



# Corporate Report

Clerk's Files

Originator's

Files OZ 07/003 W10

T-M07001 W10

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**DATE:** August 14, 2007

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 4, 2007

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Rezoning and Draft Plan of Subdivision Applications**  
**To permit detached, semi-detached, street townhouse, back-to-back townhouse, stacked townhouse and apartment dwellings, a community park and the preservation of a woodlot**  
**5378 Winston Churchill Boulevard and Part of Lot 3,**  
**Concession 11, New Survey and Part of Lot 1, Registrar's**  
**Compiled Plan 1541**  
**West side of Winston Churchill Boulevard, north of Tacc Drive**  
**Owner: Joan Dottori**  
**Applicant: Freeman Planning Solutions Inc.**  
**Bill 51**

**Supplementary Report** **Ward 10**

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**RECOMMENDATION:** That the Report dated August 14, 2007, from the Commissioner of Planning and Building recommending approval of the applications under File Numbers OZ 07/003 W10 and T-M07001 W10, Joan Dottori, 5378 Winston Churchill Boulevard and Part of Lot 3, Concession 11, New Survey, and Part of Lot 1, Registrar's Compiled Plan 1541, west side of Winston Churchill Boulevard, north of Tacc Drive, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
  
2. That the application to change the Zoning from “A” (Agricultural) to “RM1-2347”, “RM1-2355”, “RM5-Special Section”, “RM7D5-Special Section” (Residential) and “O1” (Open Space) to permit detached, semi-detached, street townhouse, back-to-back townhouse, stacked townhouse and apartment dwellings, a community park, and the preservation of a woodlot in accordance with the proposed zoning standards described and illustrated in Appendices S-4 and S-5, be approved subject to the following conditions:
  - (a) That the draft plan of subdivision be approved.
  
  - (b) That the owner and applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
  
  - (c) Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.
  
  - (d) That Council Resolution CPD-121-91 pertaining to requirements for 3.25 parking spaces per dwelling unit for all dwellings on lots with frontages of less than 12.0 m (39 ft.) shall not apply, and that a parking requirement of two (2) car parking spaces shall apply, based on the principles of the Churchill Meadows Neighbourhood Concept Plan Principles and Urban Design Guidelines.

- (e) That prior to the passage of the implementing zoning by-law for the proposed high density Block 27, a detailed concept plan and elevation drawings will be submitted to the satisfaction of the City.
3. When By-law 0225-2007, the new Mississauga Zoning By-law comes into effect, it shall be amended for the subject property from “D” (Development) to “RM1-1”, “RM1-14” (Semi-Detached Dwellings), “RM5-Exception” (Street Townhouse Dwellings), “RA1-Exception” (Apartment Dwellings), “OS1” (Community Park) and “G2” (Greenbelt Natural Features) to permit detached, semi-detached, street townhouse, back-to-back townhouse, stacked townhouse and apartment dwellings, a community park, and the preservation of a woodlot in accordance with the proposed zoning standards described and illustrated in Appendices S-6 and S-7 be approved, subject to the conditions contained in recommendation 2 (a) to (e) inclusive.
  4. That the Plan of Subdivision under file T-M07001 W10 illustrated in Appendix S-8, be recommended for approval subject to the conditions contained in Appendix S-9, attached to the report dated August 14, 2007, from the Commissioner of Planning and Building, and those from any other official agency.
  5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.

**BACKGROUND:**

A public meeting was held by the Planning and Development Committee on June 11, 2007, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information. The Planning and Development Committee passed Recommendation PDC-0046-2007 which was subsequently adopted by Council and is attached as Appendix S-2.

**COMMENTS:**

See Appendix S-1 - Information Report prepared by the Planning and Building Department.

Subsequent to the preparation of the Information Report and in response to comments from City Departments, the draft plan of subdivision was amended by the applicant as follows (See Appendix S-8 A):

- a) a new residential block (Block 30) was included to ensure that the proposed dwellings face onto the neighbourhood park in conformity with the recommendations of the Churchill Meadows Neighbourhood Concept Plan, Principles and Urban Design Guidelines. This re-orientation does not affect the proposed zoning or the number of proposed units;
- b) a 7.5 m (24.6 ft.) sanitary easement has been identified at the easterly limits of Blocks 20 and 21;
- c) buffer block (Blocks 32 and 35) have been increased in width from the initially proposed 4.5 m (14.8 ft.) to 8 m (26.2 ft.) to accommodate servicing easements and the acoustic berm;
- d) additional blocks have been included for road reserves and dedication.

**COMMUNITY ISSUES****Comment**

A builder constructing detached dwellings on Tacc Drive, adjacent to the subject property, expressed concern with the proposed semi-detached and townhouse dwellings and expressed a preference for detached dwellings adjacent to their lands. They also raised a concern with the concentration of high density uses along Thomas Street between Tenth Line West and Winston Churchill Boulevard.

**Response**

The applications for rezoning and draft plan of subdivision approval are in conformity with the Churchill Meadows District Plan. The majority of the subject lands are designated "Residential

– Medium Density II” which permits semi-detached and townhouse dwellings. “Residential - High Density I” blocks are designated along Thomas Street to form a secondary community gateway into the Churchill Meadows community.

Mississauga Plan encourages a range of housing types in each district to meet the diverse housing needs of the community. The lands adjacent to the builder’s property are proposed to be zoned “RM1-2347” which permits detached and semi-detached dwellings that are compatible with the adjacent detached dwellings along Tacc Drive. The future apartment uses along Thomas Street meet the intent of Mississauga Plan.

## **UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**

### **Transportation and Works Department**

Comments updated June 12, 2007, state that satisfactory preliminary reports were provided which demonstrated the feasibility of the proposed development both from an acoustical and servicing perspective. It was further indicated that a Letter of Permission has been received from the adjacent landowner to the west for the required external grading and drainage works in support of the proposed development. Detailed noise and servicing reports will be reviewed as part of the servicing agreement review process.

In addition, the applicant has made satisfactory arrangements with this Department for the submission of a Phase 1 Environmental Site Assessment (ESA) through the detailed Servicing Agreement review. It was also noted that the draft plan has been satisfactorily revised to address this Department’s previous concerns with respect to 0.3 m (1 ft.) reserves and buffer blocks.

Prior to any development occurring on these lands, access to the extension of Thomas Street must be secured. Accordingly, the development of these lands is dependent on the satisfactory arrangements for the dedication and construction of Thomas Street between Tenth Line and Winston Churchill Boulevard.

## **Community Services Department**

In comments dated July 25, 2007, this Department advised that the grading concerns surrounding the park were resolved as the applicant's solicitor confirmed that the letter of permission between Dottori and McCracken is enforceable against McCracken and the benefit of the letter of permission will be assigned to the future purchaser of the Dottori lands. Furthermore, draft plan conditions are recommended to ensure that either the grading or an easement to permit the grading on the adjacent McCracken lands is finalized prior to the registration of the lands.

## **PLANNING COMMENTS**

### **Official Plan**

The proposal is in conformity with Mississauga Plan Policies for the Churchill Meadows District. The range of housing types proposed is consistent with the District Plan and meets the diverse needs of the community. The policies of the District Plan encourage a height limit of 5 to 8 storeys for the "Residential – High Density I" designated lands to form a secondary community gateway in the district along Thomas Street.

Through community meetings held by Ward 10 Councillor McFadden regarding the adjacent subdivision under files T-M94034 W10 and OZ 055/95 W10, the community favoured a maximum 4 storey height limit along Thomas Street. In accordance with this direction, a concept plan for the apartment block along Thomas Street (Block 27) was prepared and is attached as Appendix S-3. The concept plan illustrates a 4 storey apartment building appropriately oriented to Thomas Street which contributes to the secondary community gateway envisioned in the Churchill Meadows District policies of Mississauga Plan.

### **Zoning**

The proposed "RM1-2347" and "RM1-2355" (Semi-Detached Dwellings) and "O1" (Open Space) zones have been previously

used in Churchill Meadows and are acceptable to the Planning and Building Department.

A minor revision is proposed for the “RM5-Special Section” (Townhouse Dwellings) zones to clarify that the reduced 6.0 m (19.7 ft.) rear yard setback only applies if the abutting rear yard has a minimum depth of 7.5 m (24.6 ft.), otherwise the standard 7.5 m (24.6 ft.) rear yard setback would be required. All other permitted uses and provisions of the “RM5-2369” and “RM5-2370” (Street Townhouses) existing zones would continue to apply.

In accordance with the concept plan (Appendix S-3) an “RM7D5-Special Section” (Apartment) zone is proposed for Block 27. In addition to apartment dwellings, the proposed zoning would permit back-to-back townhouses and stacked townhouses. The draft zoning provisions for this parcel have been provided in Appendix S-5, page 2.

Some of the details regarding development of the high density block are outstanding, therefore, the applicant has agreed to defer the implementing by-law until such time that a detailed site plan and elevations have been submitted and are satisfactory to the City. It should be noted that the implementing by-law for the balance of the lands may proceed independent of the implementing zoning by-law for Block 27 if the appropriate conditions have been met.

### **New Mississauga Zoning By-law**

By-law 0225-2007, the new Mississauga Zoning By-law, was passed by City Council on June 20, 2007. The new zoning by-law zones the subject lands “D” (Development). This zone is consistent with the permitted uses and regulations within the existing “A” (Agricultural) zone for the subject property. Should these applications be approved, By-law 0225-2007 would need to be amended to reflect the site specific provisions sought through these applications.

Under By-law 0225-2007, the rezoning request would be to change the zoning of the property from “D” (Development) to “RM1-1” and “RM1-14” (Semi-Detached Dwellings), “RM5-Exception”

(Street Townhouse Dwellings), “RA1-Exception” (Apartment Dwellings), “OS1” (Community Park) and “G2” (Greenbelt Natural Features) as described in Appendices S-6 and S-7.

### **Draft Plan of Subdivision**

The proposed draft plan of subdivision attached as Appendix S-8 was reviewed by City Departments and commenting agencies and is acceptable subject to certain conditions being fulfilled as outlined in Appendix S-9 and subject to the completion of services and registration of the plan.

**FINANCIAL IMPACT:** Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:** In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. Since the request by the applicant is to refine the proposed zoning categories it is recommended that no further public meeting need be held regarding the proposed changes.

The proposed rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal is compatible with the existing and proposed land uses as the lot sizes and unit types are similar to those that already exist or are proposed within the Churchill Meadows District.
2. The block and street pattern allows for the logical completion of the neighbourhood and the proposal conforms to the Churchill Meadows District Policies of Mississauga Plan and the Churchill Meadows Neighbourhood Concept Plan, Principles and Urban Design Guidelines.

3. The zoning standards are appropriate to accommodate the requested range of residential uses and are consistent with the Churchill Meadows District Policies of Mississauga Plan.
4. The draft plan of subdivision application is acceptable and is in compliance with the Churchill Meadows District Policies of Mississauga Plan.

**ATTACHMENTS:**

Appendix S-1 - Information Report  
Appendix S-2 - Recommendation PDC-0046-2007  
Appendix S-3 - Apartment Dwellings Concept Plan for Block 27  
Appendix S-4 - Revised Zoning Map (By-law 5500)  
Appendix S-5 - Proposed Zoning Exceptions (By-law 5500)  
Appendix S-6 - Revised Zoning Map (By-law 0225-2007)  
Appendix S-7 - Proposed Zoning Exceptions (By-law 0225-2007)  
Appendix S-8 - Revised Plan of Subdivision Map  
Appendix S-9 - List of City Draft Plan of Subdivision Conditions

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Michael Crechiolo, Development Planner*



# Corporate Report

Clerk's Files

**APPENDIX S-1**

Originator's

Files OZ 07/003 W10  
T-M07001 W10

**PDC JUN 11 2007**

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**DATE:** May 24, 2007

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 11, 2007

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Rezoning and Draft Plan of Subdivision Applications**  
**To permit detached, semi-detached, street townhouse, back-to-back townhouse, stacked townhouse and apartment dwellings, a community park and the preservation of a woodlot**  
**5378 Winston Churchill Boulevard and Part of Lot 3,**  
**Concession 11, New Survey, Part of Lot 1, Registrar's**  
**Compiled Plan 1541**  
**West side of Winston Churchill Boulevard, north of Tacc Drive**  
**Owner: Joan Dottori**  
**Applicant: Freeman Planning Solutions Inc.**  
**Bill 51**

**Public Meeting** **Ward 10**

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**RECOMMENDATION:** That the Report dated May 24, 2007, from the Commissioner of Planning and Building regarding the applications to change the Zoning from "A" (Agricultural) to "RM1-2347", "RM1-2355", "RM5-2369", RM5-2370" and RM7D4-Special Section" (Residential) and "O1" (Open Space) and a draft plan of subdivision to permit detached, semi-detached, street townhouse, back-to-back townhouse, stacked townhouse and apartment dwellings, a community park, and the preservation of a woodlot, under files OZ 07/003 W10 and T-M07001 W10, Joan Dottori,

5378 Winston Churchill Boulevard and Part of Lot 3, Concession 11, New Survey, Part of Lot 1, Registrar's Compiled Plan 1541, west side of Winston Churchill Boulevard, north of Tacc Drive, be received for information.

**BACKGROUND:**

The purpose of this report is to provide preliminary information on the above-noted applications and to seek comments from the community.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	February 26, 2007
Gross Density:	25.5 to 30.9 units/ha. 10.3 to 12.5 units/ac.
Net Density:	40.8 to 49.5 units/ha. 16.5 to 20 units/ac.
Number of units:	279 detached, semi-detached and street townhouse dwellings; 31 to 97 back-to-back townhouse, stacked townhouse and/or apartment dwellings depending on the ultimate built form.
Anticipated Population:	916 to 1109 persons* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2005 Growth Forecasts for the City of Mississauga.
Supporting Documents:	Functional Servicing Report Noise Feasibility Study

<b>Site Characteristics</b>	
Frontage:	482.04 m (1,581.5 ft.) on Winston Churchill Boulevard 16.4 m (53.8 ft.) on Tenth Line West
Gross Lot Area:	12.17 ha (30.07 ac.)
Net Lot Area:	7.6 ha (18.8 ac.)
Existing Use:	Agriculture

Additional information is provided in Appendices I-1 to I-10.

### **Neighbourhood Context**

The subject property is located within the Churchill Meadows Planning District which is a residential community with ancillary commercial and community uses including open space and schools. The lands are gently rolling with limited vegetation due to active agricultural uses. A woodlot is located at the northwest corner of the farm property adjacent to Tenth Line West. The remaining agricultural lands are not subject to any development applications at this time.

Information regarding the history of the site is found in Appendix I-1. The farm property has been recently divided into three parcels. One parcel was created for the proposed residential subdivision along Winston Churchill Boulevard. A separate parcel was created along Tenth Line West to allow for the dedication of woodlot lands to the municipality. The retained lands continue to be farmed.

To demonstrate the feasibility of the proposed residential subdivision, the applicant prepared an overall concept plan for the entire farm property which has been attached in Appendix I-1, page 2, for reference.

The surrounding land uses are described as follows:

North: Vacant lands subject to an application for a commercial development at the southwest corner of Winston Churchill Boulevard and the future extension of Thomas Street (File OZ 07/002 W10). Applications have also been submitted for residential uses, a place of religious assembly and a motor vehicle commercial use on the north and south sides of the future extension of Thomas Street under files T-M94034 W10 and OZ 055/95 W10.

East: Detached dwellings east of Winston Churchill Boulevard and a motor vehicle commercial use at the southeast corner of Thomas Street and Winston Churchill Boulevard.

South: Vacant lands zoned to permit detached dwellings.

West: Agricultural uses and a woodlot.

### **Current Mississauga Plan Designation and Policies for Churchill Meadows District (May 5, 2003)**

**"Residential – Low Density II"** which permits detached, semi-detached, street townhouses and duplex dwellings, within a net density range of 25-45 units per net residential hectare (8-18 units per net residential acre).

**"Residential – Medium Density I"** which permits semi-detached and townhouse dwellings, at a density range of 30-57 units per net residential hectare (12-23 units per net residential acre). Buildings located adjacent to detached or semi-detached dwellings will be subject to a 2 storey height restriction. Others will be subject to a maximum 4 storey height limit.

**"Residential – High Density I"** which permits back-to-back townhouses, stacked townhouses and medium-rise apartment buildings at a density range of 45-138 units per net residential hectare (18-56 units per net residential acre) with a maximum height of 8 storeys.

### **Other Official Plan Information**

The subject lands are within the “Community Focus (Character Area 1)” area of the Churchill Meadows District Plan policies of Mississauga Plan. The Community Focus policies state that this area will become a focus for mixed uses in the community.

Development in this area will address main streets to achieve an urban character with a pedestrian friendly environment. As part of the Supplementary Report, the Planning and Building Department will review in detail how the proposal complies with the Churchill Meadows Character Area policies.

The applications are in conformity with the land use designations and no official plan amendments are proposed.

### **Existing Zoning**

**"A" (Agricultural)**, (Town of Oakville Zoning By-law 1965-132) which permits agricultural uses.

### **Proposed Zoning By-law Amendment**

The applicant has requested the lands be rezoned to “RM1-2347”, “RM1-2355”, “RM5-2369” and “RM5-2370” (Residential) to permit a range of detached, semi-detached and street townhouse dwellings. These flexible zoning categories have been used previously in the Churchill Meadows district and permit a range of dwelling unit types. The proposed zone categories and corresponding zoning provisions are outlined in Appendix I-7. The specific dwelling types will be further refined at a later stage in the development approval process.

The details related to the “RM7D4-Special Section” (Residential Apartments) zone provisions are not available at this time and will be detailed further in the Supplementary Report. The applicant has indicated that the zone provisions will be consistent with those proposed in the abutting subdivision (Files T-M94034 W10 and OZ 055/95 W10). The proposed zoning on the abutting lands limits the density to 75.2 units/ha. (30.4 units/ac.) for low-rise buildings and proposes a maximum height of 4 storeys.

Two blocks in the proposed subdivision are proposed to be zoned “O1” (Open Space) to permit a community park and to dedicate lands for woodlot preservation.

### **Draft Mississauga Zoning By-law**

The latest report on the new draft Zoning By-law was received by the Planning and Development Committee on April 30, 2007. A further addendum report was adopted by Council on May 23, 2007, with the exception of the Harris Farm. The implementing Zoning By-law is anticipated to be passed by Council on June 20, 2007.

The draft Zoning for this property is "D" (Development) which recognizes existing uses. In the event that the new Zoning By-law is passed by City Council and comes into force and effect, the application would be amended to request the new residential draft zone categories “RM1-1” and “RM2-19” (Semi-Detached Dwellings), “RM5-37” and “RM5-38” (Street Townhouse Dwellings), “RA1” (Apartment Dwellings), “OS1” (Community Park) and “G2” (Greenbelt Natural Features).

The timing of the site specific Zoning By-law to permit the proposed development may be affected by the passage of the new Mississauga Zoning By-law. A recommendation will be included in the Supplementary Report to provide the details of the new zoning categories in the new Mississauga Zoning By-law.

## **COMMUNITY ISSUES**

No community meetings were held and one comment was received by the Planning and Building Department. The following is a summary of issues raised by the Community:

### **Comment**

The resident chose to live in this neighbourhood due to its community character and identity. Zoning controls could be used to make this new neighbourhood unique. Opportunities to live and work in the same building could be promoted in the apartment buildings along Thomas Street. Apartments and townhouse buildings should be designed to accommodate home occupations which are a growing trend.

### **Response**

The proposed mix of residential uses in these applications will accommodate a range of housing needs in the community. Applications have also been received for abutting lands that are proposing commercial developments, a place of religious assembly and residential uses. The zoning provisions for the apartment blocks have not been finalized at this time and potential for ground floor non-residential uses will be explored in the Supplementary Report. It should be noted that the new Zoning By-law only permits home occupations within detached homes. The Supplementary Report will evaluate the merits of the applications considering the policies of Churchill Meadows District Plan.

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-8 and school accommodation information is contained in Appendix I-9. Based on the comments received and the applicable Mississauga Plan

policies, the following matters will have to be addressed prior to the preparation of the Supplementary Report:

- Minor revisions to the draft plan of subdivision regarding orientation of residential blocks, reserve blocks and identification of future easements;
- Details of warning clauses to inform purchasers of the active farm operation and the future development and road extensions into the farm property;
- Review any necessary follow-up actions related to the archaeological assessment of the lands;
- Compliance with the urban design direction in the “Community Focus” policies of the Churchill Meadows District Plan;
- Refinement of the proposed zoning provisions including but not limited to density, the building setbacks, building heights and parking standards for all proposed uses.

## **OTHER INFORMATION**

### **Churchill Meadows Neighbourhood Concept Plan, Principles and Urban Design Guidelines**

On July 16, 1997, City Council endorsed the Churchill Meadows Neighbourhood Concept Plan, Principles and Urban Design Guidelines. This Plan was prepared to provide direction to both the public and private sectors with respect to the design intent of the City for the development of the Churchill Meadows Planning District. It also elaborates on the conceptual land use plan in the Churchill Meadows District Policies and how the document will be used to review development applications.

Appendix I-6 illustrates the location of the subject lands within the Neighbourhood Concept Plan. The high density lands (Block 27) abut Thomas Street, which has been identified as a Secondary Development Corridor. Higher density, transit-supportive uses are encouraged to be located close to the street in this area. As part of the Supplementary Report, the Planning and Building Department will evaluate whether the applications comply with these guidelines.

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to grading, drainage, road construction, warning clauses, parkland dedication, noise mitigation, road widenings and reserves, easements, land dedications and sidewalks, which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

In the event that the rezoning application is approved, all blocks proposing townhouse and apartment units will be subject to site plan control, pursuant to Section 41 of the Planning Act. Prior to the issuance of building permits, site plans, elevations and landscape plans will require approval from the municipality. Given the range of uses permitted in the proposed flexible zone categories, the Site Plan Control By-law will be amended to clarify that site plan approval will not be required for the detached and semi-detached dwellings in these zone categories.

**FINANCIAL IMPACT:** Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:** Most agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

**ATTACHMENTS:**

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Churchill Meadows District Land Use Map
- Appendix I-4 - Proposed Zoning
- Appendix I-5 - Draft Plan of Subdivision
  
- Appendix I-6 - Churchill Meadows Neighbourhood Concept Plan
- Appendix I-7 - Detailed Zoning Provisions

Appendix I-8 - Agency Comments  
Appendix I-9 - School Accommodation  
Appendix I-10 - General Context Map

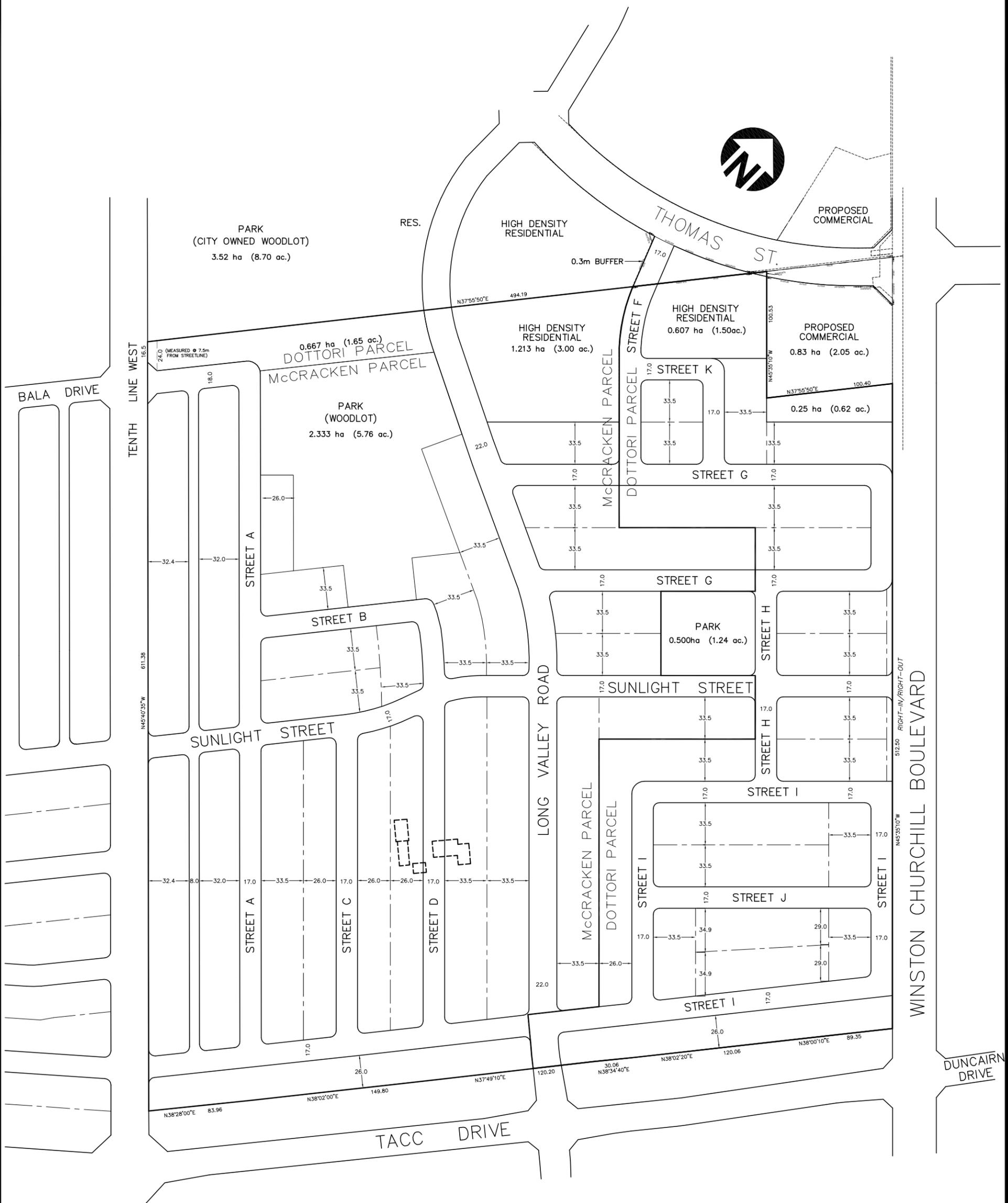
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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Michael Crechiolo, Development Planner*

**Joan Dottori****File: OZ 07/003 W10  
T-M07001 W10****Site History**

- Approximately 1900 to Present – The farm is used for agricultural purposes
- March 1995 – Subdivision and rezoning applications submitted but were withdrawn before formal circulation.
- October 7, 1996 – The Ministry of Municipal Affairs and Housing approved the Churchill Meadows Secondary Plan.
- July 8, 1997 – Ministry of Municipal Affairs and Housing approved City Plan which re-adopted and re-titled the Churchill Meadows Secondary Plan as the Churchill Meadows District Plan (Amendment 103).
- July 16, 1997 – City Council endorsed the Churchill Meadows Neighbourhood Concept Plan, Principles and Urban Design Guidelines.
- June 23, 2000 – City Council adopted the Churchill Meadows District Policies (Amendment 16).
- May 5, 2003 – Mississauga Plan came into force and effect, except for those policies appealed to the Ontario Municipal Board, designating the subject lands as “Residential - Low Density II”, “Residential – Medium Density I”, and “Residential – High Density I”.
- May 15, 2006 – A concept plan for the overall farm property was submitted to City and Region of Peel staff for review.
- September 7, 2006 – Severance and variance applications (“B” 094/06, “B” 095/06 and “A” 416/06) to sever two parcels from the original farm were approved.
- February 26, 2007 – Draft Plan of Subdivision and Rezoning applications submitted for the subject lands.



**SUMMARY PLAN**

**TOTAL SITE AREAS**

DOTTORI PARCEL	- 12.259 ha	(34.87%)
McCRACKEN PARCEL	- 22.896 ha	(65.13%)
TOTAL LANDS	- 35.155 ha	(100.00%)

**WOODLOT & PARK AREAS**

DOTTORI PARCEL	- 1.167 ha	(33.34%)
McCRACKEN PARCEL	- 2.333 ha	(66.66%)
TOTAL LANDS	- 3.500 ha	(100.00%)

**HIGH DENSITY RESIDENTIAL AREAS**

DOTTORI PARCEL	- 0.607 ha	(33.35%)
McCRACKEN PARCEL	- 1.213 ha	(66.65%)
TOTAL LANDS	- 1.820 ha	(100.00%)

SCALE 1: 3000

SEPT 21 2006

**FREEMAN**

**PLANNING SOLUTIONS INC.**

6424 Edenwood Drive, Mississauga, Ontario, L5N 3H3  
tel 905-824-4375, fax 905-824-9833



**LEGEND:**

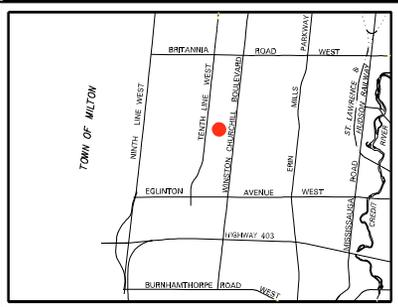


SUBJECT LANDS

DATE OF AERIAL PHOTO: 2006



**SUBJECT:** JOAN DOTTORI



FILE NO:  
OZ 07003 W10  
T-M07001 W10

DWG. NO:  
07003A

SCALE:  
1:7000

PDC DATE:  
2007 06 11

DRAWN BY:  
R.DICOSOLA

APPENDIX 1-2

**PART OF CHURCHILL MEADOWS DISTRICT LAND USE MAP  
CHURCHILL MEADOWS DISTRICT POLICIES OF MISSISSAUGA PLAN**

**LAND USE DESIGNATIONS**

-  Residential – Low Density I
-  Residential – Low Density II
-  Residential – Medium Density I
-  Residential – High Density I
-  Residential – High Density II
-  General Commercial
-  Convenience Commercial
-  Motor Vehicle Commercial
-  Office
-  Open Space
-  Greenbelt
-  Institutional
-  Parkway Belt West
-  Utility

**TRANSPORTATION LEGEND**

-  Provincial Highway and Interchange
-  Arterial
-  Major Collector
-  Major Collector (Scenic Route)
-  Minor Collector
-  Local Road
-  Existing Commuter Rail
-  GO Transit Station
-  Transitway
-  Transitway Station
-  Major Transit Corridor

**LAND USE LEGEND**

-  - Node Boundary
-  - Community Park
-  - Hospital
-  - Existing Stormwater Management Facility
-  - Planning District

 **SUBJECT LANDS**



**SUBJECT: JOAN DOTTORI**



**FILE NO:**  
OZ 07/003 W10  
T-M07001 W10

**DWG. NO:**  
07003L

**SCALE:**  
1:7000

**PDC DATE:**  
2007 06 11

**DRAWN BY:**  
R.DICOSOLA

APPENDIX I-3

**MISSISSAUGA**  
Planning and Building

Produced by  
**T&W, Geomatics**



## JOAN DOTTORI OZ 07/003 W10, T-M07001 W10

### LEGEND:



PROPOSED REZONING FROM "A" TO "RM1-2347" (TO PERMIT DETACHED DWELLINGS ON THE INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 11M (36FT) AND A MINIMUM LOT AREA OF 285M<sup>2</sup> (3,068FT<sup>2</sup>), DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 14.3M (46.9FT) AND A MINIMUM LOT AREA OF 370M<sup>2</sup> (3,983FT<sup>2</sup>), SEMI-DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 17M (55.8 FT) AND A MINIMUM LOT AREA OF 440M<sup>2</sup> (4,737 FT<sup>2</sup>), AND SEMI-DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 20.3M (66.6FT) AND A MINIMUM LOT AREA OF 525M<sup>2</sup> (5,651FT<sup>2</sup>)).



PROPOSED REZONING FROM "A" TO "RM1-2355" (TO PERMIT SEMI-DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 17M (55.8 FT), AND A MINIMUM LOT AREA OF 440M<sup>2</sup> (4,737FT<sup>2</sup>) AND SEMI-DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 20.3M (66.6FT) AND A MINIMUM LOT AREA OF 525M<sup>2</sup> (5,651FT<sup>2</sup>)).



PROPOSED REZONING FROM "A" TO RM5-2369" (TO PERMIT SEMI-DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 13.6M (44.6FT) AND A MINIMUM LOT AREA OF 405M<sup>2</sup> (4,360FT<sup>2</sup>), SEMI-DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 16.9M (55.4FT) AND A MINIMUM LOT AREA OF 480M<sup>2</sup> (5,167FT<sup>2</sup>), STREET ROW DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 6.1M (20FT) AND A MINIMUM LOT AREA OF 183M<sup>2</sup> (1,969FT<sup>2</sup>), STREET ROW DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 9.75M (32FT) AND A MINIMUM LOT AREA OF 292M<sup>2</sup> (3,143FT<sup>2</sup>)).



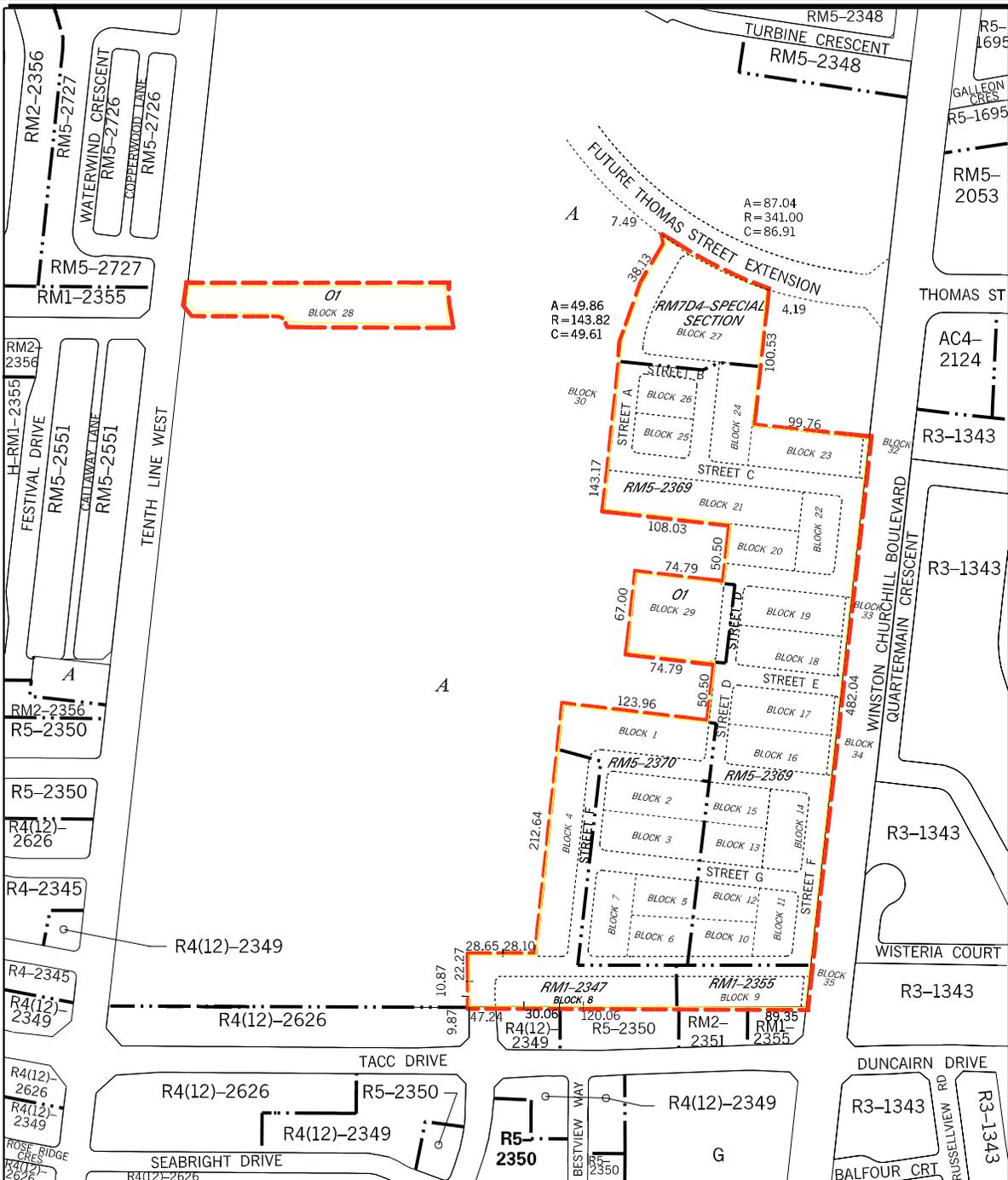
PROPOSED REZONING FROM "A" TO "RM5-2370" (TO PERMIT DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 9.75M (32FT) AND A MINIMUM LOT AREA OF 275M<sup>2</sup> (2,960FT<sup>2</sup>), DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 13.5M (44.3FT) AND A MINIMUM LOT AREA OF 380M<sup>2</sup> (4,090FT<sup>2</sup>), SEMI-DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 13.6 M (44.6FT), AND A MINIMUM LOT AREA OF 405M<sup>2</sup> (4,360FT<sup>2</sup>), SEMI-DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 16.9M (55.4FT) AND A MINIMUM LOT AREA OF 480M<sup>2</sup> (5,167FT<sup>2</sup>), STREET ROW DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 6.1M (20FT) AND A MINIMUM LOT AREA OF 183M<sup>2</sup> (1,969FT<sup>2</sup>), STREET ROW DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 9.75M (32FT) AND A MINIMUM LOT AREA OF 292M<sup>2</sup> (3,143FT<sup>2</sup>)).



PROPOSED REZONING FROM "A" TO "RM7D4-SPECIAL SECTION" (TO PERMIT HIGH DENSITY RESIDENTIAL FORMS UP TO MAXIMUM HEIGHT OF 4 STOREYS).



PROPOSED REZONING FROM "A" TO "O1" (TO PERMIT A NEIGHBOURHOOD PARK AND CONSERVATION OF WOODLANDS).



**LEGEND:**

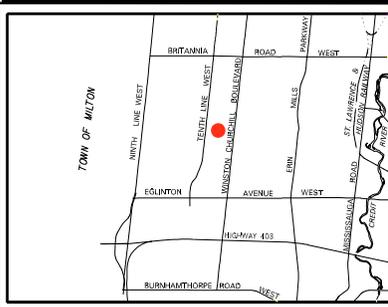


AREA DRAFT PLAN OF SUBDIVISION T-M07001 W10.

**NOTE:** EXISTING ZONING DELINEATED ON THE PLAN  
 PROPOSED ZONING INDICATED BY SHADING WITHIN  
 THE APPLICATION AREA.



**SUBJECT:** JOAN DOTTORI



**FILE NO:**  
 OZ 07003 W10  
 T-M07001 W10

**DWG. NO:**  
 07003S

**SCALE:**  
 1:7000

**PDC DATE:**  
 2007 06 11

**DRAWN BY:**  
 R.DICOSOLA

APPENDIX 1-5

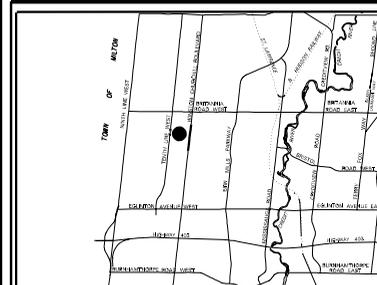
**PART OF THE CHURCHILL MEADOWS NEIGHBOURHOOD  
CONCEPT PLAN**

**LEGEND:**

-  Community Park (locations and sizes to be confirmed at Draft Plan Stage.)
  -  Neighbourhood Park (locations and sizes to be confirmed at Draft Plan Stage.)
  -  Public Woodland Natural Areas
  -  Primary Development Corridors
  -  Secondary Development Corridors
  -  General Neighbourhood
  -  Mixed Industrial/Office/Retail/Special Commercial Uses,
  -  Central Pedestrian Boulevard
  -  Local Pedestrian Boulevard/Linkages
  -  Neighbourhood Commercial Centre
  -  Special Urban Space
  -  Gateways
  -  Stormwater Management Facilities (locations and sizes to be confirmed at Draft Plan Stage.)
  -  Stormwater Management Channels
  -  Elementary School
  -  Secondary School
- ① School/Park Campus  
② Peripheral Neighbourhood Park



**SUBJECT: JOAN DOTTORI**



**FILE NO:**  
OZ 07003 W10  
T-M07001 W10

**DWG. NO:**  
07003NH

**SCALE:**  
NTS

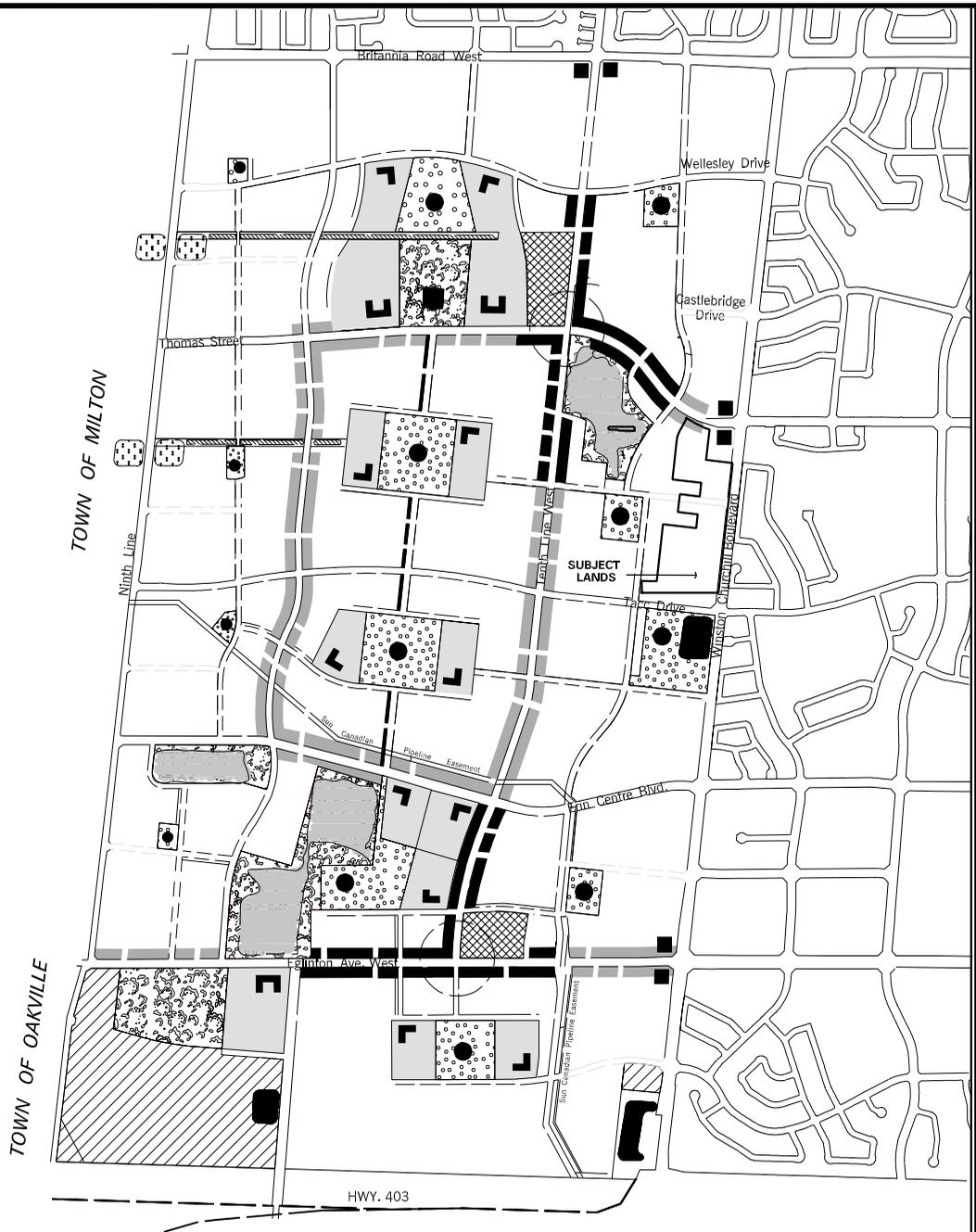
**PDC DATE:**  
2007 06 11

**DRAWN BY:**  
R.DICOSOLA

**APPENDIX I-6**

**MISSISSAUGA**  
Planning and Building

Produced by  
**T&W, Geomatics**



**Joan Dottori - Files OZ 07/003 W10 and T-M07001 W10  
Requested Residential Zoning Standards**

<b>Proposed Zoning Category</b>	<b>New Zoning By-law Category</b>	<b>Use</b>	<b>Minimum Lot Frontage</b>	<b>Minimum Lot Area</b>	<b>Front Yard</b>	<b>Interior Side</b>	<b>Exterior Side Yard</b>	<b>Rear Yard</b>
RM1-2347	RM1-1	Detached Dwellings	11 m (36 ft.)	285 m <sup>2</sup> (3,068 ft <sup>2</sup> )	4.5 m (14.7 ft.)	1.2m (4 ft.) on one side and 0.6 m (2 ft.) on the other side	NA	7 m*** (23 ft.)
RM1-2347	RM1-1	Detached Dwellings (corner lot)	14.3 m (46.9 ft.)	370 m <sup>2</sup> (3,983 ft <sup>2</sup> )	4.5 m (14.7 ft.)	0.6 m (2 ft.)	4.5 m (14.7 ft.)	7 m*** (23 ft.)
RM5-2370	RM5-38	Detached Dwellings	9.75 m (32 ft.)	275 m <sup>2</sup> (2,960 ft <sup>2</sup> )	4.5 m (14.7 ft.)	1.2m (4 ft.) on one side and 0.6 m (2 ft.) on the other side	NA	7.5 m (24.6 ft.)
RM5-2370	RM5-38	Detached Dwellings (corner lot)	13.5 m (44.3 ft.)	380 m <sup>2</sup> (4,090 ft <sup>2</sup> )	4.5 m (14.7 ft.)	0.6 m (2 ft.)	4.5 m (14.7 ft.)	7.5 m (24.6 ft.)
RM1-2347 RM1-2355	RM1-1 RM2-19	Semi-Detached	17 m (55.8 ft.)	440 m <sup>2</sup> (4,737 ft <sup>2</sup> )	4.5 m (14.7 ft.)	1.2 m (4 ft.)	NA	7 m*** (23 ft.)
RM1-2347 RM1-2355	RM1-1 RM2-19	Semi-Detached (corner lot)	20.3 m (66.6 ft.)	525 m <sup>2</sup> (5,651 ft <sup>2</sup> )	4.5 m (14.7 ft.)	1.2 m (4 ft.)	4.5 m (14.7 ft.)	7 m*** (23 ft.)
RM5-2369 RM5-2370	RM5-37 RM5-38	Semi-Detached	13.6 m (44.6 ft.)	405 m <sup>2</sup> (4,360 ft <sup>2</sup> )	4.5 m (14.7 ft.)	1.2m (4 ft.) on one side and 0.6 m (2 ft.) on the other side	NA	7.5 m (24.6 ft.)
RM5-2369 RM5-2370	RM5-37 RM5-38	Semi-Detached (corner lot)	16.9 m (55.4 ft.)	480 m <sup>2</sup> (5,167 ft <sup>2</sup> )	4.5 m (14.7 ft.)	0.6 m (2 ft.)	4.5 m (14.7 ft.)	7.5 m (24.6 ft.)
RM5-2369 RM5-2370	RM5-37 RM5-38	Street Row Dwelling	6.1 m (20 ft.)	183 m <sup>2</sup> (1,969 ft <sup>2</sup> )	4.5 m (14.7 ft.)	1.2 m (4 ft.) for end unit	4.5 m (14.7 ft.)	6 m (19.7 ft.)
RM5-2369 RM5-2370	RM5-37 RM5-38	Street Row Dwelling (corner lot)	9.75 m (32 ft.)	292 m <sup>2</sup> (3,143 ft <sup>2</sup> )	4.5 m (14.7 ft.)	NA	4.5 m (14.7 ft.)	6 m (19.7 ft.)

**Joan Dottori**

**File: OZ 07/003 W10  
T-M07001 W10**

NOTES:

1. The minimum front yard and exterior side yard setbacks may be reduced to 3.5 m (11.5 ft.) where there is no sidewalk along the frontage or exterior side yard.
  2. The minimum front yard and exterior side yard setbacks to the garage face shall be 5.8 m (19 ft.)
  3. No part of any garage face may project more than 2.5 m (8.2 ft.) beyond the main front entrance or beyond a main entry feature.
  4. Where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be setback a maximum of 2.5 m (8.2 ft.) from the garage face.
  5. The main front entrance may be set back a maximum of 5 m (16.4 ft.) from the front garage face where a main entry feature is also provided.
  6. Balconies and porches may encroach into the required exterior side yard and front yard a maximum of 2 m (6.5 ft.).
  7. Awnings and canopies from any building or structure may encroach a maximum of 0.6 m (2 ft.) into the minimum front yard setback and a maximum of 0.3 m (1 ft.) into the minimum exterior side yard.
  8. Window projections and other architectural elements with or without a foundation may encroach a maximum of 0.6 m (2 ft.) into a required yard setback.
  9. Maximum building height of 11.0 m (36 ft.).
  10. A minimum of 2 parking spaces shall be provided and maintained on each lot.
- \*\*\* The minimum rear yard setback may be reduced from 7.0 m (23 ft.) as follows:
- a) to 6.0 m (19.7 ft.) where the abutting lot to the rear has a minimum rear yard setback of 7.5 m (24.6 ft.); or
  - b) to 6.0 m (19.7 ft.) for a maximum of 50% of the width of the rear wall of the dwelling where abutting lot to the rear has a minimum rear yard setback of 7.0 m (23 ft.).

Joan Dottori

File: OZ 07/003 W10  
T-M07001 W10**Agency Comments**

The following is a summary of comments from agencies and departments regarding the application.

Agency / Comment Date	Comment
Region of Peel (April 25, 2007)	<p>No objection to the approval of the proposed Rezoning and the proposed draft plan of subdivision as they do not raise any concerns from a Regional perspective.</p> <p>Municipal sanitary sewer facilities consist of a 250 mm (9.8 in.) diameter sewer on Thomas Street, 300 mm (11.8 in.) diameter sewer on Oscar Peterson Boulevard and a 250 mm (9.8 in.) diameter sewer on Tenth Line.</p> <p>The lands are located in Water Pressure Zone 4. Municipal water facilities consist of a 300 mm (11.8 in.) diameter watermain on Oscar Peterson Boulevard, a 600 mm (23.6 in.) diameter watermain on Winston Churchill Boulevard, a 600 mm (23.6 in.) diameter watermain on Thomas Street, and a 300 mm (11.8 in.) diameter watermain on Tenth Line. Servicing will require looping of the watermain between Oscar Peterson Boulevard and Thomas Street.</p> <p>The applicant is advised that external easements and construction may be required.</p> <p>Curbside collection will be provided by the Region of Peel for the detached homes, semi-detached homes and townhouse dwellings.</p> <p>The developer will be required to enter into standard development and servicing agreements with the City and the Region for the construction of municipal sewer, water and Regional roads associated with the lands.</p>
Peel District School Board (March 14, 2007)	<p>If approved, the Board requires the following conditions:</p> <ul style="list-style-type: none"> <li>a) notice signs to be erected regarding temporary accommodation of students;</li> <li>b) warning clauses in all offers of purchase and sale with respect to temporary accommodation and bussing outside the neighbourhood.</li> </ul>

Joan Dottori

File: OZ 07/003 W10  
T-M07001 W10

Agency / Comment Date	Comment
Dufferin-Peel Catholic District School Board (April 18, 2007)	<p>The Board is committed to the phasing of residential development, coincidental with the adequate provision and distribution of educational facilities. The Board has requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied.</p> <p>Prior to final approval, the City of Mississauga shall be advised by the School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Board for this plan.</p> <p>In addition, if approved, the Dufferin-Peel Catholic District School Board also requires the following conditions:</p> <ul style="list-style-type: none"> <li>a) notice signs to be erected regarding temporary accommodation;</li> <li>b) warning clauses in all offers of purchase and sale with respect to temporary accommodation and bussing outside the neighbourhood.</li> </ul>
City Transportation and Works Department (April 12, 2007)	<p>Prior to the preparation of the Supplementary Report, the applicant will be required to submit a Phase I Environmental Site Assessment (ESA) for review. Additional comments will be provided pending the receipt and review of the above-noted item. In addition, comments will be provided on the recently submitted Noise Feasibility Study and Functional Servicing Report. It was also noted that the applicant will be required to revise the proposed draft plan of subdivision to illustrate the necessary blocks and 0.3 m reserves.</p>

Joan Dottori

File: OZ 07/003 W10  
T-M07001 W10

Agency / Comment Date	Comment
City Community Services Department – Planning, Development and Business Services Division (May 17, 2007)	<p>The application yields a 1.25 ha (3.1 ac.) land requirement for park and other recreational purposes based on the Planning Act R.S.O. 1990 c.P.13, Section 5.1, as amended. The applicant shall deed to the City for park purposes Blocks 28 and 29 having a total area of 1.17 ha (2.89 ac.) to satisfy City parkland provision guidelines. The park blocks shall be zoned appropriately. The City has agreed to accept cash-in-lieu for parkland or other public recreational purposes for the resulting under dedication of the 0.08 ha (0.2 ac.).</p> <p>The applicant shall make appropriate arrangements acceptable to the City with regard to any park issues including any grading which may be required onto the adjacent property.</p>
City Community Services Department – Fire and Emergency Services Division (May 15, 2007)	The proposal is located within the response area of Fire Station 122. At present average travel times to emergencies in this area of the City is 1.5 minutes based on normal traffic and weather conditions. Flow test data from the existing water supply indicates the potential for an adequate supply of water for fire protection purposes.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Enersource Hydro Mississauga Credit Valley Hospital Hydro One Networks</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Bell Canada Credit Valley Conservation Enbridge Gas Distribution Rogers Cable Trillium Health Centre Churchill Meadows Residents Association</p>

Joan Dottori

File: OZ 07/003 W10  
T-M07001 W10

## School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> <li>• Student Yield: <ul style="list-style-type: none"> <li>75-91 Kindergarten to Grade 5</li> <li>32-39 Grade 6 to Grade 8</li> <li>29-35 Grade 9 to Grade 12/OAC</li> </ul> </li>   <li>• School Accommodation: <ul style="list-style-type: none"> <li>Churchill Meadows #4 Jr. P.S.<sup>1</sup> <ul style="list-style-type: none"> <li>Enrolment: 334</li> <li>Capacity: 661</li> <li>Portables: 0</li> </ul> </li>   <li>Ruth Thompson M.S. <ul style="list-style-type: none"> <li>Enrolment: 751</li> <li>Capacity: 629</li> <li>Portables: 5</li> </ul> </li>   <li>Stephen Lewis S.S.<sup>2</sup> <ul style="list-style-type: none"> <li>Enrolment: 407</li> <li>Capacity: 1,530</li> <li>Portables: 0</li> </ul> </li> </ul> </li>   <li>• Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</li> </ul> <p><sup>1</sup> School anticipated to open in Sept. 2007  <sup>2</sup> School opened in Sept. 2006 (grades 9&amp;10)</p>	<ul style="list-style-type: none"> <li>• Student Yield: <ul style="list-style-type: none"> <li>84 Junior Kindergarten to Grade 8</li> <li>27 Grade 9 to Grade 12/OAC</li> </ul> </li>   <li>• School Accommodation: <ul style="list-style-type: none"> <li>St. Sebastian <ul style="list-style-type: none"> <li>Enrolment: 621</li> <li>Capacity: 593</li> <li>Portables: 1</li> </ul> </li>   <li>St. Joan of Arc Secondary School <ul style="list-style-type: none"> <li>Enrolment: 602</li> <li>Capacity: 1,425</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>



**Joan Dottori**

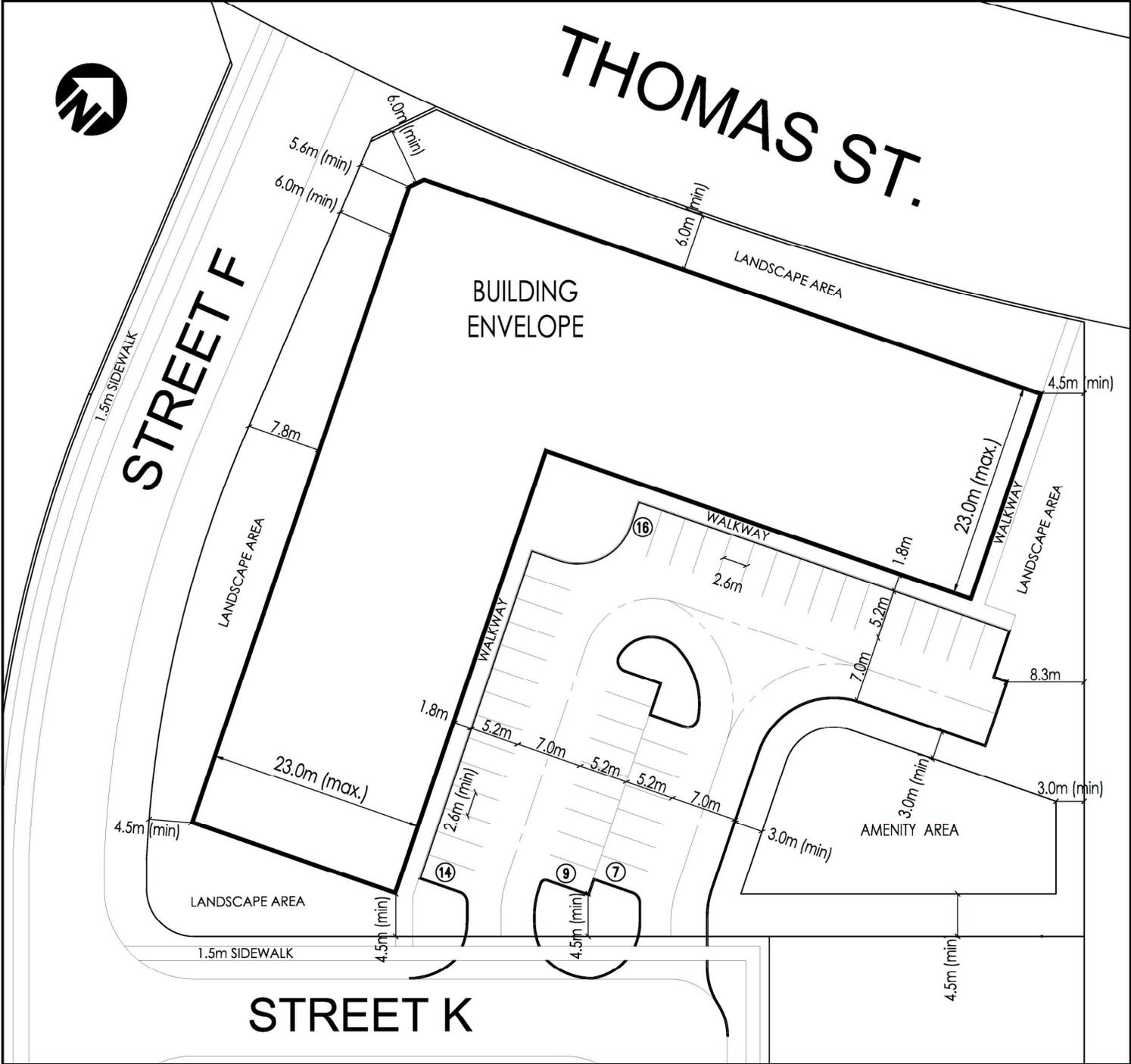
**Files: OZ 07/003 W10 and T-M07001 W10**

**Recommendation PDC-0046-2007**

PDC-0046-2007

1. "That the Report dated May 24, 2007, from the Commissioner of Planning and Building regarding the applications to change the Zoning from "A" (Agricultural) to "RM1-2347", "RM1-2355", "RM5-2369", "RM5-2370" and RM7D4-Special Section" (Residential) and "O1" (Open Space) and a draft plan of subdivision to permit detached, semi-detached, street townhouse, back-to-back townhouse, stacked townhouse and apartment dwellings, a community park and the preservation of a woodlot, under files OZ 07/003 W10 and T-M07001 W10, Joan Dottori, 5378 Winston Churchill Boulevard and Part of Lot 3, Concession 11, New Survey, Part of Lot 1, Registrar's Complied Plan 1541, west side of Winston Churchill Boulevard, north of Tacc Drive, be received for information.
2. That the letter (Undated) from Bond Homes Ltd. with respect to their concerns relating to the lots proposed on the Dottori site at 5378 Winston Churchill Boulevard, be received.
3. That the brief history document submitted by Rob Freeman, Freeman Planning Solutions, Planning Consultant, on behalf of the applicant, be received."

APARTMENT DWELLINGS CONCEPT PLAN-BLOCK 27





**JOAN DOTTORI**  
**OZ 07/003 W10, T-M07001 W10**  
**BY-LAW 5500**

**LEGEND:**

PROPOSED REZONING FROM "A" TO "RM1-2347" (TO PERMIT DETACHED DWELLINGS ON THE INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 11M (36FT) AND A MINIMUM LOT AREA OF 285M<sup>2</sup> (3,068FT<sup>2</sup>), DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 14.3M (46.9FT) AND A MINIMUM LOT AREA OF 370M<sup>2</sup> (3,983FT<sup>2</sup>), SEMI-DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 17M (55.8 FT) AND A MINIMUM LOT AREA OF 440M<sup>2</sup> (4,737 FT<sup>2</sup>), AND SEMI-DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 20.3M (66.6FT) AND A MINIMUM LOT AREA OF 525M<sup>2</sup> (5,651FT<sup>2</sup>)).



PROPOSED REZONING FROM "A" TO "RM1-2355" (TO PERMIT SEMI-DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 17M (55.8 FT), AND A MINIMUM LOT AREA OF 440M<sup>2</sup> (4,737FT<sup>2</sup>)).



PROPOSED REZONING FROM "A" TO RM5-SPECIAL SECTION" (TO PERMIT SEMI-DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 13.6M (44.6FT) AND A MINIMUM LOT AREA OF 405M<sup>2</sup> (4,360FT<sup>2</sup>), SEMI-DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 16.9M (55.4FT) AND A MINIMUM LOT AREA OF 480M<sup>2</sup> (5,167FT<sup>2</sup>), STREET ROW DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 6.1M (20FT) AND A MINIMUM LOT AREA OF 183M<sup>2</sup> (1,969FT<sup>2</sup>), STREET ROW DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 9.75M (32FT) AND A MINIMUM LOT AREA OF 292M<sup>2</sup> (3,143FT<sup>2</sup>)).



PROPOSED REZONING FROM "A" TO "RM5-SPECIAL SECTION" (TO PERMIT DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 9.75M (32FT) AND A MINIMUM LOT AREA OF 275M<sup>2</sup> (2,960FT<sup>2</sup>), DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 13.5M (44.3FT) AND A MINIMUM LOT AREA OF 380M<sup>2</sup> (4,090FT<sup>2</sup>), SEMI-DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 13.6 M (44.6FT), AND A MINIMUM LOT AREA OF 405M<sup>2</sup> (4,360FT<sup>2</sup>), SEMI-DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 16.9M (55.4FT) AND A MINIMUM LOT AREA OF 480M<sup>2</sup> (5,167FT<sup>2</sup>), STREET ROW DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 6.1M (20FT) AND A MINIMUM LOT AREA OF 183M<sup>2</sup> (1,969FT<sup>2</sup>), STREET ROW DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 9.75M (32FT) AND A MINIMUM LOT AREA OF 292M<sup>2</sup> (3,143FT<sup>2</sup>)).



PROPOSED REZONING FROM "A" TO RM7D5-SPECIAL SECTION" (TO PERMIT HIGH DENSITY RESIDENTIAL FORMS UP TO MAXIMUM HEIGHT OF 4 STOREYS).



PROPOSED REZONING FROM "A" TO "O1" (TO PERMIT A NEIGHBOURHOOD PARK AND CONSERVATION OF WOODLANDS).

**Joan Dottori - Files OZ 07/003 W10 and T-M07001 W10  
Requested Residential Zoning Standards By-law 5500**

<b>Zoning By-law 5500</b>	<b>Use</b>	<b>Minimum Lot Frontage</b>	<b>Minimum Lot Area</b>	<b>Front Yard</b>	<b>Interior Side</b>	<b>Exterior Side Yard</b>	<b>Rear Yard</b>
RM1-2347	Detached Dwellings	11 m (36 ft.)	285 m <sup>2</sup> (3,068 sq.ft.)	4.5 m (14.7 ft.)	1.2m (4 ft.) on one side and 0.6 m (2 ft.) on the other side	NA	7 m (23 ft.)
RM1-2347	Detached Dwellings (corner lot)	14.3 m (46.9 ft.)	370 m <sup>2</sup> (3,983 sq.ft.)	4.5 m (14.7 ft.)	0.6 m (2 ft.)	4.5 m (14.7 ft.)	7 m (23 ft.)
RM5-2370	Detached Dwellings	9.75 m (32 ft.)	275 m <sup>2</sup> (2,960 sq.ft.)	4.5 m (14.7 ft.)	1.2m (4 ft.) on one side and 0.6 m (2 ft.) on the other side	NA	7.5 m (24.6 ft.)
RM5-2370	Detached Dwellings (corner lot)	13.5 m (44.3 ft.)	380 m <sup>2</sup> (4,090 sq.ft.)	4.5 m (14.7 ft.)	0.6 m (2 ft.)	4.5 m (14.7 ft.)	7.5 m (24.6 ft.)
RM1-2347 RM1-2355	Semi-Detached	17 m (55.8 ft.)	440 m <sup>2</sup> (4,737 sq.ft.)	4.5 m (14.7 ft.)	1.2 m (4 ft.)	NA	7 m (23 ft.)
RM1-2347 RM1-2355	Semi-Detached (corner lot)	20.3 m (66.6 ft.)	525 m <sup>2</sup> (5,651 sq.ft.)	4.5 m (14.7 ft.)	1.2 m (4 ft.)	4.5 m (14.7 ft.)	7 m (23 ft.)
RM5-2369 RM5-2370	Semi-Detached	13.6 m (44.6 ft.)	405 m <sup>2</sup> (4,360 sq.ft.)	4.5 m (14.7 ft.)	1.2m (4 ft.) on one side and 0.6 m (2 ft.) on the other side	NA	7.5 m (24.6 ft.)
RM5-2369 RM5-2370	Semi-Detached (corner lot)	16.9 m (55.4 ft.)	480 m <sup>2</sup> (5,167 sq.ft.)	4.5 m (14.7 ft.)	0.6 m (2 ft.)	4.5 m (14.7 ft.)	7.5 m (24.6 ft.)
RM5-2369 RM5-2370	Street Row Dwelling	6.1 m (20 ft.)	183 m <sup>2</sup> (1,969 sq.ft.)	4.5 m (14.7 ft.)	1.2 m (4 ft.) for end unit	4.5 m (14.7 ft.)	7.5m*** (24.6 ft.)
RM5-2369 RM5-2370	Street Row Dwelling (corner lot)	9.75 m (32 ft.)	292 m <sup>2</sup> (3,143 sq.ft.)	4.5 m (14.7 ft.)	NA	4.5 m (14.7 ft.)	7.5m*** (24.6 ft.)

\*\*\*Note: A minimum rear yard of 6m (19.7 ft.) may be permitted where the lot abuts a lot with a minimum rear yard of 7.5 m (24.6 ft.) to be implemented in the proposed “RM5-Special Section” zones for Street Row Dwellings. The above summary highlights typical standards only and additional site-specific exceptions will apply as outlined in the Zoning By-law.

## **Proposed Zoning Exceptions for Block 27 (By-law 5500)**

### **“RM7D5- Special Section” Draft Zoning Provisions\***

- a) Minimum of 30 and a maximum of 97 dwellings consisting of Apartment Dwellings and/or Back-to-Back and Stacked Townhouse Dwellings;
- b) Maximum Floor Space Index for apartment dwellings is 1.6;
- c) Maximum Floor Space Index for back-to-back and stacked townhouse dwellings is 0.9;
- d) Minimum Height along Thomas Street is 4 storeys;
- e) Maximum Height is 4 storeys;
- f) Minimum Front Yard (Thomas Street) is 6.0m (19.7 ft.);
- g) Minimum Exterior Side Yard is 6.0m (19.7 ft.)\*\*;
- h) Minimum Rear Yard for Back-to-Back and Stacked Townhouse Dwellings is 7.5m (24.6 ft.);
- i) Minimum landscaped open space is 40%;
- j) Minimum width of a landscape buffer along a street line is 4.5m (14.8 ft.);
- k) Minimum width of a landscape buffer along any other lot line is 3.0m (9.8 ft.);
- l) Balconies, uncovered porches and stairs may project a maximum of 1.5m (4.9 ft.) beyond the building envelope but may not be located within 3m (9.8 ft.) of a street line;
- m) End unit conditions will not be permitted along Thomas Street.

Notwithstanding the above, those matters which would otherwise be the subject of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Notes: \* Zoning provisions for the RA1-Exception zone will be refined further by staff in consultation with the applicant upon receipt of a detailed site plan and elevation drawings.

\*\*Consideration for a further reduction of the Minimum Exterior Side Yard from 6.0m (19.7 ft.) to 4.5 m (14.8 ft.) for local streets F and K (see Appendix S-3) may be appropriate upon the City’s review of a detailed site plan and elevation drawings.

Parking and loading standards as per the Zoning By-law requirements.



**JOAN DOTTORI**  
**OZ 07/003 W10, T-M07001 W10**  
**BY-LAW 0225-2007**

**LEGEND:**



PROPOSED REZONING FROM "D" TO "RM1-1" (TO PERMIT DETACHED DWELLINGS ON THE INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 11M (36FT) AND A MINIMUM LOT AREA OF 285M<sup>2</sup> (3,068FT<sup>2</sup>), DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 14.3M (46.9FT) AND A MINIMUM LOT AREA OF 370M<sup>2</sup> (3,983FT<sup>2</sup>), SEMI-DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 8.5M (27.9 FT) AND A MINIMUM LOT AREA OF 220M<sup>2</sup> (2,369 FT<sup>2</sup>), AND SEMI-DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 9.75M (32 FT) AND A MINIMUM LOT AREA OF 252M<sup>2</sup> (2,713FT<sup>2</sup>)).



PROPOSED REZONING FROM "D" TO "RM1-14" (TO PERMIT SEMI-DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 8.5M (27.9 FT), AND A MINIMUM LOT AREA OF 220M<sup>2</sup> (2,369FT<sup>2</sup>)).



PROPOSED REZONING FROM "D" TO RM5-EXCEPTION" (TO PERMIT SEMI-DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 6.8M (22.3FT) AND A MINIMUM LOT AREA OF 200M<sup>2</sup> (2,153FT<sup>2</sup>), SEMI-DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 9.8M (32.2FT) AND A MINIMUM LOT AREA OF 292M<sup>2</sup> (3,143FT<sup>2</sup>), STREET ROW DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 6.1M (20FT) AND A MINIMUM LOT AREA OF 183M<sup>2</sup> (1,969FT<sup>2</sup>), STREET ROW DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 9.75M (32FT) AND A MINIMUM LOT AREA OF 292M<sup>2</sup> (3,143FT<sup>2</sup>)).



PROPOSED REZONING FROM "D" TO "RM5-EXCEPTION" (TO PERMIT DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 9.75M (32FT) AND A MINIMUM LOT AREA OF 275M<sup>2</sup> (2,960FT<sup>2</sup>), DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 13.5M (44.3FT) AND A MINIMUM LOT AREA OF 380M<sup>2</sup> (4,090FT<sup>2</sup>), SEMI-DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 6.8 M (22.3FT), AND A MINIMUM LOT AREA OF 200M<sup>2</sup> (2,153FT<sup>2</sup>), SEMI-DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 9.8M (32.2FT) AND A MINIMUM LOT AREA OF 292M<sup>2</sup> (3,143FT<sup>2</sup>), STREET ROW DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 6.1M (20FT) AND A MINIMUM LOT AREA OF 183M<sup>2</sup> (1,969FT<sup>2</sup>), STREET ROW DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 9.75M (32FT) AND A MINIMUM LOT AREA OF 292M<sup>2</sup> (3,143FT<sup>2</sup>)).



PROPOSED REZONING FROM "D" TO RA1-EXCEPTION" (TO PERMIT HIGH DENSITY RESIDENTIAL FORMS UP TO MAXIMUM HEIGHT OF 4 STOREYS).



PROPOSED REZONING FROM "D" TO "OS1" (TO PERMIT A NEIGHBOURHOOD PARK).



PROPOSED REZONING FROM "D" TO "G2" (TO PERMIT CONSERVATION OF WOODLANDS).

**Joan Dottori - Files OZ 07/003 W10 and T-M07001 W10  
Summary of Residential Zoning Standards**

<b>By-law 0225-2007</b>	<b>Use</b>	<b>Minimum Lot Frontage</b>	<b>Minimum Lot Area</b>	<b>Front Yard</b>	<b>Interior Side</b>	<b>Exterior Side Yard</b>	<b>Rear Yard</b>
RM1-1	Detached Dwellings	11 m (36 ft.)	285 m <sup>2</sup> (3,068 sq.ft.)	4.5 m (14.7 ft.)	1.2m (4 ft.) on one side and 0.6 m (2 ft.) on the other side	NA	7 m (23 ft.)
RM1-1	Detached Dwellings (corner lot)	14.3 m (46.9 ft.)	370 m <sup>2</sup> (3,983 sq.ft.)	4.5 m (14.7 ft.)	0.6 m (2 ft.)	4.5 m (14.7 ft.)	7 m (23 ft.)
RM5-38	Detached Dwellings	9.75 m (32 ft.)	275 m <sup>2</sup> (2,960 sq.ft.)	4.5 m (14.7 ft.)	1.2m (4 ft.) on one side and 0.6 m (2 ft.) on the other side	NA	7.5 m (24.6 ft.)
RM5-38	Detached Dwellings (corner lot)	13.5 m (44.3 ft.)	380 m <sup>2</sup> (4,090 sq.ft.)	4.5 m (14.7 ft.)	0.6 m (2 ft.)	4.5 m (14.7 ft.)	7.5 m (24.6 ft.)
RM1-1 RM1-14	Semi-Detached	8.5 m (27.9 ft.)	220 m <sup>2</sup> (2,369 sq.ft.)	4.5 m (14.7 ft.)	1.2 m (4 ft.)	NA	7 m (23 ft.)
RM1-1	Semi-Detached (corner lot)	9.75 m (32 ft.)	252 m <sup>2</sup> (2,713 sq.ft.)	4.5 m (14.7 ft.)	1.2 m (4 ft.)	4.5 m (14.7 ft.)	7 m (23 ft.)
RM5-37 RM5-38	Semi-Detached	6.8 m (22.3 ft.)	200 m <sup>2</sup> (2,153 sq.ft.)	4.5 m (14.7 ft.)	0.9 m (3 ft.)	NA	7.5 m (24.6 ft.)
RM5-37 RM5-38	Semi-Detached (corner lot)	9.8 m (32.2 ft.)	292 m <sup>2</sup> (3,143 sq.ft.)	4.5 m (14.7 ft.)	NA	4.5 m (14.7 ft.)	7.5 m (24.6 ft.)
RM5-37 RM5-38	Street Row Dwelling	6.1 m (20 ft.)	183 m <sup>2</sup> (1,969 sq.ft.)	4.5 m (14.7 ft.)	1.2 m (4 ft.) for end unit	4.5 m (14.7 ft.)	7.5 m*** (24.6 ft.)
RM5-37 RM5-38	Street Row Dwelling (corner lot)	9.75 m (32 ft.)	292 m <sup>2</sup> (3,143 sq.ft.)	4.5 m (14.7 ft.)	NA	4.5 m (14.7 ft.)	7.5 m*** (24.6 ft.)

\*\*\*NOTE: A minimum rear yard of 6 m (19.7 ft.) may be permitted where the lot abuts a lot with a minimum rear yard of 7.5 m (24.6 ft.) .) to be implemented in the proposed "RM5-Special Section" zones for Street Row Dwellings. The above summary highlights typical standards only and additional site-specific exceptions will apply as outlined in Zoning By-law 0225-2007.

## **Proposed Zoning Exceptions for Block 27 (By-law 0225-2007)**

### **“RA1-Exception” Draft Zoning Provisions\***

In a “RA1-Exception” zone the permitted uses and applicable regulations shall be as specified for a “RA1” zone for the Apartment Dwellings and the “RM9” zone for the Horizontal Multiple Dwellings except that the following uses/regulations shall apply:

- a) Minimum of 30 and a maximum of 97 dwellings consisting of apartment dwellings and/or Horizontal Multiple Dwellings;
- b) Maximum Floor Space Index for apartment dwellings is 1.6;
- c) Maximum Floor Space Index for Horizontal Multiple Dwellings is 0.9;
- d) Minimum Height along Thomas Street is 4 storeys
- e) Maximum Height is 4storeys
- f) Minimum Front Yard (Thomas Street) is 6.0m (19.7 ft.)
- g) Minimum Exterior Side Yard is 6.0m (19.7 ft.)\*\*
- h) Balconies, uncovered porches and stairs may project a maximum of 1.5m (4.9 ft.) beyond the building envelope but may not be located within 3m (9.8 ft.) of a street line;
- i) End unit conditions will not be permitted along Thomas Street.

Notwithstanding the above, those matters which would otherwise be the subject of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Notes: \* Zoning provisions for the RA1-Exception zone will be refined further by staff in consultation with the applicant upon receipt of a detailed concept plan and elevation drawings.

\*\*Consideration for a further reduction of the Minimum Exterior Side Yard from 6.0m (19.7 ft.) to 4.5 m (14.8 ft.) for local streets F and K (see Appendix S-3) may be appropriate upon the City’s review of a detailed site plan and elevation drawings.

Parking and loading standards as per the Zoning By-law requirements



# BY-LAW 0225-2007 (UNDER APPEAL)

## LEGEND:



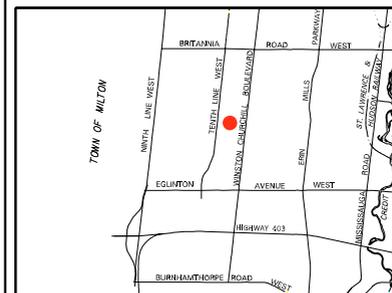
AREA DRAFT PLAN OF SUBDIVISION T-M07001 W10.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN  
PROPOSED ZONING INDICATED BY SHADING WITHIN  
THE APPLICATION AREA.



## SUBJECT:

**JOAN DOTTORI**



FILE NO:  
OZ 07003 W10  
T-M07001 W10

DWG. NO:  
07003S

SCALE:  
1:5000

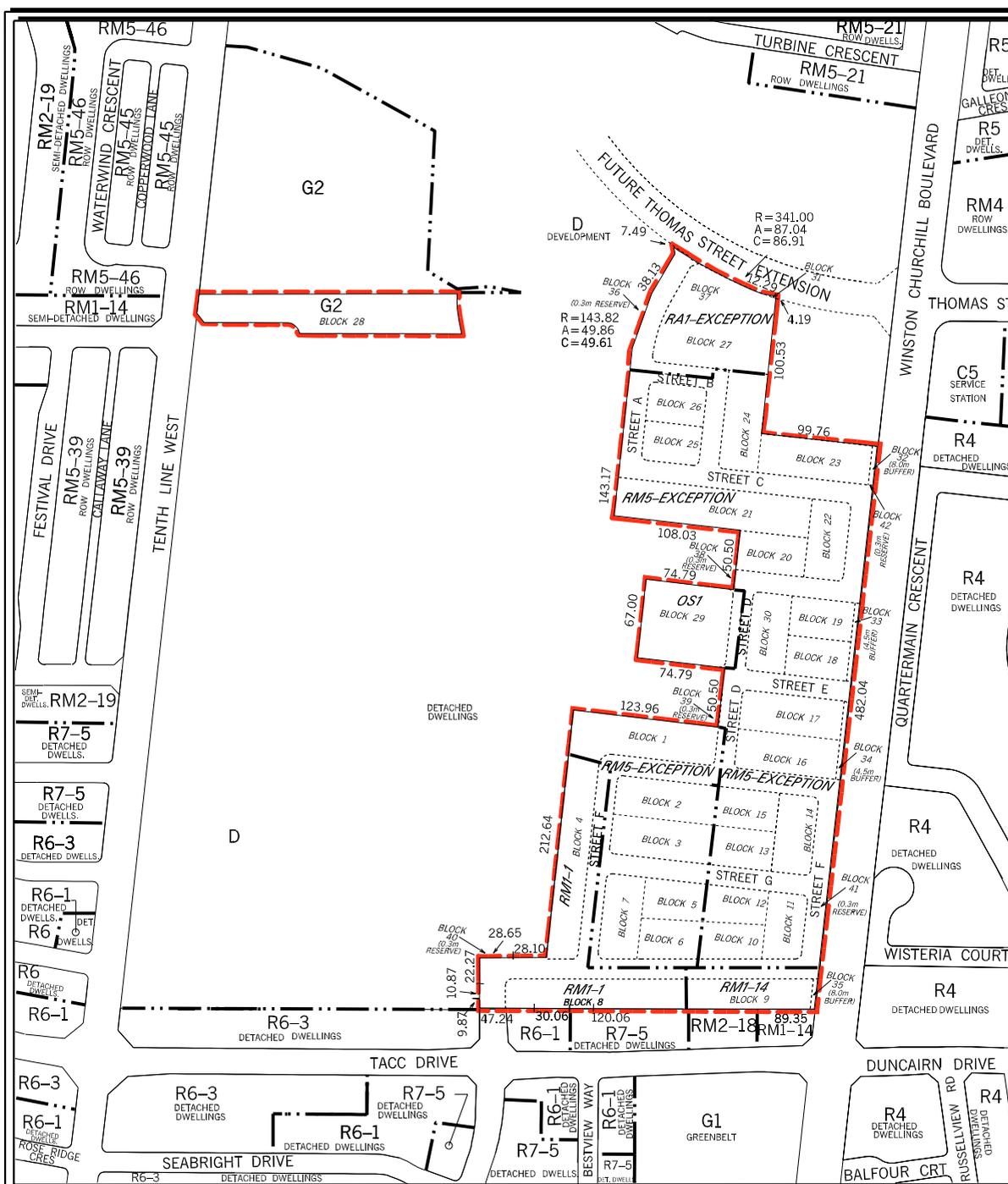
PDC DATE:  
2007 06 11

DRAWN BY:  
R.DICOSOLA

APPENDIX S-8B

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics



## CONDITIONS OF APPROVAL

**FILE:** T-M07001 W10

**SUBJECT: Draft Plan of Subdivision**  
**5378 Winston Churchill Boulevard and Part of Lot 3, Concession 11, New Survey,**  
**Part of Lot 1, Registrar's Compiled Plan 1541**  
**West side of Winston Churchill Boulevard, north of Tacc Drive**  
**City of Mississauga**  
**Joan Dottori**

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Approval of the draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, is valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft plan.

**NOTE:** City is "The Corporation of the City of Mississauga"  
Region is "The Regional Municipality of Peel"

The City has required the dedication of land for partial fulfillment of land for park or other public recreational purposes based on the Planning Act R.S.O. 1990, c.P.13, Section 51 (25) as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated May 29, 2007.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, grading, signals, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation.

THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 That a Zoning By-Law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 8.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
- 9.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 10.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 11.0 The applicant/owner shall make arrangements acceptable to the City with regard to any Park issues including Park or woodland development, buffer planting, or hoarding. To fulfil the requirements of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the City will accept Block Numbers 28 and 29 having an area of 1.17 ha (2.89 ac.) for partial fulfilment of land for park or other public recreational purposes. Prior to plan registration, the applicant shall pay cash-in-lieu for any outstanding land dedication deficit for park or other public recreational purposes.
- 12.0 Blocks 28 and 29 identified for parks purposes shall not include any utility cabinets (i.e. Hydro/Bell) on the subject lands. If the utility cabinets are required, the locations are to be shown on the final M Plan and identified as a separate block. These utilities are discouraged from being located next to park blocks. The final M Plan is not to include any Community Mailboxes along the street frontage of Park Block 29.

- 13.0 Prior to and as a condition of final approval and registration of the plan of subdivision, the applicant shall have:
- a) completed all required earthworks on the subdivision lands including the completion of all grading, sloping and filling on and within the adjacent lands to the west along the full length of the property line between the adjacent lands to the west and the subdivision lands all to the satisfaction of the City;
  - b) Prior to final approval, the applicant shall enter into an Agreement, satisfactory to the City, agreeing to a regime of Architectural Design Guidelines, acceptable to the Commissioner of Planning and Building, for the subject lands.
- 14.0 Prior to final approval, the City shall be advised by the School Boards that satisfactory arrangements regarding educational facilities have been made between the developer/applicant and the School Boards for this plan.
- 15.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Development Agreement and all offers of purchase and sale for all residential lots, the following warning clauses until the permanent school for the area has been completed:
- 15.1 Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
  - 15.2 That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- 16.0 That the Servicing Agreement shall contain a clause satisfactory to the Dufferin-Peel Catholic District School Board, that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.
- 17.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Development Agreement and on all offers of purchase and sale for a period of five years after registration of the plan:
- 17.1 Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or

bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel District School Board to determine the exact schools.

- 18.0 That the Servicing Agreement shall contain a clause satisfactory to the Peel District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.
- 19.0 That the owner/applicant agree to provide and fit up a temporary location at which Canada Post Corporation may locate community mailboxes during construction, until curbing and sidewalks are in place at the prescribed permanent mailbox locations.
- 20.0 That in consultation with Canada Post Corporation, the owner/applicant agrees to provide at their expense the following for the permanent mailbox locations:
  - 20.1 An appropriately sized sidewalk concrete pad on which Canada Post mailboxes will be placed, adjacent to the municipal sidewalk (where applicable), and any required footpaths across the boulevard from the curb to the sidewalk;
  - 20.2 Any required curb depressions and wheelchair access for mailbox sites where no sidewalk is planned.
- 21.0. Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 22.0 Prior to execution of the Servicing Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
- 23.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

**THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.**