



Corporate Report

Clerk's Files

Originator's
Files LA.07 (Bill 51)

DATE: September 11, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: October 1, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **City Initiated Amendments to Mississauga Plan -
Requirements for Complete Applications Resulting From
Amendments to the Planning Act (Bill 51)
City of Mississauga**

Request for a Public Meeting

RECOMMENDATION: That a public meeting be held by the Planning and Development Committee to consider the draft amendments to the Development Application policies of Mississauga Plan attached to the report titled "City Initiated Amendments to Mississauga Plan – Requirements for Complete Applications" dated September 11, 2007, from the Commissioner of Planning and Building and further, that the draft amendments to Mississauga Plan be circulated to City Departments and external commenting agencies for review and comment.

BACKGROUND: The purpose of this report is twofold. The first is to outline the changes to the *Planning Act* R.S.O. 1990, c.P.13, included in "An Act to amend the Planning Act and the Conservation Statute Law Amendment Act, 2006," (hereby referred to as Bill 51) as they pertain to complete applications for official plan amendments, zoning by-law amendments, subdivisions and consent applications.

The second is to identify the City's criteria for the submission of a complete development application. Sections of Mississauga Plan will require amendments to implement the new legislation to

ensure that applicants are aware of the City's requirements and that the City will receive the information needed to thoroughly assess development applications.

Additional information is provided in Appendices I-1 to I-2.

COMMENTS:

Bill 51

Bill 51 received Royal Assent on October 19, 2006, and the regulations for this Act were subsequently proclaimed on January 1, 2007. The sections of the Planning Act that have been amended by Bill 51 that are the subject of this report are Sections 22 (5) – Official Plan Amendments, 34 (10.2) – Zoning amendments, 51 (18) – plans of subdivision and 53 (3) – Consent Applications. Regulations also prescribe the minimum information required by the Province for various planning applications. (See Appendix I-1).

For each of the above-noted types of applications, Bill 51 states that the municipality may require certain information with the submission of an application if the information required is identified in the Official Plan.

Information Required with the Application

In order to determine the type of information that the City of Mississauga may wish to require with an application, the Departments involved in the land development processes were asked to identify information and studies required to adequately review a development proposal. The Community Services, Transportation and Works and Planning and Building Departments provided comments as to studies they currently use, report references that need to be updated and identified additional information commonly requested of an applicant in order to properly review and assess the implications of a development application. Appendix I-2 outlines a list of studies and information that may be requested depending on the nature of the development application.

These studies and information are commonly requested by staff and have been for many years. By clearly establishing these matters in the Official Plan, the Planning and Building Department will have the ability to ensure that a complete application includes

all reasonably necessary and relevant information. It also ensures that when applications are submitted, the applicant demonstrates a serious commitment to the process by providing complete information.

Staff also want future development in Mississauga to be environmentally sustainable, which is consistent with City Council's position on this issue. To ensure that development proposals not only address the appropriateness of future land uses but also their impact on the environment, staff are developing an environmental screening that will accompany all development applications. This will contain the criteria against which future development will be measured in terms of its environmental sustainability. When complete, this document can be added to the list of required information for a complete development application. A report will be presented to the Planning and Development Committee at a future date.

Communication of Application Requirements

In order that the requirements for a complete development application are clearly communicated to an applicant prior to making a submission to the City, a pre-application meeting with the Development Application Review Committee ("DARC") shall become a mandatory part of the process. Currently, although these meetings are strongly encouraged, there are no policies in the Official Plan that require this meeting prior to the submission of a development application.

Experience has demonstrated that these meetings are extremely beneficial for the applicant and City departments. They provide a forum for everyone to understand the application; the application submission requirements; the process for the application; and, are used to establish a preliminary understanding of the time that will be required to reach critical milestones in the process.

A new section, Section 5.3.1.4, has been added to the Official Plan in the Development Application section. This will ensure that the DARC meeting is held and that clear communication between the City and development proponents takes place.

The product of a DARC meeting is a "DARC Checklist". The content of the Checklist is determined in consultation with other

Departments' staff that attend the meeting, and the applicant is part of the discussions. The Checklist is required with the development application and becomes part of the complete application submission requirements. This item is included as part of Section 5.3.1.5.

It is important to note that although the DARC meeting is being formalized as part of the application process in the Official Plan, the format and atmosphere of the meeting should not change. Currently, staff and applicants work in a cordial manner to determine the information required for each application. Not all items listed on the DARC checklist or included in the draft Official Plan Amendment are required for each application, and staff will continue to follow the current practice of requesting only pertinent information for the review of the proposed development application.

Refusal of an Application and Timing

The Act allows for the Planning and Building Department to refuse to accept or further consider an application if the required information and material has not been submitted with the application. Further, the time period for the filing of an appeal of the application to the Ontario Municipal Board (OMB), does not commence until the application is deemed complete. Proposed Section 5.3.1.5 stipulates that without the required material, the application will not be deemed complete and will not be accepted by the Planning and Building Department. This contrasts with the current process, whereby an application is received, but if information is missing, it is held until all required information is received and is then circulated for comment.

FINANCIAL IMPACT: There is no financial impact to the City of Mississauga or any other official agency concerned with the proposed amendments to Mississauga Plan.

CONCLUSION: A statutory public meeting, in accordance with the Planning Act, is required to be held to consider the draft amendments to Mississauga Plan with respect to the requirements for complete applications. City department comments have been received and after the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding the proposed amendments to Mississauga Plan.

ATTACHMENTS: Appendix I-1 – Excerpt of Ontario Regulations 543/06, 544/06, 545/06 and 547/06
Appendix I-2 – Draft Proposed Amendments to Mississauga Plan. Development Applications, General Policies.

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: L. Christie, Development Planner

Legislative Summary – Ontario Regulations**Schedule 1 to Ontario Regulation 543/06 – Official Plans and Plan Amendments**
INFORMATION AND MATERIAL TO BE PROVIDED WITH A REQUEST UNDER
SUBSECTION 22(4) OF THE ACT

1. The name, address, telephone number and, if applicable, the e-mail address of the applicant.
2. The name of the municipality or planning board that is being requested to initiate the amendment to its official plan.
3. The date of the request to the municipality or planning board.
4. The name of the official plan requested to be amended.
5. A description of the subject land, including such information as the municipality, or the geographic township in unorganized territory, concession and lot numbers, reference plan and part numbers, and street names and numbers.
6. If known, the approximate area of the subject land, in metric units.
7. Whether the requested amendment changes, replaces or deletes a policy in the official plan.
8. If the answer to section 7 is yes, the policy to be changed, replaced or deleted.
9. Whether the requested amendment adds a policy to the official plan.
10. The purpose of the requested amendment.
11. The current designation of the subject land in the official plan and the land uses that the designation authorizes.
12. Whether the requested amendment changes or replaces a designation in the official plan.
13. If the requested amendment changes or replaces a designation in the official plan, the designation to be changed or replaced.
14. The land uses that the requested official plan amendment would authorize.
15. Whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body, or other means.

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16. Whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.

17. If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed,

- (a) a servicing options report; and
- (b) a hydrogeological report.

18. Whether the subject land or land within 120 metres of it is the subject of an application by the applicant under the Act for,

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order;
or
- (c) approval of a plan of subdivision or a site plan.

19. If the answer to section 18 is yes, the following information about each application:

- (a) its file number;
- (b) the name of the approval authority considering it;
- (c) the land it affects;
- (d) its purpose;
- (e) its status; and
- (f) its effect on the requested amendment.

20. If a policy in the official plan is being changed, replaced or deleted or if a policy is being added, the text of the requested amendment.

21. If the requested amendment changes or replaces a schedule in the official plan, the requested schedule and the text that accompanies it.

22. If the requested amendment alters all or any part of the boundary of an area of settlement in a municipality or establishes a new area of settlement in a municipality, the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.

23. If the requested amendment removes the subject land from an area of employment, the current official plan policies, if any, dealing with the removal of land from an area of employment.

24. Whether the requested amendment is consistent with the policy statements issued under subsection 3 (1) of the Act.

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25. Whether the subject land is within an area of land designated under any provincial plan or plans.

26. If the answer to section 25 is yes, whether the requested amendment conforms to or does not conflict with the provincial plan or plans.

27. An affidavit or sworn declaration by the applicant certifying that the information required under this Schedule and provided by the applicant is accurate.

Schedule 1 to Ontario Regulation 544/06 – Plans of Subdivision**INFORMATION AND MATERIAL TO BE PROVIDED WITH AN APPLICATION UNDER SUBSECTION 51 (17) OF THE ACT**

1. The name, address, telephone number and, if applicable, the e-mail address of the owner of the subject land, and of the agent if the applicant is the owner's authorized agent.

2. The date of the application.

3. A description of the subject land, including such information as the municipality, or the geographic township in unorganized territory, concession and lot numbers, reference plan and part numbers, and street names and numbers.

4. Whether there are any easements or restrictive covenants affecting the subject land.

5. If the answer to section 4 is yes, a description of each easement or covenant and its effect.

6. If known,

(a) whether the subject land was ever the subject of an application for approval of a plan of subdivision under section 51 of the Act, for a consent under section 53 of the Act, for a minor variance, for approval of a site plan, or for an amendment to an official plan, a zoning by-law or a Minister's zoning order; and

(b) if the answer to clause (a) is yes, the file number and status of the application.

7. The total number of lots or blocks shown on the draft plan, and the number of lots or blocks shown on the draft plan for each of the following uses:

1. Detached residential.
2. Semi-detached residential.
3. Multiple attached residential.
4. Apartment residential.
5. Seasonal residential.
6. Mobile home.
7. Other residential.

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8. Commercial.

9. Industrial.

10. Institutional.

11. Park or open space.

12. Roads.

13. Other.

8. The total number of units or dwellings shown on the draft plan, and the number of units or dwellings shown on the draft plan for each of the uses listed in section 7, except the uses described in paragraphs 11 and 12 of that section.

9. In hectares, the total area of land shown on the draft plan, and the area of land shown on the draft plan for each of the uses listed in section 7.

10. The total number of units or dwellings shown on the draft plan per hectare, and the number of units or dwellings shown on the draft plan per hectare for each of the uses listed in section 7, except the uses described in paragraphs 11 and 12 of that section.

11. The total number of parking spaces shown on the draft plan, and the number of parking spaces shown on the draft plan for each of the uses listed in section 7, except the uses described in paragraphs 1, 2, 11 and 12 of that section.

12. If the application is for approval of a condominium description, the number of parking spaces shown on the draft plan for detached and semi-detached residential use.

13. If one of the uses referred to under section 7, 8, 9, 10 or 11 is identified as "other residential", "institutional" or "other", a description of the use.

14. The current designation of the subject land in the applicable official plan.

15. Whether access to the subject land will be,

(a) by a provincial highway, a municipal road that is maintained all year or seasonally, another public road or a right of way; or

(b) by water.

16. If access to the subject land will be by water only, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

17. Whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means.

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18. If the plan would permit development of more than five lots or units on privately owned and operated individual or communal wells,
- (a) a servicing options report; and
 - (b) a hydrogeological report.
19. Whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system or other means.
20. If the plan would permit development of five or more lots or units on privately owned and operated individual or communal septic systems,
- (a) a servicing options report; and
 - (b) a hydrogeological report.
21. If the plan would permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed,
- (a) a servicing options report; and
 - (b) a hydrogeological report.
22. If the plan would permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems, and 4500 litres of effluent or less would be produced per day as a result of the development being completed, a hydrogeological report.
23. Whether the subject land contains any areas of archaeological potential.
24. If the plan would permit development on land that contains known archaeological resources or areas of archaeological potential,
- (a) an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act*; and
 - (b) a conservation plan for any archaeological resources identified in the assessment.
25. Whether storm drainage will be provided by sewers, ditches, swales or other means.
26. If the application is for approval of a condominium description,
- (a) whether a site plan for the proposed condominium has been approved and whether a site plan agreement has been entered into;
 - (b) whether a building permit for the proposed condominium has been issued;
 - (c) whether the proposed condominium is under construction or has been completed;
 - (d) if construction has been completed, the date of completion; and

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(e) whether the proposed condominium is a conversion of a building containing residential rental units, and in that case the number of units to be converted.

27. Whether the plan is consistent with policy statements issued under subsection 3 (1) of the Act.

28. Whether the subject land is within an area of land designated under any provincial plan or plans.

29. If the answer to section 28 is yes, whether the plan conforms to or does not conflict with the applicable provincial plan or plans.

30. If the applicant is not the owner of the subject land, the owner's written authorization to the applicant to make the application.

31. An affidavit or sworn declaration by the applicant that the information required under this Schedule and provided by the applicant is accurate.

Schedule 1 to Ontario Regulation 545/06 – Zoning By-laws, Holding By-laws and Interim Control By-laws

INFORMATION AND MATERIAL TO BE PROVIDED IN AN APPLICATION UNDER SUBSECTION 34 (10.1) OF THE ACT

1. The name, address, telephone number and, if applicable, the e-mail address of the applicant.

2. The date of the application to the municipality or planning board.

3. If known, the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land.

4. The current designation of the subject land in the applicable official plan, and an explanation of how the application conforms to the official plan.

5. The current zoning of the subject land.

6. The nature and extent of the rezoning requested.

7. The reason why the rezoning is requested.

8. If the subject land is within an area where the municipality has pre-determined the minimum and maximum density requirements or the minimum and maximum height requirements, a statement of these requirements.

9. A description of the subject land, including such information as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and street names and numbers.

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10. The frontage, depth and area of the subject land, in metric units.
11. If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, details of the official plan or official plan amendment that deals with the matter.
12. If the application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with the matter.
13. If the subject land is within an area where zoning with conditions may apply, an explanation of how the application conforms to the official plan policies relating to zoning with conditions.
14. Whether access to the subject land will be,
 - (a) by a provincial highway, a municipal road that is maintained all year or seasonally, another public road or a right of way; or
 - (b) by water.
15. If access to the subject land will be by water only, the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road.
16. The existing uses of the subject land.
17. Whether there are any buildings or structures on the subject land.
18. If the answer to section 17 is yes, the following information for each building or structure:
 - (a) the type of building or structure; and
 - (b) in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area.
19. The proposed uses of the subject land.
20. Whether any buildings or structures are proposed to be built on the subject land.
21. If the answer to section 20 is yes, the following information for each building or structure:
 - (a) the type of building or structure; and
 - (b) in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area.
22. If known,
 - (a) the date the subject land was acquired by the current owner;

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- (b) the date any existing buildings or structures on the subject land were constructed; and
 - (c) the length of time that the existing uses of the subject land have continued.
23. Whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means.
24. Whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.
25. If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed,
- (a) a servicing options report; and
 - (b) a hydrogeological report.
26. Whether storm drainage will be provided by sewers, ditches, swales or other means.
27. If known,
- (a) whether the subject land has ever been the subject of an application under the Act for approval of a plan of subdivision or for a consent;
 - (b) if the answer to clause (a) is yes, the file number and status of the application;
 - (c) whether the subject land has ever been the subject of an application under section 34 of the Act; and
 - (d) whether the subject land has ever been the subject of a Minister's Zoning Order and, if known, the Ontario Regulation number of that order.
28. A sketch showing, in metric units,
- (a) the boundaries and dimensions of the subject land;
 - (b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
 - (c) the approximate location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,
 - (i) are located on the subject land and on land that is adjacent to it, and
 - (ii) in the applicant's opinion, may affect the application;
 - (d) the current uses of land that is adjacent to the subject land;
 - (e) the location, width and name of any roads within or abutting the subject land,

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indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;

(f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used; and

(g) the location and nature of any easement affecting the subject land.

29. Whether the application for an amendment to the zoning by-law is consistent with policy statements issued under subsection 3 (1) of the Act.

30. Whether the subject land is within an area of land designated under any provincial plan or plans.

31. If the answer to section 30 is yes, whether the application conforms to or does not conflict with the applicable provincial plan or plans.

32. An affidavit or sworn declaration by the applicant that the information required under this Schedule and provided by the applicant is accurate.

Schedule 1 to Ontario Regulation 547/06 – Consent Applications**INFORMATION AND MATERIAL TO BE INCLUDED IN AN APPLICATION FOR CONSENT UNDER SUBSECTION 53 (2) OF THE ACT**

1. The name, address, telephone number and, if applicable, the e-mail address of the owner of the subject land, and of the agent if the applicant is the owner's authorized agent.

2. The date of the application.

3. The type and purpose of the proposed transaction (*for example, a transfer for the creation of a new lot, a lot addition, an easement, a charge, a lease or a correction of title*).

4. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

5. A description of the subject land, including such information as the municipality, or the geographic township in unorganized territory, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers, and street names and numbers.

6. Whether there are any easements or restrictive covenants affecting the subject land.

7. If the answer to section 6 is yes, a description of each easement or covenant and its effect.

8. The following information, with respect to the land intended to be severed and the land intended to be retained:

(a) the frontage, depth and area, in metric units;

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<p>(b) the existing and proposed uses of the land;</p> <p>(c) the existing and proposed buildings and structures on the land;</p> <p>(d) whether access to the land will be,</p> <ul style="list-style-type: none">(i) by a provincial highway, a municipal road that is maintained all year or seasonally, another public road or a right of way, or(ii) by water; <p>(e) if access to the land will be by water only, the parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road;</p> <p>(f) whether water will be provided by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means; and</p> <p>(g) whether sewage disposal will be provided by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.</p> <p>9. The current designation of the subject land in the applicable official plan.</p> <p>10. If known,</p> <ul style="list-style-type: none">(a) whether the subject land has ever been the subject of an application for approval of a plan of subdivision under section 51 of the Act or a consent under section 53 of the Act; and(b) if the answer to clause (a) is yes, the file number of the application and the status of the application. <p>11. Whether any land has been severed from the parcel originally acquired by the owner of the subject land.</p> <p>12. If the answer to section 11 is yes, the date of the transfer, the name of the transferee and the uses of the severed land.</p> <p>13. If known,</p> <ul style="list-style-type: none">(a) whether the subject land is the subject of any other application under the Act, such as an application for an amendment to an official plan, a zoning by-law or a Minister's zoning order, an application for a minor variance or an application for an approval of a plan of subdivision or a consent; and(b) if the answer to clause (a) is yes, the file number of the application and the status of the application. <p>14. A sketch showing the following, in metric units:</p> <ul style="list-style-type: none">(a) the boundaries and dimensions of any land abutting the subject land that is

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owned by the owner of the subject land;

- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) the approximate location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,
 - (i) are located on the subject land and on land that is adjacent to it, and
 - (ii) in the applicant's opinion, may affect the application;
- (f) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- (h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
- (i) the location and nature of any easement affecting the subject land.

15. Whether the application is consistent with policy statements issued under subsection 3 (1) of the Act.

16. Whether the subject land is within an area of land designated under any provincial plan or plans.

17. If the answer to section 16 is yes, whether the application conforms to or does not conflict with the applicable provincial plan or plans.

18. If the applicant is not the owner of the subject land, the owner's written authorization to the applicant to make the application.

19. An affidavit or sworn declaration by the applicant that the information required under this Schedule and provided by the applicant is accurate.

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**DRAFT PROPOSED AMENDMENTS TO MISSISSAUGA PLAN
RELATED TO THE SUBMISSION OF A COMPLETE APPLICATION**

“5.3.1.3 To provide consistent application of planning and urban design principles, all development applications will address the following:

- a.** the relationship of the proposed development to adjacent land uses and the suitability of transition in height, density, and built form;
- b.** conformity with the policies in this Plan;
- c.** in circumstances where medium and high density residential uses are in proximity to developments of a lower density, measures, such as increased setback, sensitive building location and design and landscaping, may be required to ensure compatibility with the lower density designations;
- d.** the adequacy of engineering services;
- e.** the adequacy of the multi-modal transportation system;
- f.** the suitability of the site in terms of size and shape, to accommodate the necessary on-site functions, parking, landscaping, and recreational facilities; and,
- g.** the impact of the height and form of development, in terms of overshadowing and amenity loss, on neighbouring residential and park uses.”

“5.3.1.4 A pre-application meeting between the development proponent and/or their agent and the Development Application Review Committee shall be held prior to the submission of an application for an Official Plan Amendment, rezoning, draft plan of subdivision or condominium and/or a consent application, in accordance with the City’s policies and procedures.

“5.3.1.5 The following studies, reports and/or documents are required as part of a complete application submission for an Official Plan Amendment, rezoning, draft plan of subdivision or condominium and consent application. This list is not inclusive, and other material may be requested when the application is reviewed. The list of required information will be dependent on the type of application, the property location and adequacy of services. The scope of the studies and the terms of reference will be determined at the mandatory preliminary meeting prior to application submission.

If the requested material is not provided, the application will be deemed incomplete and will not be received by the Development and Design Division.

- Development Application Review Checklist, as completed at the Development Application Review Committee (pre-application) meeting
- notice signage erected on-site in accordance with the City of Mississauga’s guidelines and regulations
- complete application form and required fees
- Planning Justification Report, which may include plan of survey and concept plan
- draft Official Plan Amendment
- draft Zoning By-law Amendment
- draft Plan of Subdivision or Condominium
- Urban Design Study (see also Appendix M: Built Form).
- Arborist’s Report (including Tree Survey/Tree Preservation Plan)

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- Parking Use Study
- Sun/Shadow/Wind Study
- Environmental Impact Study
- Slope Stability Study/Top of Bank Survey
- Downstream Erosion Impact Report/Investigation
- Functional Storm Drainage Report
- Storm Water Management Study
- Streambank Assessment
- Implementation study for Two Zone Floodplain Policies (Malton and Cooksville)
- Environmental Site Screening Questionnaire and Declaration
- Site Remediation Studies, including Phase I Environmental Site Assessment, Phase II Environmental Site Assessment, Remedial Work Plan, Site Clean-Up Report, Record of Site Condition
- Acoustical Feasibility Study (for stationary, road, rail and/or airport noise sources)
- Vibration Analysis
- Air Quality Study
- Geotechnical Report
- Traffic Impact Study (including scoped studies such as gapping, signal operations, and/or other relevant traffic issues)
- Traffic Safety Impact Study (including access review, sight lines, queuing, gapping and collisions)
- Transit Impact Assessment/Statement
- On Street Parking Analysis (including type, availability and feasibility of the on street parking arrangement)
- Park Concept Plan
- Heritage Impact Statement
- Community Uses Needs Assessment
- Above and below ground Utility Plans (existing and proposed) on City lands
- Archeological Assessment
- Restrictions on Title (where the creation of Common Element Condominium lots precedes the creation of the private road)”

5.3.1.6 - add a new subsection l. to the existing text as follows:

“l. soil and groundwater quality.”

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APPENDIX I

PUBLIC NOTICE

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on _____ in connection with this proposed Amendment.

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