

July 20, 2021

**Re: List of Low Impact Design Features**  
Zoning By-law Amendment Application (First Submission)  
904 Mississauga Heights Drive, City of Mississauga

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The applicant will be analyzing the list of proposed low impact design features below through the development review process to be incorporated into the site design. Detailed design of the single detached dwellings and landscaping will be determined at a later stage.

### Landscape / Environmental Features

- Ground water flow direction is anticipated to be south to southeast following the slope of the land towards the Credit River, and Lake Ontario further south.
- **Erosion Control:** Erosion protection will be provided at the outlet through flow diffuser riprap. Temporary erosion control shall be provided during construction.
- **Water Quality:** Runoff from paved at grade areas will be treated for 80% TSS removal with use of an Imbrium JF4-1-1 sized for the site.
- **Runoff Reduction:** A sump storage volume of 87 m<sup>3</sup> will be provided in the infiltration chamber system to allow for infiltration of the runoff reduction volume for the site.
- **Water Quantity:** Runoff from all areas of the site will be directed to the proposed infiltration chamber system for quantity control. An emergency overflow will be provided and shall discharge the water at-grade.
- No invasive plant species will be proposed.
- Acknowledgement that clearing of trees and vegetation should be conducted in the late fall or winter months (October 1 – March 31) so as not to coincide with the breeding bird season or bat roosting season.
- Before beginning construction, Tree Protection Hoarding (TPH) should be established to protect trees that are not proposed for removal as displayed on Map 1 (*see Arborist Report and Tree Preservation Plan*).

Sincerely,

*Leo Palozzi*

Leo Palozzi  
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Director, Development Planning,  
Sajecki Planning Inc.