



June 20, 2022

GSAI File: 1130-002

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

Attention: Lucas Petriccia, Development Planner

**Re: Application for Official Plan Amendment and Zoning By-law
Amendment
Partial Resubmission to Address Recommendation Report Items
1575 Hurontario Street
Dream Maker Inc.
City File: OZ 18 1
City of Mississauga, Region of Peel**

Glen Schnarr & Associates Inc. (“GSAI”) is pleased to make this partial resubmission for an Official Plan Amendment and Zoning By-law Amendment for the site municipally addressed as 1575 Hurontario Street.

We are confident that this resubmission will allow staff to draft a formal Recommendation Report for Council consideration for August 2022. To assist staff in their review, we have provided a comment response matrix which provides responses the Recommendation Report milestones.

Notable revisions and resolutions included in this resubmission, are as follows:

- We have secured written acknowledgement from the adjacent owners on Glenview regarding the easement required to accommodate the proposed civil strategy;
- We anticipate that the shared access arrangement (in terms of location, functionality including turning radius’ and pavement marking plans, as required) can be refined through the Site Plan process. In the interim, we are confident that there is nothing related to this matter that would prevent the Zoning By-law Amendment and Official Plan Amendment application(s) from proceeding to a formal Recommendation Report. We will work



through the Site Plan process to identify the exact location and function of the shared access arrangement and are committed to continuing to work with the adjacent property owner and further, to secure legal title on same. We note that in 2008, under City File OZ 06 18, there were stipulations requiring the landowners to cooperate in order to eventually share an access point from Hurontario Street;

- We have been working with Metrolinx to define the right-of-way (ROW) limits. As per our correspondence with Metrolinx, we have included what has been identified as the ultimate ROW limit to our knowledge.

Should any reviewers require clarification on any of the above, or wish to discuss any of the aforementioned, we would encourage the reviewer to contact GSAI directly. We have appended a Comment Response Matrix which we request staff review in conjunction with this cover letter and the materials submitted in support of this resubmission.

Submission Deliverables

In support of the resubmission for Application for Official Plan Amendment and Zoning By-law Amendment, we have included the following:

- Comment Response Matrix as prepared by Glen Schnarr & Associates Inc., dated June 2022;
- Functional Servicing and Stormwater Management Report as prepared by CF Crozier & Associates, dated June 2022;
- A001 – Site Plan as prepared by Contemp Studio dated February, 2022;
- E001 – Erosion and Sediment Control Plan as prepared by CF Crozier & Associates, dated June 2022;
- E002 – Site Servicing Plan as prepared by CF Crozier & Associates, dated June 2022
- E003 – Site Grading Plan as prepared by CF Crozier & Associates, dated June 2022
- E004 – Notes and Details as prepared by CF Crozier & Associates, dated June 2022;
- Landscape Plan as prepared by MEP Design dated June 2022;
- Owners Letter – Well Decommissioning;
- Dewatering Commitment Letter;
- Correspondence with Glenview Neighbour (regarding the easement requirements for additional/new infrastructure);
- Excerpts from OZ 06 18 regarding the City requirements for a Shared Access Arrangement; and,
- Correspondences with Planning, Engineering and Traffic regarding the outstanding Recommendation Report requirements.

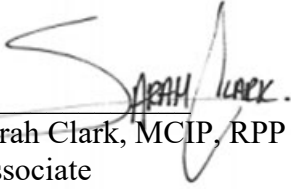
We trust this information is sufficient for the submission of the application for Official Plan Amendment and Zoning By-law Amendment. Please do not hesitate to contact the undersigned if you require any additional information.



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Sarah Clark, MCIP, RPP
Associate