

May 4, 2026

GSAI File: 1665-001

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

Attention:

**RE: Draft Plan of Subdivision, Official Plan Amendment & Zoning By-law
Amendment Application
1001447355 Ontario Inc. and 1000975344 Ontario Inc.
2184 and 2194 Oneida Crescent. City of Mississauga**

Glen Schnarr & Associates Inc. ('GSAI') are the planning consultants to 1001447355 Ontario Inc. and 1000975344 Ontario Inc. (herein referred to as the 'Applicant' or 'Owner') of the lands municipally known as 2184 and 2194 Oneida Crescent in the City of Mississauga (herein referred to as the 'Subject Lands'). On behalf of the Owner and further to our initial Development Application Review Committee (DARC) Request, we are pleased to provide this Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Application to facilitate development of the Subject Lands.

In support of this Application, please find attached the following:

- A copy of the signed Development Application Form and Fee Collection Forms, including the signed Environmental Site Screen Questionnaire and Declaration (ESSQD);
- A copy of the DARC Submission Requirements Checklist;
- A copy of the Plan of Survey prepared by Tarasick McMillan Kubicki Limited, dated October 8, 2024;
- A copy of the 2184 Oneida Crescent Parcel Register, dated May 7, 2026;
- A copy of the 2194 Oneida Crescent Parcel Register, dated May 7, 2026;
- A copy of the Development Concept Plan, prepared by GSAI, dated March 16, 2026;
- A copy of the Context Plan, prepared by GSAI, dated April 7, 2026;
- A copy of the Draft Plan of Subdivision, prepared by GSAI, dated April 28, 2026;
- A copy of the Planning Justification Report, prepared by GSAI, dated May 2026;
- A copy of the Draft Official Plan Amendment, prepared by GSAI;
- A copy of the Draft Zoning By-law Table and associated Schedules, prepared by GSAI;
- A copy of the Draft Public Notice Sign Mock-Up, prepared by GSAI;
- A copy of the Arborist Report, prepared by Strybos Barren King, dated April 23, 2026;
- A copy of the Tree Inventory & Protection Plan (Drawing V100), prepared by Strybos Barren King, dated April 21, 2026;
- A copy of the Development Landscape Concept Plan, prepared by Strybos Barren King, dated April 21, 2026;

- A copy of the Noise Feasibility Study, prepared by HGC., dated August 20, 2025;
- A copy of the Phase One Environmental Site Assessment, prepared by C.F. Crozier & Associates Inc., dated March 2026;
- A copy of the Phase Two Environmental Site Assessment, prepared by C.F. Crozier & Associates Inc., dated April 6, 2026;
- A copy of the Functional Servicing and Stormwater Management Report, prepared by C.F. Crozier & Associates Inc., dated April 2026;
- A copy of the Preliminary Civil Plans, prepared by C.F. Crozier & Associates Inc., dated April 2026; which include:
 - Erosion & Sediment Control Plan (Drawing C101);
 - Site Grading Plan (Drawing C102);
 - Site Servicing Plan (Drawing C103);
- A copy of the signed Storm Sewer By-law Acknowledgement Form;
- A copy of the Transportation Impact Study, including a Parking Study and Transportation Demand Management component, prepared by TC.F. Crozier & Associates Inc., dated April 2026;
- A copy of Environmental Impact Study, including Conceptual Restoration Plans, prepared by Insight Environmental Solutions Inc., dated April 26, 2026; and,
- A copy of the Stage 1 - 2 Archaeological Assessment, prepared by HarutaArchaeology, dated July 30, 2025.

PROPOSAL DESCRIPTION

The Proposed Development, as illustrated on the Development Concept Plan and Draft Plan of Subdivision, prepared by Glen Schnarr & Associates Inc., provides for the following:

- Four (4) detached lots fronting onto Onedia Crescent, these lots will maintain the Residential Large Lot ('RL') zoning, which is in keeping with the balance of the surrounding neighbourhood/lands on Onedia Crescent and Oneida Court;
- Four (4) single detached dwellings are proposed on a shared CEC Road, which provides for an efficient and coordinated development. The CEC road will be accessed via Oneida Crescent and will terminate in a cul-de-sac. The proposal retains the existing dwelling at 2184 Oneida Crescent. The retained dwelling is shown as Lot 5 on the Development Concept Plan, prepared by Glen Schnarr & Associates Inc. The four (4) lots on the CEC road are proposed to be zoned as the City's Detached Dwelling on a CEC-Road ('R16') zone;
- The Proposed Development achieves an overall site density of 6.4 UPHA;
- Lots fronting onto Onedia Crescent have lot frontages that range from 18.3 metres to 20.81 metres, and Lots fronting onto the CEC road have lot frontages that range from 20 metres to 25.53 metres.
- Lot areas range from 645 m² to 2,498 m² which does not include the existing dwelling, which is proposed on a much larger lot with an area of approximately 3,436 m²;
- From a natural heritage and tree preservation perspective, tree preservation zones are identified on the Development Concept Plan, and relate to trees that are proposed to be protected and maintained as part of the Proposed Development;

- With regards to the development limits, the Top of Bank was staked by the Credit Valley Conservation Authority on December 11, 2024, and subsequently confirmed by the City on July 3, 2025. A 6 metre buffer from the Top of the bank is proposed.
- The Credit Valley Conservation Authority also staked the limits of the valley vegetation on December 11, 2025, and subsequently confirmed by the City on July 3, 2025. A 5 metre buffer from the valley vegetation limit is proposed.

In support of the Proposed Development and to illustrate a possible development configuration, a preliminary lot-siting plan has been prepared to show how a dwelling could be accommodated on the proposed lots.

The Proposed Development provides appropriate response and buffering to the site's natural heritage system, while supporting an appropriate built form that is sensitive to the surrounding community and contributes to the City's detached housing stock.

The Subject Lands is designated 'Urban System' by the Region of Peel Official Plan and is further designated "Residential Low Rise I" and "Greenlands" with a "Natural Hazards" overlay by the in-effect Mississauga Official Plan. The Subject Lands are also subject to the Erindale Neighbourhood Special Site 90 policies. Finally, the Site is subject to the City of Mississauga Zoning By-law 0225 – 2007 ('By-law 0225 – 2007') and is currently zoned 'Residential Large Lot (RL)'. Based on the above, a site-specific Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment is required to implement the proposal.

We note that a Development Application Review Committee ('DARC') meeting was held on May 20, 2025, to present a preliminary concept for the Subject Lands and to determine submission requirements. In the time since the DARC meeting and receipt of comments, a revised proposal has been developed to support the development objectives for the Subject Lands.

We trust the enclosed materials are sufficient for your review and circulation. Please do not hesitate to call if there are any questions. Thank you.

Respectfully Submitted,
GLEN SCHNARR & ASSOCIATES INC.



Jim Levac, MCIP, RPP
Partner



Mark Condello, MCIP, RPP
Senior Associate

cc. David Schroeder & Jo-Anna Schroeder