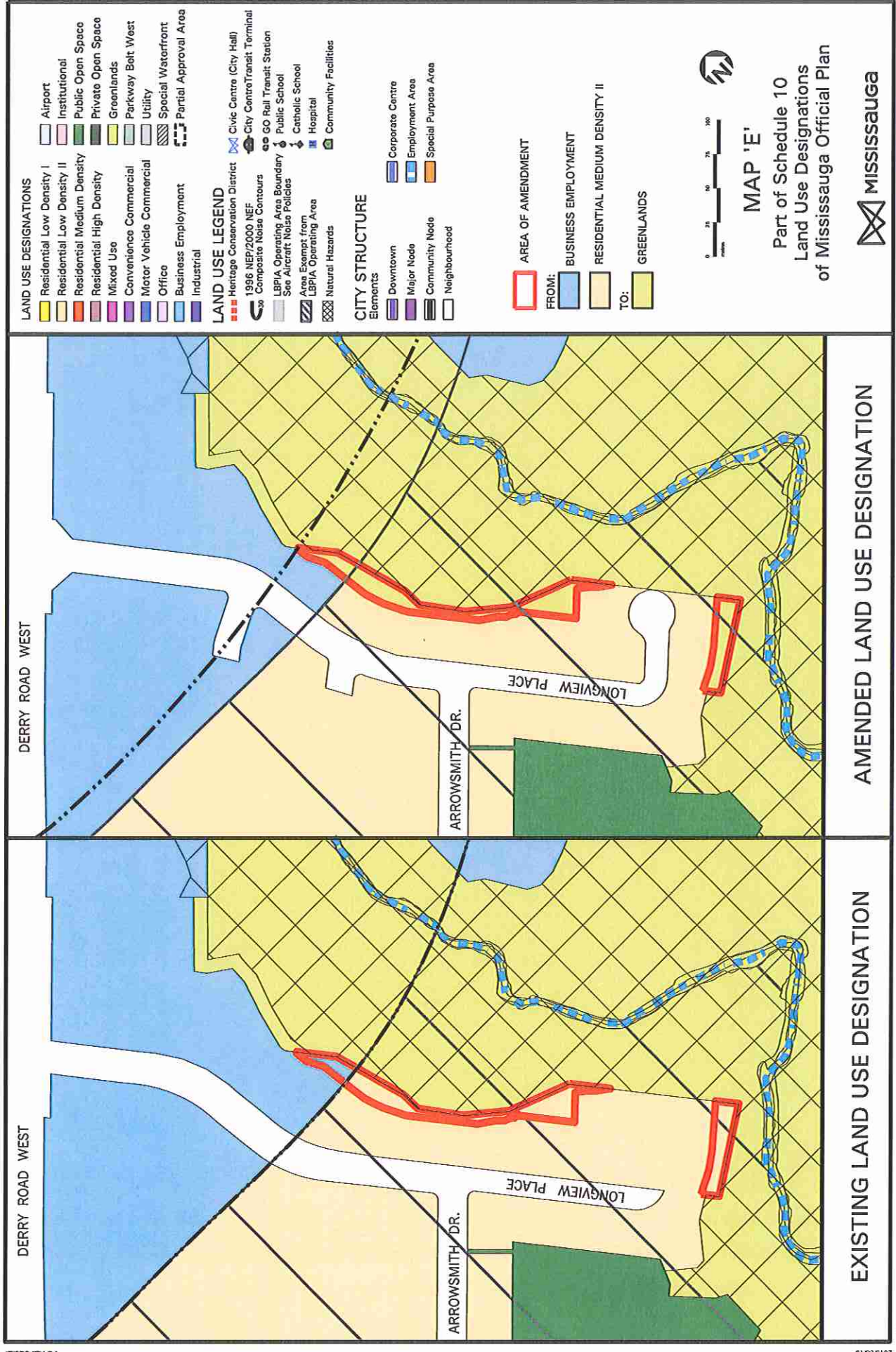
- Provincial Highway and Interchange
- Regional Arterial
- Arterial
- Future Arterial (conceptual)
- Major Collector
- Future Major Collector (conceptual)
- Major Collector (Scenic Route)
- Regional Major Collector (Scenic Route)
- Minor Collector
- Future Minor Collector
- Minor Collector (Scenic Route)
- Future Road Link to be added.
- AREA OF AMENDMENT

Notes:

1. The Britannia Road East link from Tomken Road to Kennedy Road is conceptual and is subject to further study.
2. Roads shown on the map are not all under Mississauga jurisdiction.
3. All lines shown are conceptual.
4. Base map information (eg. railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'D'
 Part of Schedule 5
 Long Term Road Network
 of Mississauga Official Plan
MISSISSAUGA



- LAND USE DESIGNATIONS**
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Space
 - Greenlands
 - Parkway Belt West
 - Utility
 - Special Waterfront
 - Partial Approval Area

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

- CITY STRUCTURE Elements**
- Downtown
 - Corporate Centre
 - Major Node
 - Employment Area
 - Community Need
 - Neighbourhood
 - Special Purpose Area

- AREA OF AMENDMENT**
- FROM:**
- BUSINESS EMPLOYMENT
 - RESIDENTIAL MEDIUM DENSITY II
- TO:**
- GREENLANDS



MAP 'E'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on December 8, 2014 in connection with this proposed Amendment. The comments received at the public meeting have been addressed in the Planning and Building Department Recommendation Report.



Corporate Report

COUNCIL

MAY 13 2015

Clerk's Files

Originator's

Files OZ 13/021 W11

T-M13007 W11

DATE: April 20, 2015

TO: Mayor and Members of Council
Meeting Date: May 13, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Applications to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands and the relocation of an existing animal boarding establishment on-site 320 Derry Road West
South side of Derry Road West, east of McLaughlin Road
Owner: 320 Derry Road Developments Inc. (By Offer of Purchase and Sale)

Recommendation Report Ward 11

RECOMMENDATION: That the Report dated April 20, 2015, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 13/021 W11 and T-M13007 W11, 320 Derry Road Developments Inc. (By Offer of Purchase and Sale), 320 Derry Road West, south side of Derry Road West, east of McLaughlin Road, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Official Plan from "Business Employment", "Residential Low Density II" and "Greenbelt" to "Business Employment – Special Site", "Residential Low Density II" and "Greenbelt", to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands and the relocation of an existing animal boarding establishment on-site, be approved.
3. That the application to change the Zoning from "D" (Development) and "G1" (Greenbelt – Natural Hazards) to "E2-Exception" (Employment), "R11" (Detached Dwellings – Garage Control Lots), "RM2-Exception" (Semi-Detached Dwellings), "G1" (Greenbelt – Natural Hazards) and "G2" (Greenbelt – Natural Features), to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands and the relocation of an existing animal boarding establishment on-site, in accordance with the proposed zone standards described in Appendix R-8 of this report, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision be approved;
 - (b) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development;
 - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Dufferin-Peel Catholic District School Board and Peel District School Board need not apply to the subject lands;
 - (d) That prior to the approval of the draft plan of subdivision, the applicant must enter into an Aircraft Noise Warning Agreement with the Greater Toronto Airport Authority and the City of Mississauga.

4. That the Plan of Subdivision under file T-M13007 W11, be recommended for approval subject to the conditions contained in Appendix R-9.
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.

**REPORT
HIGHLIGHTS:**

- The applications maintain the employment lands above the 35 NEP/NEF airport noise contour and the residential lands below the 35 NEP/NEF contour for detached dwellings and semi-detached dwelling units, while protecting Fletcher's Creek through the dedication of greenbelt lands to the City;
- The extension of Longview Place to Derry Road West will contribute to the completion of the neighbourhood and increase connectivity and permeability in the area;
- The applications are acceptable from a planning standpoint and should be approved.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on December 8, 2014, at which time a Planning and Building Department Information Report (Appendix R-1) was presented and received for information. The Planning and Development Committee passed Recommendation PDC-0081-2014 which was adopted by Council and is attached as Appendix R-2.

COMMENTS:

See Appendix R-1 - Information Report prepared by the Planning and Building Department.

Revisions have been made to the draft plan of subdivision since the public meeting, including: confirmation on the limits of development; a slight realignment of Longview Place to Derry Road West; an increased right-of-way width of 20 m (65 ft.) for the proposed Street A crescent road, and adjustments to the size of Blocks 46 and 47.

The revised concept plans and draft plan of subdivision are shown in Appendices R-4 to R-6.

COMMUNITY ISSUES

The comments below were identified by residents and adjacent landowners at the community meeting, public meeting and received by the Planning and Building Department.

Comment

Questions were received regarding construction access and staging due to school bus traffic.

Response

The construction access for this development will be restricted to Derry Road West and Longview Place and will be finalized through the Servicing Agreement process.

Comment

Height and design of the proposed dwellings should be compatible with the existing dwellings in the area.

Response

The proposal includes detached and semi-detached dwellings, which are housing types found in the existing subdivision. The proposed "R11" zone permits detached dwellings with a maximum height of 10.7 m (35.1 ft.) for sloped roofs and 7.5 m (24.6 ft.) for flat roofs, and includes maximum garage projection restrictions. These regulations are the same as the "R10" zoning for the existing dwellings on Longview Place and Arrowsmith Drive.

Comment

The development should be compatible with and provide connection to the adjacent lands to the west along Derry Road West.

Response

An overall concept plan has been submitted by the applicant to show how the lands to the west can be developed in the future with respect to streets and lotting patterns. The applicant has agreed to provide a mid-block, east-west public access easement across Block 46 for access. This will allow the employment lands fronting onto Derry Road West to connect to the proposed signalized intersection at Longview Place, as the Region will be restricting access along Derry Road West.

Comment

There were questions regarding the size and location of the outdoor area for the proposed animal boarding establishment.

Response

Based on the concept plan for Block 46, the size of the outdoor area will be significantly smaller and farther away from the existing and proposed dwellings. The proposed outdoor area is shown to be approximately 100 m (328 ft.) away from the closest residential zone. Also, a second building and parking area is shown between the proposed animal boarding facility and proposed residential Street 'A'. Site Plan approval will be required for Block 46. The site plan will address building locations, parking and the size and location of the outdoor area for the animal boarding facility.

Comment

There are drainage issues in the rear yards of homes along the north side of Arrowsmith Drive.

Response

In 2004, a drainage swale was constructed along the rear lot line of 346 Derry Road West, which ultimately drains to Longview Place. The City does not have a drainage easement over the swale and therefore, does not maintain it. The swale within 346 Derry Road West needs to be kept free and clear of any debris by the property owner in order for it to function properly.

Comment

Compensation was requested by the developer of the subdivision to the west for the construction costs of the existing portion of Longview Place and that Lots 115, 116 and Block 177 be deeded back to the developer.

Response

In accordance with Corporate Policy No. 07-02-04 - *Recovery of Costs of Roads and Storm Sewers*, the applicant will be required to pay a cash contribution to the City towards 50% of the cost of constructing Longview Place for the portion of the property fronting on Longview Place. It is intended that these funds will be provided to the developer of the subdivision to the west (Plan 43M-1484). Upon completion of the Longview Place cul-de-sac within this draft plan, Lots 115 and 116 on Plan 43M-1484 will be transferred back to the original developer. Block 177 on Plan 43M-1484 is to be developed together with Block 43 on the subject plan. The transfer of lands and their ultimate development will be addressed in the Servicing and Development Agreements for the subject lands.

Comment

Representatives from the St. Ilija Macedonia Orthodox Church requested access be provided to the valley lands that they lease from the City.

Response

Access to the greenbelt lands was provided through 290 Derry Road West when the church group owned the property. When the group sold 290 Derry Road West, they did not protect for future access to the greenbelt. The group will need to negotiate access to the leased lands with the new owner of 290 Derry Road West. Access from Block 47 on the proposed draft plan of subdivision to the greenbelt lands is not proposed due to the significant valley slope.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Updated comments from City Departments and Agencies are contained in Appendix R-7.

PLANNING COMMENTS

Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe

The *Provincial Policy Statement*, 2014 contains the Province's policies for land use planning for Ontario. All planning decisions are required to be consistent with these policies. It states that "planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated" and "appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding mitigating risks to public health and safety".

The *Provincial Growth Plan*, 2006, directs municipalities to: protect and preserve *employment areas* for current and future uses; and provide a diverse and compatible mix of land uses, including residential and employment uses, to support vibrant neighbourhoods. The proposed development adequately takes into account the existing context and the direction of the PPS and *Growth Plan*.

Official Plan

The proposal requires amendments to the Mississauga Official Plan policies for the Meadowvale Village Neighbourhood Character Area to permit:

- A specific list of permitted uses for the Business Employment block (Block 46), including an animal boarding establishment and accessory uses;
- Buffer and hazard lands to be designated Greenbelt and dedicated to the City in order to ensure the protection of Fletcher's Creek.

Section 16.1.2.1 of Mississauga Official Plan which deals with average lot frontage and area has been revised and no longer applies to draft plans of subdivisions. Therefore, special site policies are not required for the residential uses. The proposal for detached and semi-detached dwellings are permitted under the existing "Residential Low Density II" designation and are found within the neighbourhood.

As indicated in the Community Services Department's updated comments found in Appendix R-7, the applicant's previously proposed "Private Open Space" land use designation is not appropriate for Block 47. The current "Business Employment" designation will remain.

The proposed land use and zoning map has been revised and is attached as Appendix R-3.

As outlined in the Information Report, Section 19.5.1 of Mississauga Official Plan provides criteria for evaluating site specific Official Plan Amendments. Each criterion is summarized below along with a discussion of how the proposed applications address the criteria.

Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?

As per Section 5.1.8 in Mississauga Official Plan, Mississauga will protect employment lands to allow for a diversity of employment uses. The proposal maintains the employment lands above the 35 NEP/NEF airport noise contour, consistent with the lands to the east and west, and allows for an appropriate buffer between the Derry Road corridor and the proposed and existing dwellings to the south.

The proposed Greenbelt designation includes lands that are not suitable for development and ensures protection of the natural features of Fletcher's Creek.

The proposal to extend Longview Place to Derry Road West also meets the goals of the Official Plan for a future minor collector road to complete the neighbourhood and increase connectivity and permeability in the area.

Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?

The lands are suitable for the proposed uses and are already designated for employment, residential and greenbelt uses in the Official Plan. The proposed special site policy for Block 46 will limit the employment uses permitted to ensure compatibility with residential uses. The proposed animal boarding facility will be relocated further away from existing dwellings and closer to the Derry Road West frontage. Appropriate blocks will be held in escrow by the City to ensure the orderly development of adjacent lands. Further, the proposed hazard and buffer lands will be dedicated to the City and added to the City's Green System for protection from development. The existing "Business Employment" designation for Block 47 will remain until such time

that a development proposal, in conjunction with the adjacent property to the east, is presented to the City for review.

Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?

The applicant has submitted a number of technical studies in support of the applications. Comments from the Region of Peel and the City's Transportation and Works Department and Community Services Department confirm that adequate infrastructure is available to support the proposal.

Has 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 been provided by the applicant?

A planning rationale has been provided by the applicant which demonstrates that this proposed subdivision is in keeping with the goals, objectives and policies of Mississauga Official Plan.

Zoning

The proposed "E2-Exception" (Employment) zone is appropriate to accommodate the proposed uses for Block 46, including the relocation of an animal boarding establishment closer to Derry Road West. The current animal boarding establishment is located approximately 43 m (141 ft.) from a residential zone; when relocated, it will be significantly further away, approximately 118 m (387 ft.) from a residential zone (Appendix R-6). A regulation is being added to the zoning by-law to provide a minimum separation distance from the new animal boarding establishment building to the nearest residential zone.

The proposed "R11" (Detached Dwellings – Garage Control Lot) zone would permit 37 detached dwellings to complete Longview Place in keeping with the policies for the Meadowvale Village Neighbourhood Character Area.

The proposed "RM2-Exception" (Semi-Detached Dwellings) zone would permit 8 semi-detached dwelling units that meet the RM2 zone standards, with the exception of Lot 4 which has a reduced lot frontage because the lot tapers slightly.

The proposed "G1" (Greenbelt – Natural Hazards) base zone and the "G2" (Greenbelt – Natural Features) base zone are appropriate to protect and buffer Fletcher's Creek from development.

The "D" (Development) zone will remain for Block 47 until such time that a development proposal is provided to the City that shows the block being developed in conjunction with the adjacent property at 290 Derry Road West. The applicant is in discussions with the adjacent landowner to sell Block 47 so that it may be incorporated into the hotel and conference centre development at 290 Derry Road West.

The proposed revised zone standards found in Appendix R-8 are appropriate to accommodate the proposal.

Site Plan

Prior to the development of Blocks 46 and 47 (the employment blocks), Site Plan approval will be required. The applicant has worked with City Departments to address some site plan related issues for Block 46 through the review of the rezoning concept plan. The applicant has removed the proposed access from Block 46 to the proposed residential Street 'A', but will need to provide further details regarding other site plan matters.

Draft Plan of Subdivision

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to the conditions outlined in Appendix R-9.

Since the lands are the subject of a Draft Plan of Subdivision under File T-M13007 W11, development will be subject to the completion of services and registration of the plan.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the Development Charges By-law as well as financial requirements of any other commenting agency.

CONCLUSION: In accordance with subsection 34(17) of the *Planning Act*, Council is given authority to determine if further public notice is required. Since the request by the applicant is for minor revisions, it is recommended that no further public notice be required regarding the proposed changes.

The proposed Official Plan Amendment, Rezoning and Draft Plan of Subdivision are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal is compatible with the surrounding land uses and the policies regarding the NEP/NEF composite airport noise contours.
2. The extension of Longview Place to Derry Road West will contribute to the completion of the existing neighbourhood and the additional greenbelt lands will protect and buffer Fletcher's Creek.
3. The proposed Official Plan provisions and zoning standards are appropriate to accommodate the requested uses.
4. The draft plan of subdivision provides for an efficient use of land and services and results in the orderly development of the lands.

ATTACHMENTS: Appendix R-1: Information Report
Appendix R-2: Recommendation PDC-0081-2014
Appendix R-3: Revised Proposed Land Use and Zoning Map
Appendix R-4: Revised Draft Plan of Subdivision
Appendix R-5: Revised Concept Plan

- Appendix R-6: Revised Block 46 Concept Plan
- Appendix R-7: Updated Agency and City Department Comments
- Appendix R-8: Revised Zoning Standards
- Appendix R-9: Conditions of Draft Approval



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Stephanie Segreti, Development Planner



Corporate Report

Clerk's Files

Originator's

Files OZ 13/021 W11

T-M13007 W11

PDC DEC 08 2014

DATE: November 18, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 8, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands, and the relocation of an existing animal boarding establishment on site
320 Derry Road West
South side of Derry Road West, east of McLaughlin Road
Owner: 320 Derry Road Developments Inc. (By Offer of Purchase and Sale)
Applicant: Weston Consulting Group Inc.
Bill 51

Public Meeting Ward 11

RECOMMENDATION: That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Business Employment", "Residential Low Density II" and "Greenbelt" to "Business Employment - Special Site", "Residential Low Density II - Special Site", "Private Open Space", and "Greenbelt" and to change the Zoning from "D" (Development) and "G1" (Greenbelt - Natural Hazards) to "E2.- Exception" (Employment), "R11" (Detached Dwellings -

Garage Control Lots), "RM2 - Exception" (Semi-Detached Dwellings), "G1" (Greenbelt – Natural Hazards), "G2 – Exception" (Greenbelt – Natural Features) and "OS1" (Open Space), to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands, and the relocation of an existing animal boarding establishment on-site under Files OZ 13/021 W11 and T-M13007 W11, 320 Derry Road Developments Inc. (By Offer of Purchase and Sale), 320 Derry Road West, be received for information.

**REPORT
HIGHLIGHTS:**

- The applicant is proposing to develop the site for residential purposes with the exception of an employment land parcel along Derry Road West and above the 35 NEP/NEF airport noise contour;
- The existing animal boarding establishment on site is proposed to be relocated to the employment land abutting Derry Road West;
- Prior to the Supplementary Report, matters to be addressed include: confirmation of the long term stable slope line and associated buffers/land dedication; cumulative impact of this proposal on adjacent lands and streetscape; and the receipt of additional technical information.

BACKGROUND:

High Tech Pet Products Inc. is the registered owner of the subject lands and have entered into an agreement of purchase and sale with 320 Derry Road Developments Inc., who wish to purchase and develop the southerly portion of the site for residential purposes. High Tech Pet Products Inc. proposes to retain the northerly portion for the purpose of relocating the existing animal boarding establishment, which has been operating on these lands since 1986 by way of minor variances. Also, as part of the development proposal, all hazard lands and buffers associated with Fletcher's Creek will be zoned to prohibit development and dedicated to the City for their long-term protection.

The above-noted applications have been circulated for technical comments and a community meeting has been held. The purpose

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	Received: November 22, 2013 Deemed complete: December 10, 2013
Number of units:	37 detached dwellings 8 semi-detached dwellings
Net Density:	17.5 units/ha 7.1 units/acre
Anticipated Population:	173* *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:	3.25 spaces per unit
Parking Provided:	3.25 spaces per unit
Supporting Documents:	Draft Plan of Subdivision Boundary and Topographic Survey Utility Plan Planning Justification Report Environmental Impact Study Noise Feasibility Study Functional Servicing Report Phases 1 and 2 Environmental Site Assessments Soil Investigation Report Meander Belt Width Delineation Transportation Impact Study Stage 1-2 Archaeological Assessment Tree Inventory and Plan of Preservation Parcel Abstract Documents Parking Plan Derry Road West Streetscape and Multi-

Development Proposal	
	Use Trail Plan Context Plan for adjacent lands to west Concept Plan for Block 46

Site Characteristics	
Frontage:	95.6 m (313.6 ft.)
Depth:	590.7 m (1,938.0 ft.)
Gross Site Area:	4.68 ha (11.6 ac.)
Net Site Area:	2.57 ha (6.34 ac.) (excludes roads, buffers, widenings, reserves, and open space)
Existing Use:	Dog boarding facility

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

Neighbourhood Context

The subject property is located in a transitioning area of Meadowvale Village. There were a number of residential subdivisions developed in the 1990's. The remaining rural properties with detached dwellings are being redeveloped for service-related uses along Derry Road West.

Development within the Meadowvale Village area is influenced by the 35 Noise Exposure Projection (NEP)/Noise Exposure Forecast (NEF) composite noise contour line associated with the airport. The northerly portion of the subject property is located above the 35 NEP/NEF noise contour. Residential development is not permitted above 35 NEP/NEF. The existing animal boarding establishment is proposed to be relocated to the northerly portion of this site and the residential uses are proposed for the lands below the 35 NEP/NEF noise contour. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Across Derry Road is an office and a large retail plaza that includes a food store and various other commercial and retail uses. Further north are low density residential uses including townhouses and detached dwellings.
- East: The abutting parcel of land (290 Derry Road West) has been approved for a six storey hotel and conference centre along with a restaurant building by the Ontario Municipal Board. Further east are rural residential lands, some of which are proposed to be redeveloped for employment uses. Fletcher's Creek is also located east of the subject lands.
- South: Fletcher's Creek, a warehouse distribution facility further south fronting onto Maritz Drive to the southeast, and detached dwellings southwest of the subject lands.
- West: Detached and semi-detached dwellings, a park, rural residential lands in transition along Derry Road West and a gas station.

Official Plan

Current Mississauga Official Plan Designations and Policies for the Meadowvale Village Neighbourhood Character Area

"Business Employment" which permits only the following uses:

- Banquet hall;
- Conference centre;
- Financial institution;
- Funeral establishment;
- Manufacturing;
- Restaurants;
- Secondary office;
- Self-storage facility; and
- Warehousing, distributing and wholesaling

Although an animal boarding establishment which may include outdoor facilities, and accessory uses are permitted within the city-wide "Business Employment" land use designation; "animal boarding establishment" and "accessory uses" are not specifically

permitted under the "Business Employment" land use designation within the Meadowvale Village Neighbourhood Character Area.

"Residential Low Density II" which permits detached dwellings, semi-detached dwellings, duplex dwellings, and triplexes, street townhouses.

The application is not in conformity with Section 16.1.2.1 of Mississauga Official Plan which provides that to preserve the character of lands designated "Residential Low Density II", the minimum frontage and area of new lots proposed along the periphery of a draft plan of subdivision will generally represent the greater of the average lot frontage and lot area of residential lots, on both sides of the same street within 120 m (394 ft.) of the subject site, or meet the requirements of the Zoning By-law, whichever is greater. The proposed 37 detached dwelling lots and 8 semi-detached dwelling lots do not meet the 120 m (394 ft.) requirement.

"Greenbelt" which are lands generally associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Area System.

There are other policies in Mississauga Official Plan that are also applicable in the review of these applications, which are found in Appendix I-9.

Proposed Official Plan Designations and Policies

"Business Employment – Special Site" to allow for an animal boarding establishment and accessory uses in addition to the permitted uses. The applicant has agreed to exclude funeral establishment, manufacturing, self-storage facility, and warehousing, distributing and wholesaling uses from the list of permitted uses.

"Residential Low Density II – Special Site" which will continue to permit the detached dwellings, and notwithstanding Section

16.1.2.1, will recognize a minimum lot frontage of 9.75 m (32 ft.) and minimum lot area of 295 m² (3,175 sq. ft.), and 8 semi-detached dwelling units with a minimum lot frontage of 6.8 m (22.3 ft.) and a minimum lot area of 213 m² (2,293 sq. ft.) per unit.

"Private Open Space" is proposed for the remnant strip of land east of the future Longview Place extension.

"Greenbelt" is proposed for the buffer and hazard lands to be dedicated to the City in order to ensure the protection of Fletcher's Creek.

The proposed Official Plan designations are shown in Appendix I-4.

Existing Zoning

"D" (Development), which recognizes vacant lands not yet developed and/or permits the use that legally existed on the date of passing of this By-law, until such time as the lands are rezoned in conformity with Mississauga Official Plan.

"G1" (Greenbelt), which permits flood control; stormwater management; erosion management; and, natural heritage features and areas conservation.

Portions of the site are subject to a greenbelt overlay. The construction of any building or structure or addition to an existing building or structure, on lands that are subject to a greenbelt overlay, may not be permitted and shall require approval of the City and Credit Valley Conservation.

Proposed Zoning By-law Amendment

"E2 - Exception" (Employment) to permit employment uses in accordance with the official plan policies and to include an animal boarding establishment less than 120 m (394 ft.) from residential lands and accessory uses. As per Zoning By-law 0225-2007, as amended, the definition of an animal boarding facility includes

outdoor facilities. The applicant has agreed to remove a number of employment uses to be consistent with the proposed "Business Employment – Special Site" policies.

"R11" (Detached Dwellings - Garage Control Lot) to permit detached dwellings with a minimum lot frontage of 9.75 m (32 ft.) and a lot area of 295 m² (3,175 sq. ft.).

"RM2 - Exception" (Semi-Detached Dwellings) to permit semi-detached dwellings on corner lots with a minimum lot frontage of 6.8 m (22.3 ft.). All other RM2 zone standards will be met.

"G1" (Greenbelt - Natural Hazards) for lands to be dedicated to the City as hazard lands associated with Fletcher's Creek.

"G2 - Exception" (Greenbelt - Natural Features) to permit a minimum natural protection area 6 m (20 ft.) to 26 m (85 ft.) wide as a buffer between the proposed residential development lots and the hazard lands associated with Fletcher's Creek.

"OS1" (Open Space) to recognize the lands outside of the proposed Longview Place extension right-of-way to provide a transition in land uses from Business Employment to Greenbelt.

The proposed zoning standards are shown in Appendix I-10.

COMMUNITY ISSUES

A community meeting was held by the Ward 11 Councillor, George Carlson, on February 4, 2014.

The following is a summary of issues raised by the community:

- staging of construction and construction access due to school bus traffic;
- height and design of the proposed dwellings should be compatible with the existing dwellings in the area;

- transition and compatibility of the proposal to the adjacent lands to the west along Derry Road West; and
- size of outdoor area for proposed animal boarding establishment.

An email and phone call from an area resident was also received with regards to current drainage issues in the backyards of homes along Arrowsmith Drive.

Additional phone calls have been received from interested purchasers of the proposed dwellings.

The comments raised by the community will be considered in the evaluation of the applications and will be addressed as part of the Supplementary Report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7 and school accommodation information is contained in Appendix I-8. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- submission of a preliminary grading plan showing the existing and proposed grades for the subject lands and how they correspond to the adjacent property at 290 Derry Road West;
- submission of additional information with regard to the long term stable slope line associated with Fletcher's Creek to confirm appropriate buffers and land dedications to the City. This may impact lotting configuration and number of proposed detached dwelling lots;
- review the transition and compatibility of the proposal relative to the existing residential community and the developing employment community along Derry Road West. An overall concept plan has been provided for the lands to the west (see Appendix I-5), however, the parcel to the east of the proposed cul-de-sac for Longview Place should also be included;

- review the feasibility of the proposal with the proposed Street A crescent road on the draft plan of subdivision having a 20 m (65 ft.) right-of-way with no access from Street A to Block 46.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to development issues, which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision. The addendum noise letter has been received and is currently under review.

A site plan application will be required for Block 46 on the proposed draft plan of subdivision. A conceptual plan has been provided by the applicant (see Appendix I-6), which shows the relocated animal boarding establishment along Derry Road West and an additional building to the south for employment uses. There are no specific proposed uses for the second employment building at this time.

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: All agency and City department comments have been received and after the public meeting has been held and all the issues are 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: Excerpt of Meadowvale Village Neighbourhood Character Area Land Use Map
- Appendix I-4: Proposed Land Use and Zoning Map

- Appendix I-5: Overall Concept Plan
- Appendix I-6: Block 46 Concept Plan
- Appendix I-7: Agency Comments
- Appendix I-8: School Accommodation
- Appendix I-9: Relevant Mississauga Official Plan policies
- Appendix I-10: Proposed Zoning Standards
- Appendix I-11: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Stephanie Segreti, Development Planner

320 Derry Road Developments Inc.

Site History

- October 23, 1986 - November 24, 1994
Variance applications 'A' 699/86, 'A' 492/88, 'A' 530/90, 'A' 886/92 and 'A' 694/94 to permit the use of the property for the purpose of operating a dog kennel for the boarding of dogs were approved for a limited time period and subject to conditions.
- August 14, 1998 – OZ/OPA 90/42 and T-M90023 to permit 35 detached dwellings cancelled.
- November 11, 1999 – March 8, 2007
variance applications 'A' 612/99, 'A' 53/05 and 'A' 96/07 to continue to permit the use of the property for the purpose of operating a dog kennel for the boarding of dogs was approved for a limited time period and subject to conditions.
- May 5, 2003 – The Region of Peel approved the Mississauga Plan Policies for the Meadowvale Village District which designated the subject property "Business Employment", "Residential Low Density II" and "Greenbelt".
- June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject property "D" (Development) and "G1" (Greenbelt).
- February 18, 2010 – variance application 'A' 89/10 to continue to permit the use of the property for the purpose of operating a dog kennel for the boarding of dogs and dog training was approved for a period of five years subject to conditions, including that all dogs be housed indoors in the kennels after 9 p.m. daily. The variance will expire on March 31, 2015.
- November 14, 2012 – Mississauga Official Plan came into force except for those sites/policies which have been appealed. As no appeals have been filed for the subject property the policies of the new Mississauga Official Plan apply. The subject lands are designated "Business Employment", "Residential Low Density II" and "Greenbelt" in the Meadowvale Village Neighbourhood Character Area.



LEGEND:

SUBJECT LANDS



DATE OF AERIAL PHOTO: SPRING OF 2014



SUBJECT: 320 DERRY ROAD DEVELOPMENTS INC.

FILE NO: OZ 13021 W11 T-012007 W11		APPENDIX I-2	
DWG. NO: 13021A		DATE: 2014 12 08	
SCALE: 1:5000		DRAWN BY: B. KRUGER	
		<i>Produced by</i> MISSISSAUGA <i>Planning and Building</i> <i>T&W Geomatics</i>	

**PART OF SCHEDULE 10 LAND USE DESIGNATIONS
OF MISSISSAUGA OFFICIAL PLAN**

LAND USE DESIGNATIONS

- | | | | |
|--|----------------------------|--|---------------------|
| | Residential Low Density 1 | | Business Employment |
| | Residential Low Density 2 | | Industrial |
| | Residential Medium Density | | Airport |
| | Residential High Density | | Institutional |
| | Downtown Mixed Use | | Public Open Space |
| | Downtown Core Commercial | | Private Open Space |
| | Mixed Use | | Greenbelt |
| | Conventional Commercial | | Parkway Belt West |
| | Major Vehicle Commercial | | Utility |
| | Office | | To Be Determined |

- LAND USE LEGEND**
- Heritage Conservation District
 - 1004 Heritage Use
 - 1005 Heritage Use
 - LPRA Operating Area Boundary
 - LPRA Operating Area
 - Area Exempt from LPRA
 - Natural Hazard
 - CITY STRUCTURE
 - Downtown
 - Water Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Chic Centre (City Hall)
 - City Centre Transit Terminal
 - GO Rail Transit Station
 - Public School
 - Catholic School
 - Hospital
 - Community Facility

SUBJECT LANDS

SUBJECT: 320 DERRY ROAD DEVELOPMENTS INC.



APPENDIX I-3

FILE NO:
OZ 13021 W11
7-M13007 W11

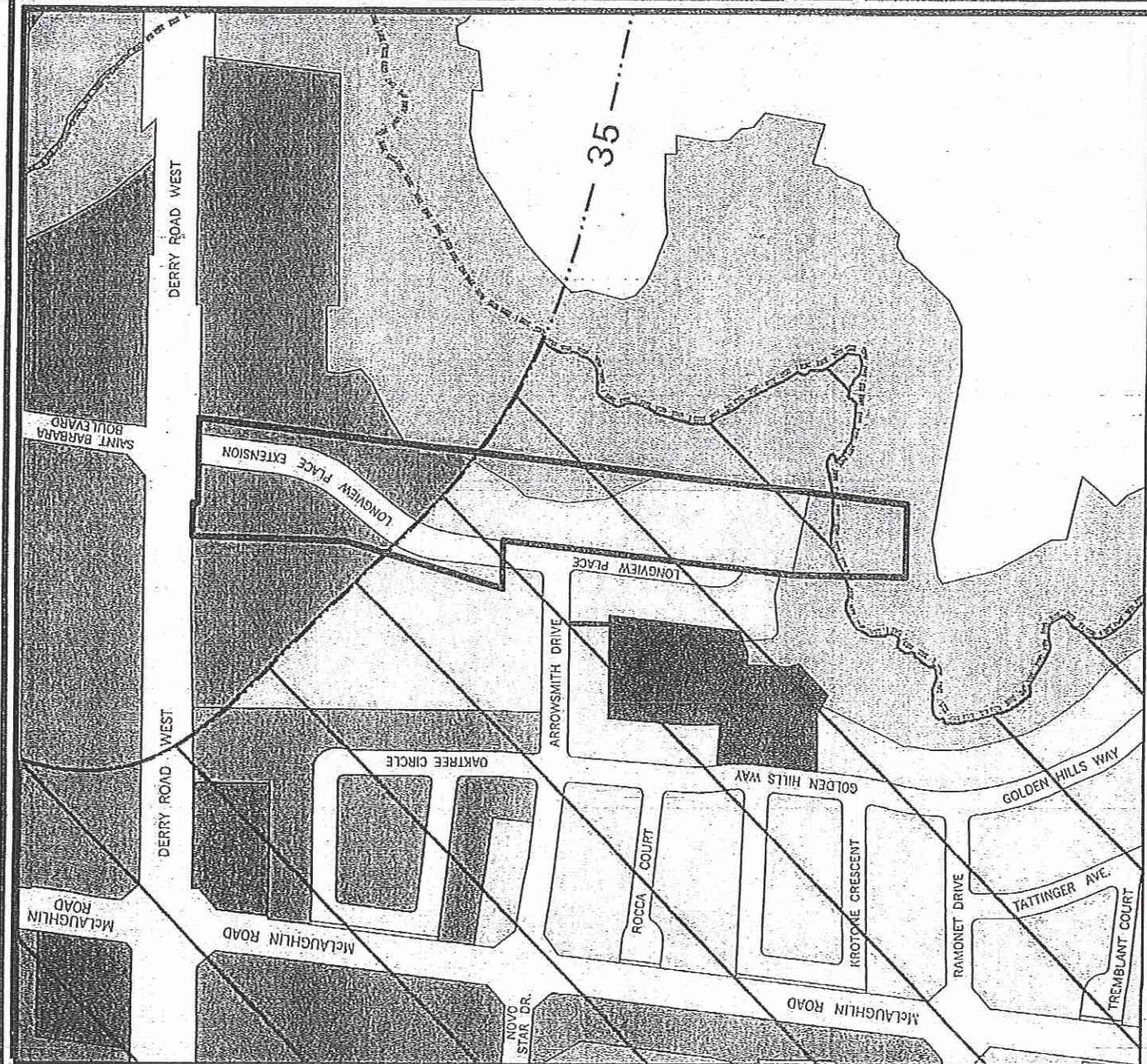
DWG. NO:
13021L

SCALE:
1:5000

DATE:
2014.12.08

DRAWN BY:
B. KRUGER

Produced by
MISSISSAUGA
Planning and Building
T&W Geomatics



LEGEND:

- SUBJECT LANDS
- PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "BUSINESS EMPLOYMENT-SPECIAL SITE" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "E2-EXCEPTION" (EMPLOYMENT).
- PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY II" TO "RESIDENTIAL LOW DENSITY II-SPECIAL SITE" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "R1" (DETACHED DWELLINGS-GARAGE CONTROL LOTS).
- PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY II" TO "RESIDENTIAL LOW DENSITY II-SPECIAL SITE" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "RM2-EXCEPTION" (SEMI-DETACHED DWELLINGS).
- PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY II" TO "GREENBELT" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "G2-EXCEPTION" (GREENBELT-NATURAL FEATURES).
- PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "G1" (GREENBELT-NATURAL HAZARDS).
- PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "PRIVATE OPEN SPACE" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "OS1" (OPEN SPACE).

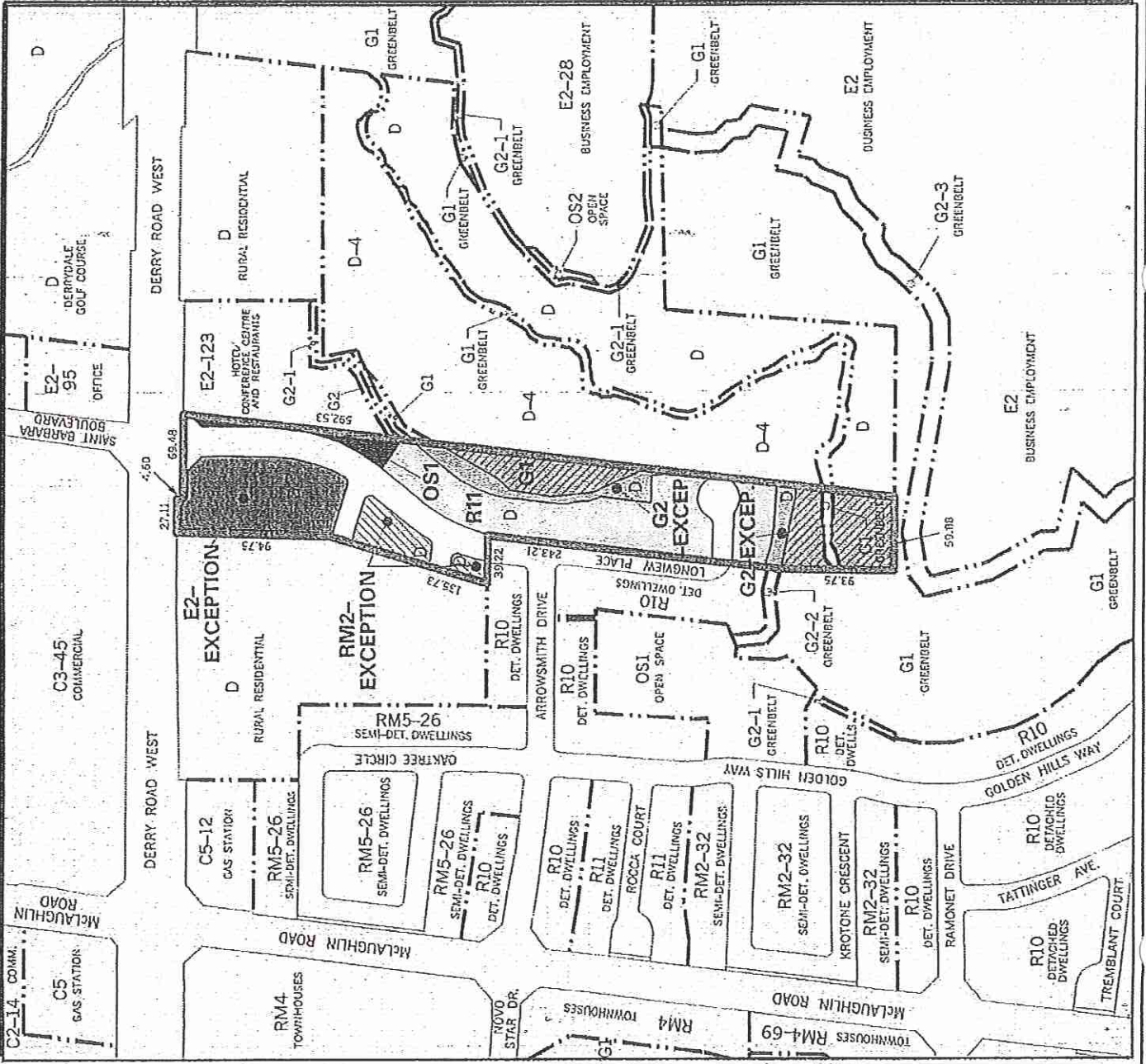
SUBJECT: 320 DERRY ROAD DEVELOPMENTS INC.

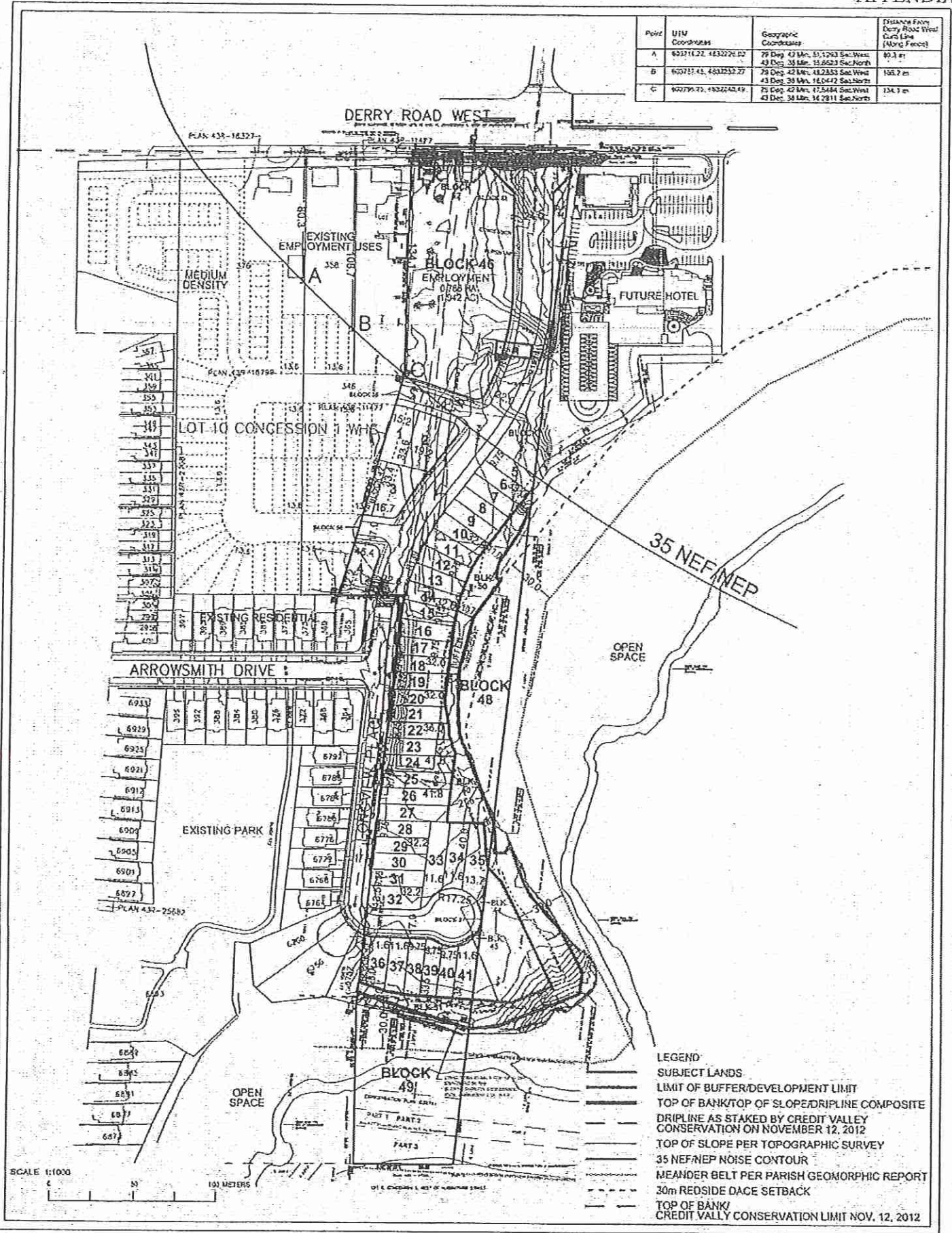
FILE NO: 02-12-021 W11 L-1103007 W11	DWG. NO: 13021R	SCALE: 1:5000	DATE: 2014.12.08	DRAWN BY: B. KRUGER
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APPENDIX 1-4

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

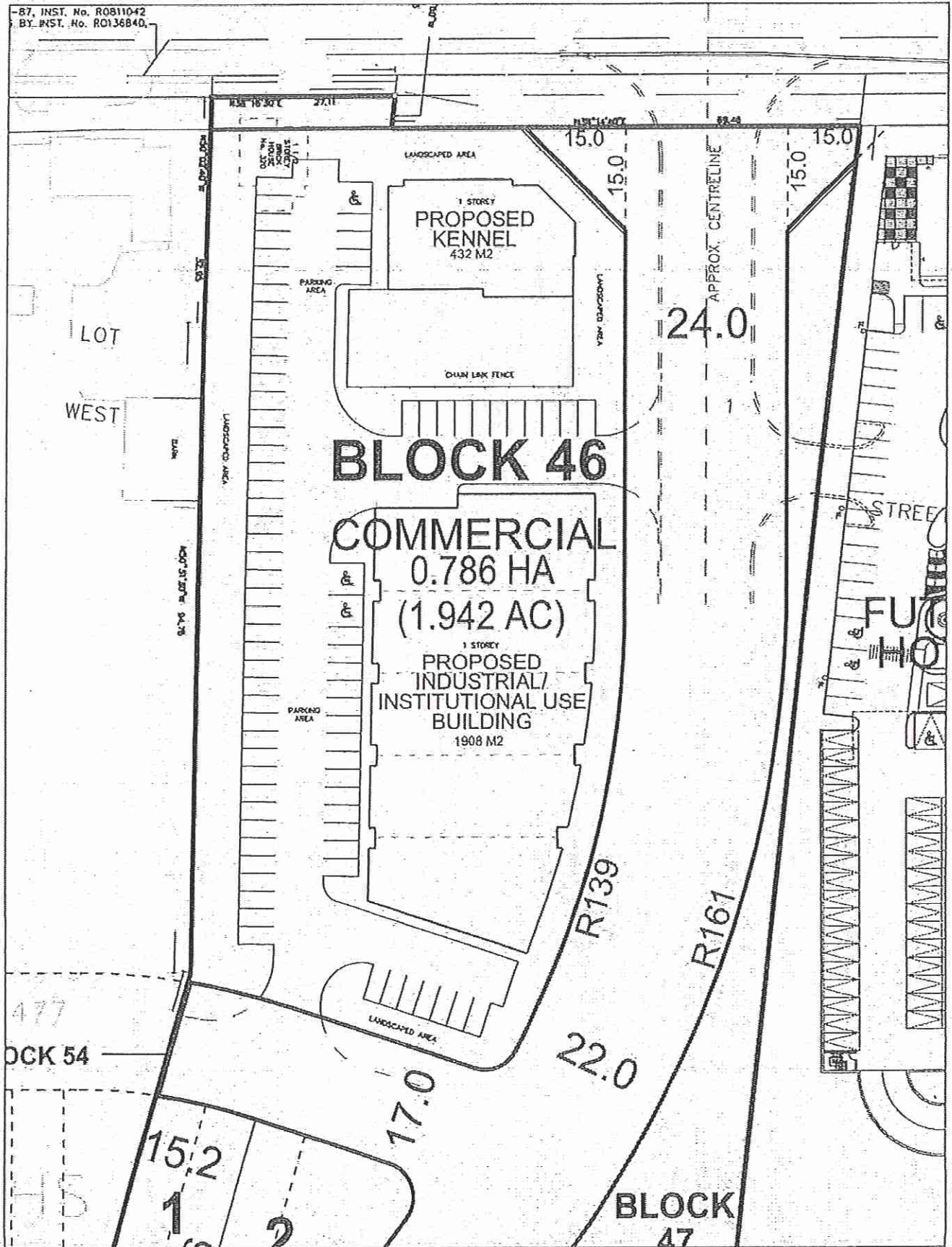




Point	UTM Coordinates	Geographic Coordinates	Distance From Derry Road West Curved Line (Along Feet)
A	603716.22, 4832226.07	79 Deg 43 Min, 51.1263 Sec West 43 Deg 38 Min, 15.6223 Sec North	40.3 m
B	603717.41, 4832232.27	79 Deg 42 Min, 48.2353 Sec West 43 Deg 38 Min, 16.0472 Sec North	156.7 m
C	603719.73, 4832240.49	79 Deg 42 Min, 47.5484 Sec West 43 Deg 38 Min, 16.2911 Sec North	124.7 m

- LEGEND**
- SUBJECT LANDS
 - LIMIT OF BUFFER/DEVELOPMENT LIMIT
 - TOP OF BANK/TOP OF SLOPE/DRIPLINE COMPOSITE
 - DRIPLINE AS STAKED BY CREDIT VALLEY CONSERVATION ON NOVEMBER 12, 2012
 - TOP OF SLOPE PER TOPOGRAPHIC SURVEY
 - 35 NEF/NEP NOISE CONTOUR
 - MEANDER BELT PER PARISH GEOMORPHIC REPORT
 - 30m REDSIDE DACE SETBACK
 - TOP OF BANK/ CREDIT VALLEY CONSERVATION LIMIT NOV. 12, 2012

OVERALL CONCEPT PLAN



BLOCK 46 CONCEPT PLAN

Files: OZ 13/021 W11
T-M13007 W11

320 Derry Road Developments Inc.

Agency Comments

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

Agency / Comment Date	Comment
<p>Region of Peel (October 24, 2014)</p>	<p>In accordance with Regional standards, the developer shall enter into a Development Agreement with the City and the Region of Peel to address all the technical requirements associated with water and sanitary sewer servicing. The Traffic Impact Study (TIS) received on May 20th, 2014 was reviewed and comments on interconnecting the commercial component of the subject lands with the surrounding development through internal roadways were provided in detail. The Region requires that provisions be made in the development agreement for a public access easement to be registered to facilitate a connection from the lands to the east of the subject property to the proposed Longview Place extension. Prior to registration, the necessary lands abutting Derry Road West shall be gratuitously dedicated to the Region free and clear of all encumbrances for the purposes of road widening and related works. The Functional Servicing Report (FSR) dated June 2014 by Skira and Associates was reviewed and deemed acceptable to regional standards.</p>
<p>Dufferin-Peel Catholic District School Board (February 6, 2014) Peel District School Board (January 30, 2014)</p>	<p>Both School Boards responded that they are satisfied with the provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>In addition, if approved, both School Boards also require that warning clauses regarding temporary school accommodation and transportation agreements be included in any Agreement of Purchase and Sale as well as the Development and/or Servicing Agreements.</p>

320 Derry Road Developments Inc.

Agency / Comment Date	Comment
Credit Valley Conservation (October 20, 2014)	CVC is presently working with the applicant to address outstanding comments regarding the submitted geotechnical study and the long term stable slope line. Upon verification of the long term stable slope line (L.T.S.S.L), CVC will review the proposed buffers and confirm the area to be protected off lot. All hazard lands and buffers (10 metres from the L.T.S.S.L or staked top of bank/dripline, whichever is greater, and 30 metres from the Meander Belt for Redside Dace) are to be dedicated to the City of Mississauga for protection, and placed into an appropriate restrictive Greenbelt zone.
City Community Services Department – Park Planning Section (October 22, 2014)	<p>This Department indicated that the Derry West Greenbelt (P-433), zoned G1, D and D-4, is located adjacent to the property. Samuel Common (P-444), zoned OS1, is also located 95 m (312 ft.) from the site and contains a play site and soccer field. Prior to draft approval, street tree contributions for Derry Road West and the Longview Place extension will be required. All hazard lands and buffers will be gratuitously dedicated to the City as greenbelt for conservation purposes.</p> <p>Should this application be approved, hoarding and fencing will be needed along the boundary of the Derry West Greenbelt. In addition, securities will be required for greenbelt cleanup, regeneration, parkland protection, hoarding, and fencing. 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(6) of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws.</p> <p>Further information is required to determine if Community Services will accept the triangular portion of Block 47 for greenbelt purposes. A preliminary grading plan showing the existing and proposed grades for the subject lands and how they will correspond with the adjacent property is required. Buffers, land dedication and top of bank will also need to be reviewed, along with supporting documentation, to ensure these features align with the neighbouring property (290 Derry Road West). Once this information is received additional comments will be provided with respect to Block 47 and the proposed tree preservations plans.</p>

320 Derry Road Developments Inc.

Agency / Comment Date	Comment
City Community Services Department – Culture Division (January 8, 2014)	This property has no heritage status, nor does any adjacent property. There are no heritage concerns with these applications.
City Community Services Department – Fire and Emergency Services Division (March 7, 2014)	Fire has reviewed the draft plan of subdivision application from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (October 16, 2014)	<p>The Traffic Impact Study is currently under review by this Department and comments will be provided once the review is complete.</p> <p>The applicant has been requested to provide a revised Draft Plan of Subdivision, revised draft Site Plan for Block 46 and revised overall Concept Plan prior to the Supplementary Meeting to confirm the feasibility of this development. This includes the feasibility of the Street A crescent road westerly extension having a 20 m (65 ft.) right-of-way, the access arrangements for Block 46, and the Conservation Authority's approval of the stable slope line associated with Fletcher's Creek valley lands.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending receipt and review of the foregoing.</p>
Greater Toronto Airport Authority (February 4, 2014)	Due to the proximity of the proposed residential development to the Airport and its location within the 30-35 NEF/NEP, the Greater Toronto Airports Authority (GTAA) would like to negotiate an Aircraft Noise Warning Agreement for the subject property, including the installation of a Permanent Noise Warning Sign. The Aircraft Noise Warning Agreement would stipulate that as a condition of subdivision approval, the Developer must enter into a registerable Development Agreement which contains, among other things, construction conditions and warning clauses for residential development on the site.
Other City Departments and	The following City Departments and external agencies offered

Files: OZ 13/021 W11

T-M13007 W11

320 Derry Road Developments Inc.

Agency / Comment Date	Comment
External Agencies	<p>no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Urban Forestry - Canada Post - Enbridge Consumer Gas - Enersource Mississauga - Economic Development
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - City's Realty Services - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire de District Catholique Centre-Ouest - City of Brampton - Trillium Health Partners - Rogers Cable

320 Derry Road Developments Inc.

Files: OZ 13/021 W11

T-M13007 W11

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"> 15 Kindergarten to Grade 5 7 Grade 6 to Grade 8 9 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Derry West Village Public School <ul style="list-style-type: none"> Enrolment: 617 Capacity: 625 Portables: 2 David Leeder Middle School <ul style="list-style-type: none"> Enrolment: 857 Capacity: 868 Portables: 0 Mississauga Secondary School <ul style="list-style-type: none"> Enrolment: 1593 Capacity: 1554 Portables: 2 <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"> 7 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St. Veronica Elementary School <ul style="list-style-type: none"> Enrolment: 502 Capacity: 581 Portables: 0 St. Marcellinus Secondary School <ul style="list-style-type: none"> Enrolment: 1660 Capacity: 1509 Portables: 4

320 Derry Road Developments Inc.

Files: OZ 13/021 W11
T-M13007 W11

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Chapter 5 – Direct Growth	Section 5.3.5 Neighbourhoods	Mississauga Official Plan (MOP) will ensure that stable Neighbourhoods will remain intact. Mississauga's Neighbourhoods are characterized as physically stable areas with a character that is to be protected and are therefore not appropriate areas for significant intensification. When new development does occur it should be sensitive to the Neighbourhoods existing and planned character, as well as compatible in built form and scale to the existing surrounding development.
Chapter 6 – Value the Environment	Section 6.3.2 Natural Hazard Lands	Development and site alteration are not permitted within erosion hazards associated with valleyland and watercourse features. An appropriate buffer to erosion hazards, as established to the satisfaction of the City and appropriate conservation authority, is required.
	Section 6.9.2 Aircraft Noise	There are areas of Mississauga that are subject to high levels of aircraft noise. The subject lands fall within the exempt area of the Airport Operating Area which permits residential development provided conditions are met with respect to density not being greater than the highest density of immediately adjacent existing residential development located within the Airport Operating Area, among other conditions.
Chapter 7 – Complete Communities	Section 7.2 Housing	MOP will ensure housing choices in terms of tenure, type, quality and quantity.
Chapter 9 – Build a Desirable	Section 9.1 Section 9.2.2 Policy 9.2.2.3 Section 9.5.1 Section 9.5.2	While new development need not mirror existing development, new development in Neighbourhoods will be required to respect the identity and character of the existing context develop in a manner that contributes to the overall vision for the city.

320 Derry Road Developments Inc.

Files: OZ 13/021 W11
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Chapter 16 - Neighbourhoods	Section 16.1.2 Section 16.17	MOP will ensure the preservation of the character of lands designated Residential Low Density I and Residential Low Density II.
Chapter 19 - Implementation	Section 19.4 Section 19.5 Section 19.13 Section 19.18	<p>These sections refer to implementation, evaluation of development applications, subdivisions and greenbelt.</p> <p>Section 19.5.1 of Mississauga Official Plan 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.

320 Derry Road Developments Inc.

Files: OZ 13/021 W11

T-M13007 W11

Proposed Zoning Standards

Zone Standards	Required E2 Zoning By-law Standards	Proposed E2-Exception Zoning By-law Standards
Permitted uses	Permits a range of uses including office, business activities, commercial, hospitality and other uses. An animal boarding establishment is a permitted use subject to a minimum separation distance from a residential zone	Add "Animal Boarding Establishment" and "accessory uses" to the list of permitted uses. The applicant has agreed to exclude some permitted E2 uses
Separation distances	A minimum separation distance of 120 m (394 ft.) from residential to animal boarding establishments	Notwithstanding Section 2.1.2.1.1, minimum separation distances shall not apply to all lands zoned E2-XX

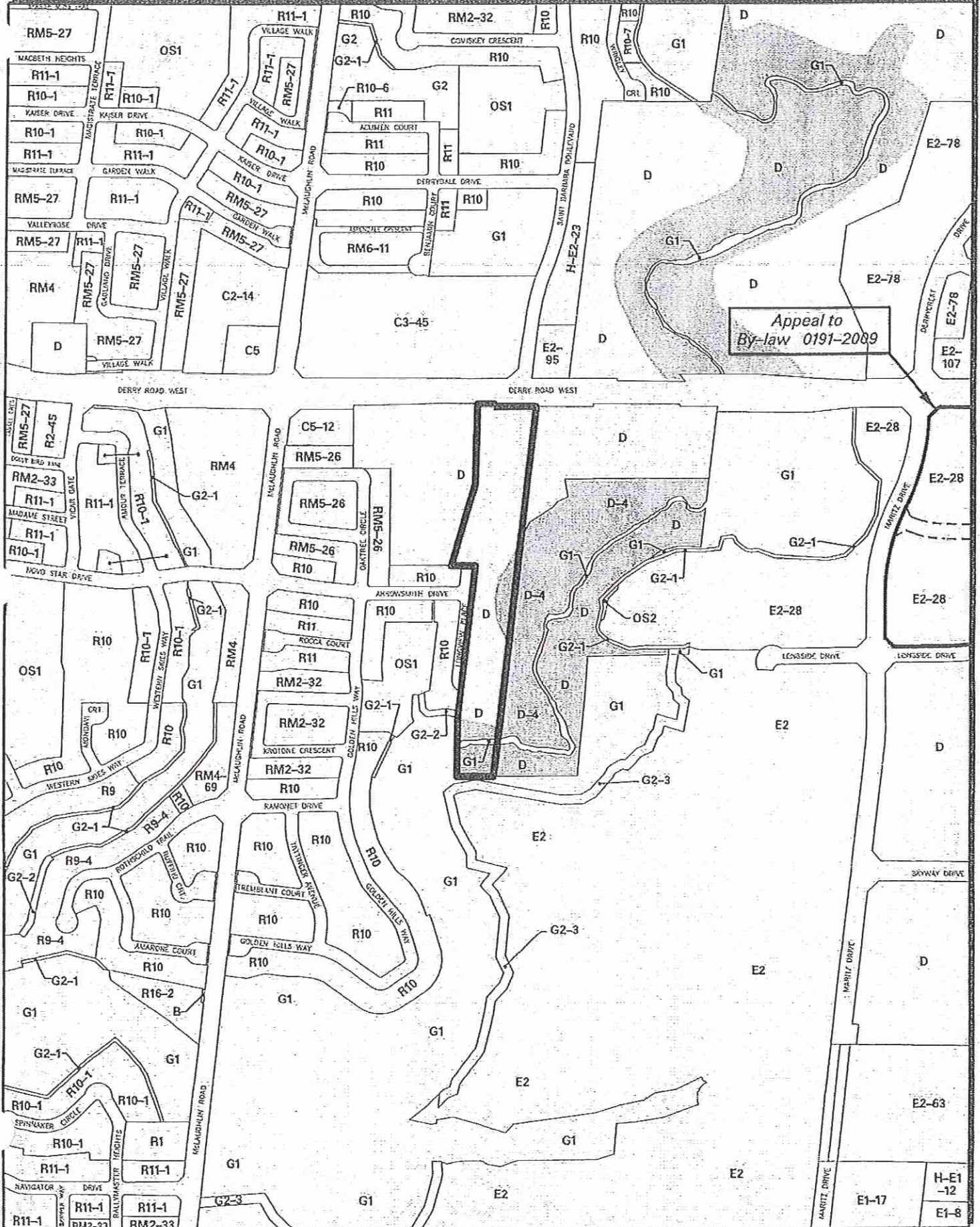
Zone Standards	Required RM2 Zoning By-law Standards	Proposed RM2-Exception Zoning By-law Standards
Minimum lot frontage	Permits a minimum lot frontage - corner lot of 9.8 m (32.1 ft.)	A minimum lot frontage - corner lot of 6.8 m (22.3 ft.)

Zone Standards	Required G2 Zoning By-law Standards	Proposed G2-Exception Zoning By-law Standards
Permitted uses	No minimum natural protection area identified	A minimum natural protection area depth of 6 m (20 ft.) up to a maximum of 26 m (85 ft.)

GENERAL CONTEXT MAP

OZ 13021 W11
T-M13007 W11

APPENDIX I-11



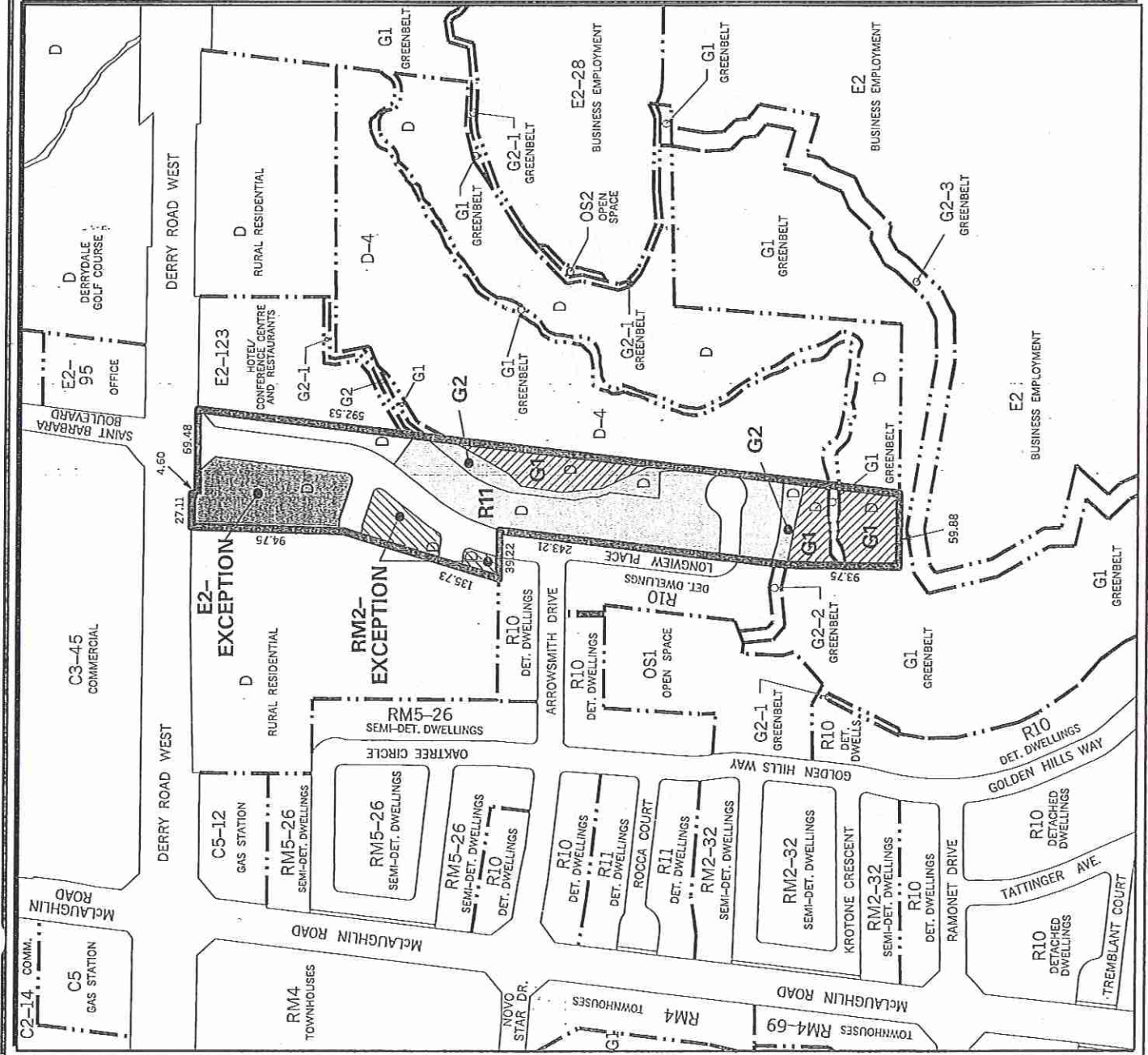
Appeal to
By-law 0191-2009

320 Derry Road Developments Inc.

Files: OZ 13/021 W11
T-M13007 W11

Recommendation PDC-0081-2014

That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from 'Business Employment', 'Residential Low Density II' and 'Greenbelt' to 'Business Employment.- Special Site', 'Residential Low Density II – Special Site', 'Private Open Space', and 'Greenbelt' and to change the Zoning from 'D' (Development) and 'G1' (Greenbelt – Natural Hazards) to 'E2 - Exception' (Employment), 'R11' (Detached Dwellings – Garage Control Lots), 'RM2 - Exception' (Semi-Detached Dwellings), 'G1' (Greenbelt – Natural Hazards), 'G2 – Exception' (Greenbelt – Natural Features) and 'OS1' (Open Space), to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands, and the relocation of an existing animal boarding establishment on site under Files OZ 13/021 W11 and T-M13007 W11, 320 Derry Road Developments Inc. (By Offer of Purchase and Sale), 320 Derry Road West, be received for information, and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council meeting.



LEGEND:

- [Empty Box] SUBJECT LANDS
- [Stippled Box] PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "BUSINESS EMPLOYMENT-SPECIAL SITE" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "E2-EXCEPTION" (EMPLOYMENT).
- [White Box] PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "R11" (DETACHED DWELLINGS-GARAGE CONTROL LOTS).
- [Hatched Box] PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "RM2-EXCEPTION" (SEMI-DETACHED DWELLINGS).
- [Stippled Box] PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY II" TO "GREENBELT" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "G2" (GREENBELT-NATURAL FEATURES).
- [Hatched Box] PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "G1" (GREENBELT-NATURAL HAZARDS).
- [White Box] EXISTING "BUSINESS EMPLOYMENT" DESIGNATION AND "D" (DEVELOPMENT) ZONE TO REMAIN.

SUBJECT: 320 DERRY ROAD DEVELOPMENTS INC.

APPENDIX R-3

FILE NO:
OZ 13021 W11
T-M13007 W11

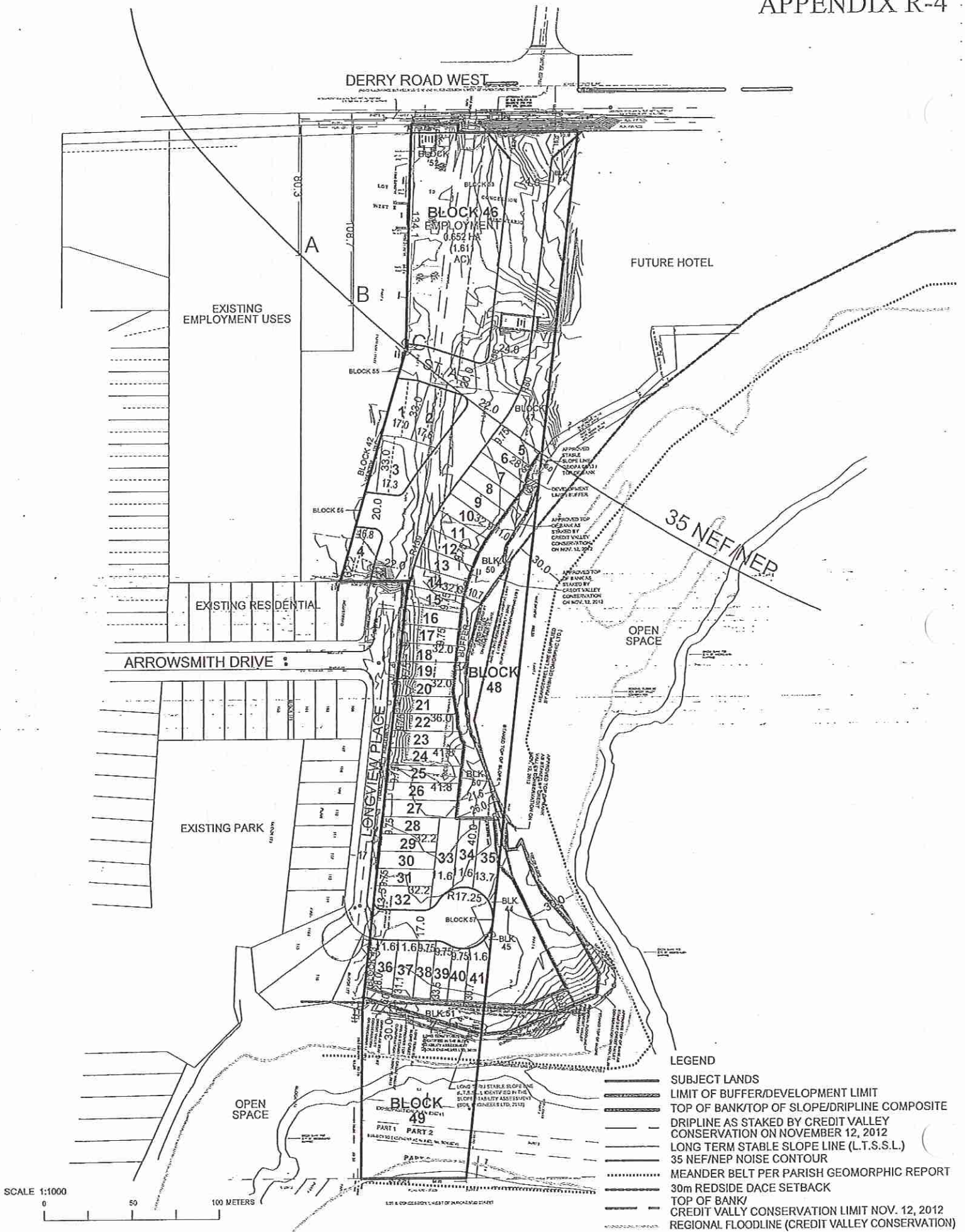
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13021R

SCALE:
1:5000

DATE:
2015 05 13

DRAWN BY:
B. KRUGER

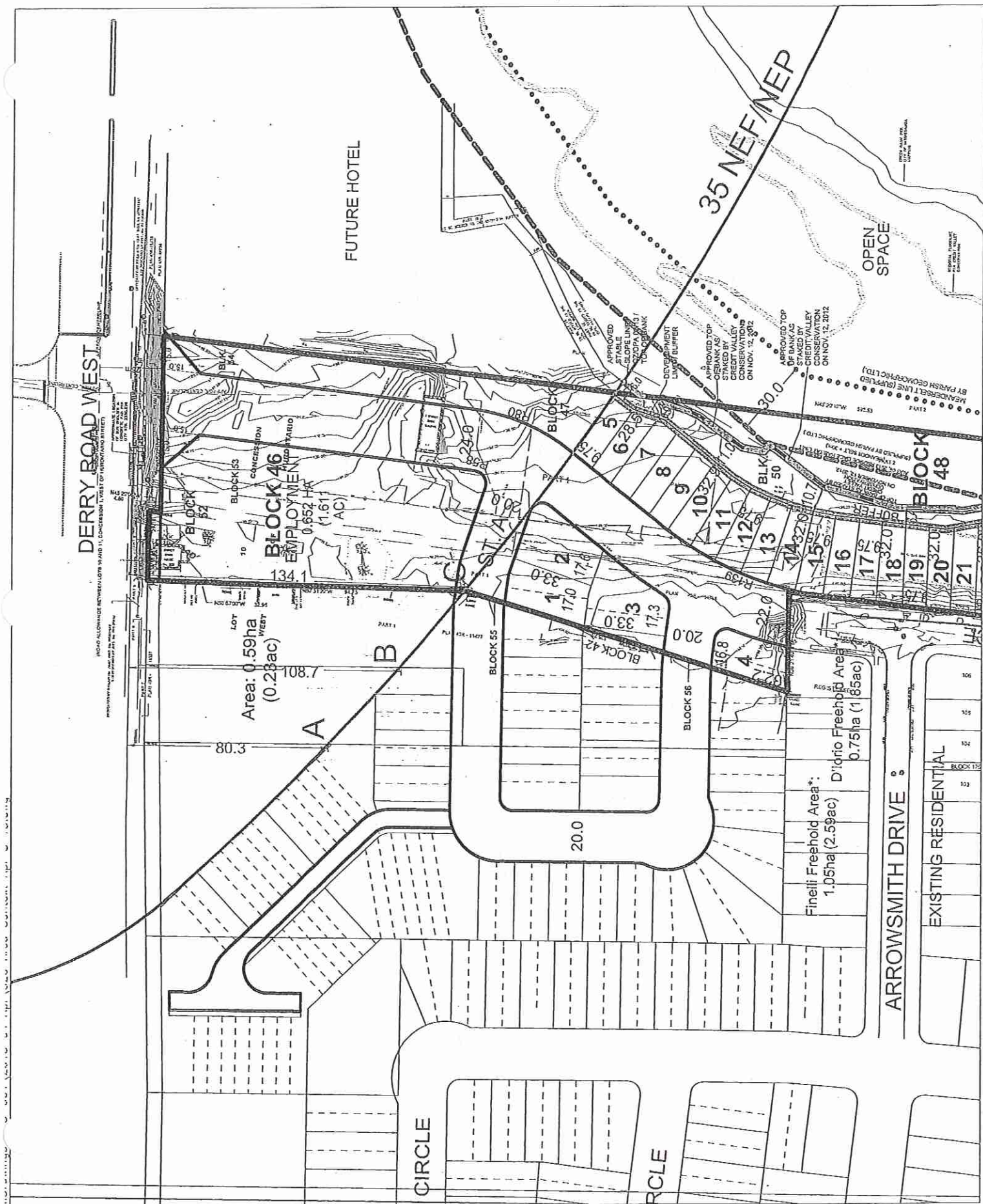
Produced by
MISSISSAUGA
Planning and Building
T&W, Geomatics



LEGEND

- SUBJECT LANDS
- LIMIT OF BUFFER/DEVELOPMENT LIMIT
- TOP OF BANK/TOP OF SLOPE/DRIPLINE COMPOSITE
- DRIPLINE AS STAKED BY CREDIT VALLEY CONSERVATION ON NOVEMBER 12, 2012
- LONG TERM STABLE SLOPE LINE (L.T.S.S.L.)
- 35 NEF/NEP NOISE CONTOUR
- MEANDER BELT PER PARISH GEOMORPHIC REPORT
- 30m REDSIDE DACE SETBACK
- TOP OF BANK/ CREDIT VALLEY CONSERVATION LIMIT NOV. 12, 2012
- REGIONAL FLOODLINE (CREDIT VALLEY CONSERVATION)

SCALE 1:1000
0 50 100 METERS



DERRY ROAD WEST

FUTURE HOTEL

35 NEF/NEP

OPEN SPACE

Area: 0.59ha (0.23ac)

Finelli Freehold Area*: 1.05ha (2.59ac)
D'Agrio Freehold Area: 0.75ha (1.85ac)

ARROWSMITH DRIVE

EXISTING RESIDENTIAL

CIRCLE

RCLE

106
105
104
103
102
101

BLOCK 12

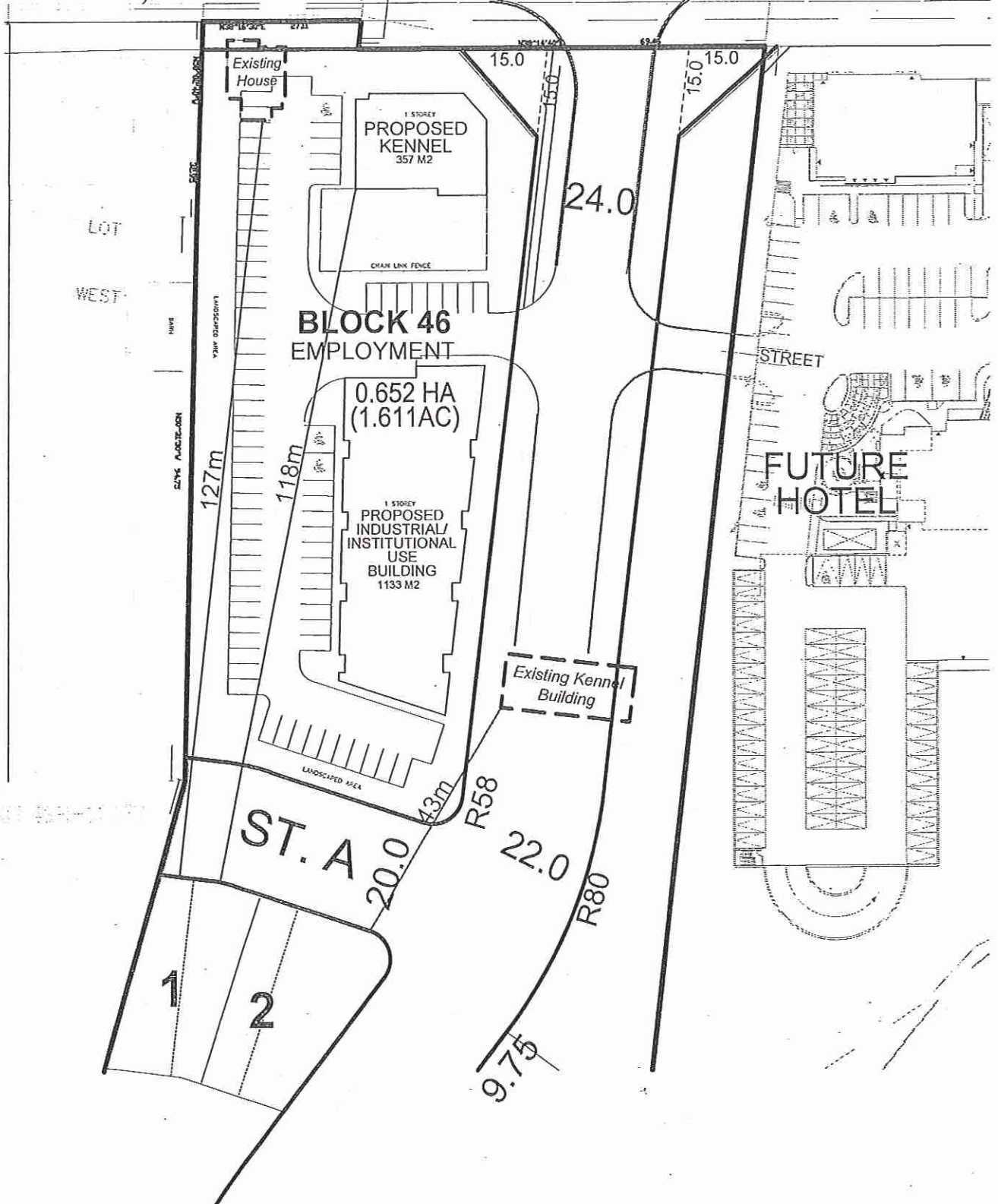
DERRY ROAD WEST

ROAD ALLOWANCE BETWEEN LOT 10 AND 11, CONCESSION I, WEST OF HURONTARIO STREET

APPROX. CENTRELINE

DEDICATED BY BY-LAW NO. 70-ST. DIST. NO. R031104E
518 VIDEING BY INC. NO. R013624G

DEDICATED BY BY-LAW N
518 VIDEING BY



LOT
WEST

STREET

**BLOCK 46
EMPLOYMENT**

**FUTURE
HOTEL**

ST. A

1

2

R58

22.0

R80

9.75

43m

127m

118m

15.0

24.0

15.0

15.0

15.0

15.0

LANDSCAPED AREA

LANDSCAPED AREA

EXISTING HOUSE

PROPOSED KENNEL
357 M²

CHAIN LINK FENCE

0.652 HA
(1.611 AC)
PROPOSED INDUSTRIAL/
INSTITUTIONAL USE
BUILDING
1133 M²

Existing Kennel
Building

FUTURE HOTEL

STREET

BLOCK 46
EMPLOYMENT

LOT
WEST

APPROX. CENTRELINE

DEDICATED BY BY-LAW NO. 70-ST. DIST. NO. R031104E
518 VIDEING BY INC. NO. R013624G

DEDICATED BY BY-LAW N
518 VIDEING BY

320 Derry Road Developments Inc.

Files: OZ 13/021 W11
T-M13007 W11

Agency Comments

The following is a summary of revised comments from agencies and departments regarding the application.

Agency / Comment Date	Comment
Region of Peel (April 10, 2015)	<p>The transportation impact study dated October 2013 and the addendum letters dated October 2014 and April 2, 2015 prepared by nexTrans Engineering confirmed the capability of the existing network and the planned Longview Place extension to Derry Road West to sufficiently accommodate the additional traffic generated by the development. We are satisfied with the changes made to the alignment of Longview Place and the justification for locating the Block 46 access from Longview Place at a mid-block location. To facilitate access from Longview Place to adjacent lands, an executed servicing agreement, requiring the registration of public use easements over Blocks 46 and 47 prior to site plan approval, shall be a condition of draft plan approval.</p> <p>The applicant will be required to enter into Servicing and Development Agreements with the Region and City for the construction of the public roads, any municipal works required in support of the proposed development, warning clauses and implementation of the conditions of draft plan approval for the development.</p> <p>The Functional Servicing Report dated June 2014 by Skira and Associates is satisfactory to Regional Standards.</p>
Credit Valley Conservation (February 18, 2015)	CVC finds the variable buffer satisfactory and it is CVC's understanding the lands will be zoned appropriately and dedicated to the City for protection.
Community Services – Park Planning Section (February 23, 2015)	In comments dated August 14, 2014 and updated on February 23, 2015, it was indicated that the Community Services Department is not interested in owning or maintaining the remnant parcel known as Block 47. Access to Derry West Greenbelt (P-433) is unsuitable from this location as it is blocked by the adjacent property (290 Derry Road West).

320 Derry Road Developments Inc.

Files: OZ 13/021 W11
T-M13007 W11

Agency / Comment Date	Comment
	<p>Further, this access is not required as this Department already gained entry to the greenbelt through the same adjacent property via an easement.</p> <p>Additional grading information was received on January 22, 2015 (Concept Site Grading Plan) and compared to the tree preservation and inventory details. Community Services finds what is being proposed to be reasonable but advises that all trees within the greenbelt lands to be dedicated (adjacent to the subject property) and identified as being in hazardous condition should be shown to be cut down; with the root system preserved to minimize disturbance to surrounding understory.</p>
<p>Transportation and Works Department (April 16, 2015)</p>	<p>This Department has reviewed the revised Draft Plan of Subdivision, Utility Plan, Conceptual Site Grading and Servicing Plans, Functional Servicing Report, Traffic Study, Environmental Site Assessments and a Noise Report provided by the applicant's consulting team. The revised plans and documents provided have addressed this Department's comments and concerns with respect to alignment and width of Street A, the future development of the vacant parcel east of the new Longview Place cul-de-sac and the interconnecting access through the adjacent lands to the east fronting onto Derry Road West.</p> <p>The transportation impact study dated October 2013 and addendum letters dated October 2014 and April 2, 2015 prepared by nexTrans Engineering confirmed that the existing road network and the completion of the planned Longview Place extension to Derry Road West, are expected to have sufficient capacity to accommodate the additional traffic to be generated by the proposed development. At the direction of the Region of Peel, minor changes have been made to the alignment of Longview Place.</p> <p>In the event that these applications are approved by Council, the applicant will be required to enter into Servicing and Development Agreements with the City for the construction of the public roads, any municipal works required in support of the proposed development, warning clauses and implementation of the conditions of draft plan approval for the</p>

320 Derry Road Developments Inc.

Files: OZ 13/021 W11
T-M13007 W11

Agency / Comment Date	Comment
	development. The access location for blocks fronting onto Derry Road West and any future access interconnections with the adjacent properties to the east and west will be implemented as part of the Servicing and Development Agreements.

320 Derry Road Developments Inc.

Files: OZ 13/021 W11
T-M13007 W11

Zone Standards	Required E2 Zoning By-law Standards	Proposed E2-Exception Zoning By-law Standards
Permitted uses	Permits a range of uses including office, business activities, commercial, hospitality and other uses. An animal boarding establishment is a permitted use subject to a minimum separation distance to a residential zone	Add "animal boarding establishment" and "accessory uses" to the list of permitted uses. The applicant has agreed to exclude some permitted base E2 uses
Separation distances	A minimum separation distance of 120 m (394 ft.) from an animal boarding establishment to a residential zone	Notwithstanding Section 2.1.2.1.1, a minimum separation distance of 100 m (328 ft.) from an animal boarding establishment to a residential zone is required

Zone Standards	Required RM2 Zoning By-law Standards	Proposed RM2-Exception Zoning By-law Standards
Permitted regulation	Permits a minimum lot frontage – corner lot of 9.8 m (32.1 ft.)	A minimum lot frontage – corner lot of 9.6 m (31.5 ft.)



**SCHEDULE A
CONDITIONS OF APPROVAL**

FILE: T-M13007 W11

SUBJECT: Draft Plan of Subdivision
320 Derry Road West
City of Mississauga
320 Derry Road Developments Inc.

Approval of a draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, will be valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft plan.

NOTE: City is "The Corporation of the City of Mississauga"
Region is "The Regional Municipality of Peel"

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the *Planning Act*, R.S.O. 1990, c.P13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P13, as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated November 15, 2013 (revised on April 8, 2015).
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED

TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall agree to establish a minimum 7.0 m public vehicular and pedestrian access easements over the internal accesses on Blocks 46 and 47 to provide interconnections to the adjacent properties to the east and west consistent with the access locations approved by the City and the Region.
- 7.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 8.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 9.0 That in accordance with CPD Resolution 0121-91, that a minimum of three car spaces per dwelling, including those in a garage be required and a minimum of 0.25 visitor parking space per dwelling be required on the street for the subject development.
- 10.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
- 11.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 12.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.

-
- 13.0 Prior to final approval, the City 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 this plan.
- 14.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Development/Servicing Agreement and all offers of purchase and sale for all residential lots, the following warning clauses until the permanent school for the area has been completed:
- 14.1 Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
- 14.2 That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- 15.0 That the Development/Servicing Agreement shall contain a clause satisfactory to the Dufferin-Peel Catholic District School Board that the developer will erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs, shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.
- 16.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Development/Servicing Agreement and on all offers of purchase and sale for a period of five years after registration of the plan:
- 15.1 Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel District School Board to determine the exact schools.
- 17.0 That the Development/Servicing Agreement shall contain a clause satisfactory to the Peel District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation

Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.

18.0 Prior to the final approval, Credit Valley Conservation requires the following:

STORMWATER MANAGEMENT

- 18.1 Prior to any grading and servicing and/or the registration of the plan, or any phases thereof, the owner shall prepare to the satisfaction of Credit Valley Conservation (CVC) and the City of Mississauga:
- 18.2 A Functional Servicing Report consistent with the approved Environmental Impact Study (EIS) Addendum prepared by Beacon Environmental June 20, 2014 and Functional Servicing Report prepared by Skira & Assoc. revised June 2014.
- a) Detailed engineering plans prepared by a professional engineer for the stormwater management and infrastructure which must be implemented in accordance with the approved Environmental Implementation Report (EIR) and final Functional Servicing Report.
 - b) Appropriate erosion and sediment control measures to be implemented and maintained during all phases of construction in accordance with the E&SC By-law.
 - c) That confirmation be received from a qualified professional that stormwater management facilities and associated mitigation measures (e.g. vegetated swale) required by the approved EIR and/or FSR have been constructed in accordance with the approved plans.

That the draft plan be red line revised to meet the requirements of the above conditions, if necessary.

SLOPE STABILITY

- 18.3 That all construction activities be undertaken in accordance with the findings and recommendations of the Slope Stability Study (Addendum no 2.) prepared by Soil Engineers Ltd. Dec 11, 2014, and that all additional setback, slope stabilization, mitigation and/or enhancement measures as recommended by the report be implemented accordingly.

ECOLOGY

- 18.4 That all construction activities be undertaken in accordance with the findings and recommendations of the Environmental Impact Study (EIS) Addendum prepared by Beacon Environmental June 20, 2014 and the Tree Preservation Report prepared by 7 Oaks June 4, 2014.

- 18.5 That a detailed compensatory landscaping plan for the proposed buffer lands be submitted to the satisfaction of CVC and the City of Mississauga. The landscape enhancement plans must provide sufficient information (i.e. location, species and extent of existing and proposed vegetation) and be comprehensive enough in nature to appropriately mitigate for the varying buffers.

In addition, please note that this plan must adequately address all stormwater management, geotechnical and ecological concerns and recommendations as outlined in the approved EIS and FSR for this area.

ZONING

- 18.6 The City of Mississauga's Zoning Bylaw shall contain provisions which will place all lands containing natural heritage features and areas to be protected, including Blocks 48, 49, 50 and 51, in the appropriate public open space category.

PERMIT

- 18.7 That the applicant obtains all necessary permits required under Ontario Regulation 160/06 prior to any grading, development or site alteration.
- 19.0 Canada Post requests that the owner/developer comply with the following conditions:
- 19.1 The owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- 19.2 The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Mississauga.
- 19.3 The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- 19.4 The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with Specific clauses in the Purchase offer, on which the homeowners do a sign off.
- 19.5 The owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:

- a. A Community Mailbox concrete base pad per Canada Post specifications.
- b. Any required walkway across the boulevard, as per municipal standards
- c. Any required curb depressions for wheelchair access

19.6 The owner/developer further agrees to determine, provide and fit up (a) suitable temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent CMB site locations. (a gravel area with a single row of patio stones - spec to be provided) This is will enable Canada Post to provide mail service to new residences as soon as homes are occupied. The developer further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time. (The developer should provide evidence of how they intend to co-ordinate this activity in a timely manner to a safe and clean usable area).

**If Applicable, Canada Post Corporation's Multi Unit Policy will be in effect for any blocks designated to have Multi Unit Buildings. It will be the Owner's responsibility to purchase and maintain Centralized Mail Boxes for this development type.

**Any institutions in this plan will be treated as a single business and will be provided mail delivery to 1 Point of Call.

**The Developer will be required to provide signature for a License to Occupy Land agreement for any Condominiums and provide winter snow clearance.

** Enhanced Community Mailbox Sites with roof structures will require documentation as per Canada Post Policy.

** There will be one mail delivery point to each unique address assigned by the Municipality.

20.0 Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.

21.0 Prior to execution of the Servicing Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

- 22.0 Please be advised that there is an existing near side transit stop with concrete bus pad located along Derry Road at Saint Barbara Boulevard. The function of this stop is to be maintained and will remain in its current location. The applicant is to ensure that the existing stop and concrete pad is illustrated on all drawings.
- 23.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.