



March 03, 2026

Connor Di Pietro
Planner, Development North
City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1

via Mississauga eplans

Dear Mr. Di Pietro:

**RE: APPLICATIONS FOR ZONING BY-LAW AMENDMENT
5100 ERIN MILLS PARKWAY, MISSISSAUGA
OUR FILE: 2292W**

On behalf of our client, Chick-fil-A Canada (tenant), and through the ownership group, EMTC Holdings Inc., we are pleased to submit this application for a Zoning By-law Amendment to permit an accessory drive-through use with a restaurant for the lands municipally known as 5100 Erin Mills Parkway, Mississauga.

In support of the applications, we have enclosed the following items:

Required Material	Date	Consultant
Application Form and Schedules	03-03-2026	MHBC
Planning Justification Report	03-03-2026	MHBC
Draft Zoning By-law Amendment	03-03-2026	MHBC
Site Plan and Overall Site Plan	03-02-2026	EXP Services Inc.
Building Renderings	02-28-2026	Petroff
Elevations	01-28-2026	Petroff
Survey	04-25-2025	J.D. Barnes
Functional Servicing Report	03-02-2026	EXP Services Inc.
Engineering Drawing Set	03-02-2026	EXP Services Inc.
Traffic Impact Study	03-02-2026	EXP Services Inc.
Arborist Report	03-03-2026	EXP Services Inc.
Landscape Plans	03-03-2026	EXP Services Inc.
Tree Inventory and Protection Plan	03-03-2026	EXP Services Inc.
Noise Study	03-02-2026	EXP Services Inc.
Phase One Environmental Site Assessment	05-15-2025	Paterson Group
Geotechnical Report	12-05-2025	Paterson Group
Stage 1 & 2 Archaeological Assessment	07-15-2024	Archaeological Consultants Canada
Archaeological Report	07-23-2024	Ministry of Citizenship and Multiculturalism
Parcel Register	03-02-2026	-

Payment of the required fees will be made upon submission of this application once confirmed by City staff.

OVERVIEW

A Pre-Consultation meeting was held on for a Site Plan Application ("SPA") on June 24th, 2025, to discuss the proposed SPA application. Staff from the City, and from the Region of Peel (the "Region") were in attendance, along with the Owner and agency representatives. The pre-consultation meeting identified that a ZBA application would be required to facilitate the proposed drive-through.

Following the initial Pre-Consultation meeting, supplemental meetings with City staff were held on October 1st, 2025, and October 22nd, 2025, to discuss the changes to design to reflect the feedback received from the Pre-Consultation meeting.

After implementing further design changes from the meeting had with staff, a subsequent Pre-Consultation meeting was held for a Zoning By-law Amendment on December 9th, 2025. Staff from the City, and from the Region were once again in attendance, along with the Owner and agency representatives.

Following the second Pre-Consultation meeting, a follow-up meeting was held on January 8th, 2026, with staff from the Region of Peel, as well as staff from Planning, Urban Design, and Landscape from the City of Mississauga to discuss the Regional watermain easement. This meeting provided further guidance on the extent of the Regional easement and staff from the City of Mississauga provided further direction on the configuration and design of the site. In response to the feedback received a final design approach was achieved that addressed the concerns of the drive-through facility location between the building and the street, as well as safety concerns with pedestrians crossing the drive-through lanes. The final design concept is provided in this application.

REQUESTED ZONING BY-LAW AMENDMENT

The proposed ZBA is required to required to amend Schedules 2.1.29(1) of the City's By-law to permit a drive-through facility on the Subject Lands as an accessory use to the Convenience Restaurant use.

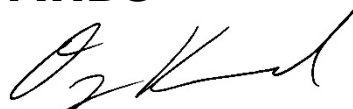
The ZBA application will facilitate the Proposed Development of a one-storey fast food restaurant with double drive-through. The proposed ZBA will permit the double drive-through component on the Subject Lands accessory to the Convenience Restaurant use. The design of the restaurant building includes a gross floor area of 486.25 square metres of commercial space, 47 parking spaces, 22 stacking spaces that will be accommodated by the double drive-through, and an outdoor patio area. The location of the proposed restaurant is on the south side of the overall site, within the same general area as another existing single storey restaurant (IHOP). The location does not preclude the balance of the overall site from developing into higher density uses.

We respectfully request confirmation of receipt of the applications and the issuance of a notification of complete application. Should you require any additional information, please do not hesitate to contact the undersigned.

We look forward to continuing to work with the City of Mississauga on this project.

Yours truly,

MHBC



Oz Kemal, BES, MCIP, RPP
President