

March 24, 2026

GSAI File: 940-001

City of Mississauga
Planning & Building Department
Development & Design Division
300 City Centre Drive, 6th Floor
Mississauga, ON, L5B 3C1

**Attention: Emma Bunting, MCIP RPP
Planner**

**Re: Application to Amend the Zoning By-law
Mattamy Ninth Line – Derry & Britannia
Derry Britannia Developments Limited (Mattamy Homes)
6136, 6168, 6252, 6276, 6302, 6314, 400 and 6432 Ninth Line
Associated City File: 21T-M19003 W10 & OZ 19/012**

Glen Schnarr & Associates Inc. (GSAI) is pleased to bring forward a Zoning By-law Amendment approval application for the above noted property on behalf of our client, Derry Britannia Developments Limited (Mattamy Homes), registered owner of the above-referenced lands.

This application for Zoning By-law Amendment is now being refiled or reintroduced to the City to formally bring forward the Zoning By-law Amendment to Council for enactment (and Planning & Development Committee as deemed necessary by staff). For clarity, in 2019, City Planning staff brought forward an Information Report related to the applications 21T-M-19003 and OZ 19-012. Then, in 2023, City Planning staff brought forward a Recommendation Report related to those same applications, recommending approval of the Draft Plan of Subdivision and the Zoning By-law Amendment Application. Meaning that this application was approved in principle in 2023 however, the implementing Zoning By-law was never brought forward to Council for By-law Enactment. Hence the resubmission under this Cover Letter. Our client continues to pursue the same general vision for these lands as proposed under the original application related to these lands which received approval in principle.

On this basis, and as discussed with staff, we continue to rely on many of the originally submitted documentation that formed part of the original submission as the proposal and land holdings remain generally the same. We expect that this will be an expedited and scoped review process with the City and relevant agencies/departments.

One notable change since the time of the original application, is the status of the land acquisition relate to the Infrastructure Ontario driveway lands which traverse the Mattamy land holdings. We have been advised that negotiations/discussions have been successful and that the transfer of the driveway lands into Mattamy ownership is expected to formally take place on March 26, 2026. We will advise City staff via email once this transfer takes place and provide the supporting documentation.

The Draft Plan of Subdivision has been updated (and included with this submission) to reflect this future ownership change. The Draft Plan has also been revised, pursuant to staff comment, to show a consolidation of the future Condo Blocks located east of future Anatig Boulevard. A redline of the Draft Plan as well as a revised M-Plan have also been prepared and submitted for staff reference.

Summary of Application History

The Application for the greater Derry Britannia land holdings was to facilitate a vibrant, compact, pedestrian-oriented development for the North Subdivision lands. The Subject Lands are one parcel within a broader assembly located on the west side of Ninth Line, south of Derry Road. The majority of the lands are currently vacant with the Mattamy Ninth Line Sales Office occupying a portion of the most northerly lands on an interim basis. The Sales Centre lands remain subject to this application.

These lands are part of the many parcels that have been comprehensively planned to facilitate a compact, pedestrian-oriented development for the greater land holdings. When complete, the entire assembly of lands that have been planned and designed via Draft Plan of Subdivision and Zoning By-law Amendment Applications (City File Nos. 21T-M-19003, 21T-M-19004, OZ 19-012 and OZ 19-013) will introduce a significant amount of new residential dwelling units of varying size and configurations, through a variety of built forms. The broader overall development will also introduce a range of public parks, outdoor amenity areas and other landscaped open spaces to enable and encourage social interactions.

We highlight that, given Planning and Development Committee approval of the Applications referenced above, the development vision for the Subject Lands and surrounding lands has already been established. For clarity, this current Application seeks to further implement the previous approvals and implement the development vision that has been previously accepted and should be considered as approved in principle.

Policy Summary

From a policy perspective, the Subject Lands are located within the Ninth Line Neighbourhood Character Area of the City and are designated ‘Residential Medium Density’ by the in-effect Mississauga Official Plan. The proposed development conforms to the Official Plan policies with respect to the Ninth Line lands, and thus an Official Plan Amendment is not required as part of this

application. This application seeks to amend the Zoning By-law in order to implement the Official Plan policies and bring the Zoning By-law into conformity with the Official Plan. The Subject Lands are zoned 'Development (D)' in the City of Mississauga Zoning By-law 0225 – 2007 ('By-law 0225 – 2007').

Based on the above and the previous approvals, it is understood that a site-specific Zoning By-law Amendment is required to facilitate the proposal.

The Draft Implementing Zoning By-law Amendment has been provided and proposes the following zones: "RM5-62", "RM6-32", "RM6-33", "RM6-36", "RM11-5" and "R16-13" for the residential portion of the proposal. Staff will note that we have not included any reference to a "Holding Prefix" for any of the zones. Following the transfer of the Infrastructure Ontario driveway lands into Mattamy ownership, we expect that the "Holding Provision" is no longer required over the various zones as was once recommended by staff.

Development Proposal

The Subject Lands are to be developed as a refined, compact pedestrian development generally comprised of common element condominium townhouse developments and freehold units. These units are organized into development blocks and are situated around the provision of a fine-grain private road network, pedestrian walkways and a central outdoor amenity area.

Each unit is to feature an integrated, private garage and a front entry that is directly visible to and addresses the public realm. Landscape and public realm enhancements are also to be provided, in addition to a centralized shared amenity area.

Vehicular access into the subdivision will be provided via municipal roads extending from Ninth Line with internal condominium roads also proposed to provide access to the dwelling units not fronting a public road. Additional landscape and public realm enhancements are also proposed and will be further refined through detailed design.

The build out of the North lands will take place in Phases and will be split up into various Site Plan Approval applications (as may be required). At this time, there is one active Site Plan application for the north subdivision lands, currently being processed under City File: SP 26-1.

Submission Items

We have met with staff to discuss the submission requirements and have submitted the submission Checklist provided to us via email. We thank staff for their continued cooperation and assistance in navigating the process.

At this time, we have not populated and submitted the required Fee Calculation Forms as we require further direction from staff on the requisite fees in consideration of those already paid in support of the original application. When directed by staff, we would be pleased to submit forms and payments as required. In the interim, we have provided the original set of application fees and forms to support this submission.

In support of this application, we have included the following items for the review of staff:

- A copy of the completed Rezoning Application Form;
- A copy of the Agent Authorization Schedule;
- A copy of the Declaration of Applicant Schedule;
- A copy of the Area Certificate, prepared by R-PE Surveying, dated March 11, 2026;
- A copy of the Site Context Plan, prepared by Glen Schnarr & Associates Inc., dated July 4, 2019;
- A copy of the DARC Submission Requirements Checklist, dated November 26, 2024;
- A copy of the Development Notice Sign;
- A copy of the Draft Implementing Zoning By-law, prepared by Glen Schnarr & Associates Inc.;
- A copy of the Phase 1 Environmental Site Assessment, prepared by DS Consultants Ltd., dated October 25, 2023;
- A copy of the Environmental Site Screening Questionnaire & Declaration Schedule;
- A copy of the Functional Servicing & Stormwater Memo, prepared by Urbantech Consulting, dated March 17, 2026;
- A copy of the Functional Servicing Report, prepared by Urbantech Consulting, dated April 2025;
- A copy of the Geotechnical Report, prepared by DS Consultants Ltd., dated July 9, 2024;
- A copy of the Servicing and Matters of Provincial Interest Schedule;
- A copy of the M-Plan, prepared by R-PE Surveying, dated March 11, 2026;
- A copy of the North Draft Plan prepared by prepared by Glen Schnarr & Associates Inc., dated March 13, 2026;
- A copy of the North Draft Plan (redlined) by prepared by Glen Schnarr & Associates Inc., dated February 26, 2026;
- A copy of the Notice Sign Schedule;
- A copy of the Parcel Register and North Development Enclosures;
- A copy of the Planning Information Schedule;
- A copy of the Planning Justification Report Addendum, prepared by Glen Schnarr & Associates Inc., dated March 2026;



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- A copy of the Property Owner Acknowledgment Schedule;
- A copy of the R-Plan 20R-18853, prepared by J.D Barnes Ltd., dated March 4, 2011;
- A copy of the R-Plan 20R- 22897, prepared by R-PE Surveying, dated January 22, 2025;
- A copy of the R-Plan 20R- 22860, prepared by R-PE Surveying, dated December 2, 2024;
- A copy of the Phase 2 Site Concept Plan (Drawing SP1.1), prepared by Q4A Architects, dated March 3, 2026;
- A copy of the Phase 2 Site Concept Plan (Drawing SP1.2), prepared by Q4A Architects, dated March 3, 2026;
- A copy of the Site Information Schedule;
- Storm Sewer Use By-law Acknowledgement;
- A copy of the Stormwater Management Report, prepared by Urbantech Consulting, dated March 2025;
- A copy of the Pavement Marking & Signage Plan Ultimate (Drawing T100), prepared by C.F. Crozier & Associates Inc., dated November 25, 2025
- A copy of the Pavement Marking & Signage Plan Ultimate (Drawing T101), prepared by C.F. Crozier & Associates Inc., dated November 25, 2025
- A copy of the Pavement Marking & Signage Plan Interim (Drawing T200), prepared by C.F. Crozier & Associates Inc., dated November 25, 2025
- A copy of the Pavement Marking & Signage Plan Interim (Drawing T201), prepared by C.F. Crozier & Associates Inc., dated November 25, 2025
- A copy of the Traffic Impact Assessment – Report, prepared by C.F. Crozier & Associates Inc., dated September 2023;
- A copy of the Traffic Impact Assessment – Memo, prepared by C.F. Crozier & Associates Inc., dated March 17, 2026;
- A copy of the Tree Injury Destruction Schedule;
- A copy of the Tree Inventory Report, prepared by LGL Limited, October 30, 2023;
- A copy of the Zoning By-law Schedule,
- A copy of the Architectural Plans, prepared by Q4 Architects, including:
 - Rear Lane Towns Block 28 Ground Floor Plans (Drawing A400)
 - Rear Lane Towns Block 28 Main Floor Plans (Drawing A401)
 - Rear Lane Towns Block 28 Third Floor Plans (Drawing A402)
 - Rear Lane Towns Block 28 Mezzanine Floor Plans (Drawing A403)
 - Rear Lane Towns Block 28 Roof Plans (Drawing A404)
 - Rear Lane Towns Block 28 Front Elevation (Drawing A405)
 - Rear Lane Towns Block 28 Rear Elevation (Drawing A406)
 - Rear Lane Towns Block 28 Side Elevations (Drawing A407)
 - Rear Lane Towns Block 29 Ground Floor Plans (Drawing A408)



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- Rear Lane Towns Block 29 Main Floor Plans (Drawing A409)
- Rear Lane Towns Block 29 Third Floor Plans (Drawing A410)
- Rear Lane Towns Block 29 Mezzanine Floor Plans (Drawing A411)
- Rear Lane Towns Block 29 Roof Plans (Drawing A412)
- Rear Lane Towns Block 29 Front Elevation (Drawing A413)
- Rear Lane Towns Block 29 Rear Elevation (Drawing A414)
- Rear Lane Towns Block 29 Side Elevation (Drawing A415)
- Rear Lane Towns Block 30 Ground Floor Plans (Drawing A416)
- Rear Lane Towns Block 30 Main Floor Plans (Drawing A417)
- Rear Lane Towns Block 30 Third Floor Plans (Drawing A418)
- Rear Lane Towns Block 30 Mezzanine Floor Plans (Drawing A419)
- Rear Lane Towns Block 30 Roof Plans (Drawing A420)
- Rear Lane Towns Block 30 Front Elevations (Drawing A421)
- Rear Lane Towns Block 30 Rear Elevation (Drawing A422)
- Rear Lane Towns Block 30 Side Elevations (Drawing A423)
- Rear Lane Towns Block 31 Ground Floor Plans (Drawing A424)
- Rear Lane Towns Block 31 Main Floor Plans (Drawing A425)
- Rear Lane Towns Block 31 Third Floor Plans (Drawing A426)
- Rear Lane Towns Block 31 Mezzanine Floor Plans (Drawing A427)
- Rear Lane Towns Block 31 Roof Plans (Drawing A428)
- Rear Lane Towns Block 31 Front Elevation (Drawing A429)
- Rear Lane Towns Block 31 Rear Elevation (Drawing A430)
- Rear Lane Towns Block 31 Side Elevations (Drawing A431)
- Frontload Towns Block 32 Ground Floor Plans (Drawing A432)
- Frontload Towns Block 32 Main Floor Plans (Drawing A433)
- Frontload Towns Block 32 Third Floor Plans (Drawing A434)
- Frontload Towns Block 32 Roof Plans (Drawing A435)
- Frontload Towns Block 32 South Elevation (Drawing A436)
- Frontload Towns Block 32 North Elevation (Drawing A437)
- Frontload Towns Block 32 Side Elevations (Drawing A438)
- Frontload Towns Block 33 Ground Floor Plans (Drawing A439)
- Frontload Towns Block 33 Main Floor Plans (Drawing A440)
- Frontload Towns Block 33 Third Floor Plans (Drawing A441)
- Frontload Towns Block 33 Roof Plans (Drawing A442)
- Frontload Towns Block 33 South Elevation (Drawing A443)
- Frontload Towns Block 33 North Elevation (Drawing A444)
- Frontload Towns Block 33 Side Elevations (Drawing A445)
- Frontload Towns Block 34 Ground Floor Plans (Drawing A446)



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- Frontload Towns Block 34 Main Floor Plans (Drawing A447)
- Frontload Towns Block 34 Third Floor Plans (Drawing A448)
- Frontload Towns Block 34 Roof Plans (Drawing A449)
- Frontload Towns Block 34 South Elevation (Drawing A450)
- Frontload Towns Block 34 North Elevation (Drawing A451)
- Frontload Towns Block 34 Side Elevations (Drawing A452)
- Frontload Towns Block 35 Ground Floor Plan (Drawing A453)
- Frontload Towns Block 35 Main Floor Plan (Drawing A454)
- Frontload Towns Block 35 Third Floor Plan (Drawing A455)
- Frontload Towns Block 35 Roof Plan (Drawing A456)
- Frontload Towns Block 35 South Elevation (Drawing A457)
- Frontload Towns Block 35 North Elevation (Drawing A458)
- Frontload Towns Block 35 Side Elevations (Drawing A459)
- Frontload Towns Block 36 Ground Floor Plan (Drawing A460)
- Frontload Towns Block 36 Main Floor Plan (Drawing A461)
- Frontload Towns Block 36 Third Floor Plan (Drawing A462)
- Frontload Towns Block 36 Roof Plan (Drawing A463)
- Frontload Towns Block 36 South Elevation (Drawing A464)
- Frontload Towns Block 36 North Elevation (Drawing A465)
- Frontload Towns Block 36 Side Elevations (Drawing A466)
- Village Homes Block 37 Ground Floor Plan (Drawing A467)
- Village Homes Block 37 Main Floor Plan (Drawing A468)
- Village Homes Block 37 Third Floor Plan (Drawing A469)
- Village Homes Block 37 Roof Plan (Drawing A470)
- Village Homes Block 37 South Elevation (Drawing A471)
- Village Homes Block 37 North Elevation (Drawing A472)
- Village Homes Block 37 Side Elevation (Drawing A473)
- Village Homes Block 38 Ground Floor Plan (Drawing A474)
- Village Homes Block 38 Main Floor Plan (Drawing A475)
- Village Homes Block 38 Third Floor Plan (Drawing A476)
- Village Homes Block 38 Roof Plan (Drawing A477)
- Village Homes Block 38 South Elevation (Drawing A478)
- Village Homes Block 38 North Elevation (Drawing A479)
- Village Homes Block 38 Side Elevations (Drawing A480)
- Village Homes Block 39 Ground Floor Plan (Drawing A481)
- Village Homes Block 39 Main Floor Plan (Drawing A482)
- Village Homes Block 39 Third Floor Plan (Drawing A483)
- Village Homes Block 39 Roof Plan (Drawing A484)

- Village Homes Block 39 North Elevation (Drawing A485)
- Village Homes Block 39 South Elevation (Drawing A486)
- Village Homes Block 39 Side Elevations (Drawing A487)
- Village Homes Block 40 Ground Floor Plan (Drawing A488)
- Village Homes Block 40 Main Floor Plan (Drawing A489)
- Village Homes Block 40 Third Floor Plan (Drawing A490)
- Village Homes Block 40 Roof Plan (Drawing A491)
- Village Homes Block 40 South Elevation (Drawing A492)
- Village Homes Block 40 North Elevation (Drawing A493)
- Village Homes Block 40 Side Elevations (Drawing A494)
- Rear Lane Singles Blocks 1-27 Typical Floor Plans (Drawing A495)
- Rear Lane Singles Blocks 1-27 Typical Elevations (Drawing A496)
- Rear Lane Singles Blocks 18-27 Front Elevations (Drawing A497)
- Rear Lane Singles Blocks 8-17 Front Elevations (Drawing A498)
- Rear Lane Singles Blocks 1-7 Front Elevations (Drawing A499)

Please contact the undersigned or the Owner listed on the Application form to facilitate fee payment. We look forward to staff's review of the application.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Sarah Clark, MCIP RPP
Senior Associate