



Corporate Report

Clerk's Files

Originator's

Files OZ 07/008 W 11
T-M07003 W 11

DATE: January 27, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 17, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning and Draft Plan of Subdivision Applications
To permit 12 Detached Dwellings on a CEC Private Road,
Future Residential Block, Parkland, Natural Heritage
Protection, Greenbelt and a Walkway
6950 Second Line West
Part of Lot 10, Concession 3, W.H.S.
West side of Second Line West, south of Old Derry Road
Owner: 2096553 Ontario Inc. (Hush Homes)
Applicant: John D. Rogers & Associates Inc.
Bill 51

Public Meeting **Ward 11**

RECOMMENDATION: That the Report dated January 27, 2009, from the Commissioner of Planning and Building regarding the application under file OZ 07/008 W11 to change the Zoning of By-law 0225-2007 from "R1-32" (Detached Dwelling) and "R2-10" (Detached Dwelling) to "R16-Exception A" (Detached Dwelling on a CEC - Private Road), "R16-Exception B" (Detached Dwelling on a CEC - Private Road), "OS1" (Open Space), and "G2-Exception" (Greenbelt) and a Draft Plan of Subdivision under file T-M07003 W11 to permit 12 Detached Dwellings on a CEC Private Road, Future Residential Block, Parkland, Natural Heritage Protection, Greenbelt and a

Walkway, 2096553 Ontario Inc., Part of Lot 10, Concession 3, W.H.S., be received for information.

BACKGROUND:

The above-noted applications have been circulated for technical comments and a community meeting has been held.

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	May 2, 2007 (deemed complete May 22, 2007)
Height:	2 storeys (10.7 metres/35 ft.)
Lot Coverage:	Max. 30% abutting Heritage District Max. 35% south of Heritage District
Net Density:	Adjacent Heritage District 7.7 units/ha (3.1 units/acre) South of Heritage District 9.1 units/ha (3.7 units/acre) Total = 8.5 units/ha (3.4 units/acre)
Number of units:	12
Anticipated Population:	40 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.
Parking Required:	2.0 resident spaces per unit 0.25 visitor spaces per unit (3 visitor spaces)
Parking Provided:	3.0 resident spaces per unit 0.0 visitor spaces per unit

Development Proposal	
Supporting Documents:	Planning Justification Report; Functional Servicing Report; Noise Study; Heritage Comments and Opinion; Archaeological Assessment.

Site Characteristics	
Frontage:	24.59 m (80.7 ft.) - Second Line West
Depth:	Irregular - approximately 139 m (456 ft.)
Net Lot Area:	1.73 ha (4.26 ac.)
Existing Use:	vacant

Green Development Initiatives

The applicant has identified that the following green development initiatives will be incorporated into the development:

- all driveways are to be constructed of permeable pavement materials.
- dwellings to be Energy Star Certified with an option for a LEED (Leadership in Energy and Environmental Design) upgrade.

Additional information is provided in Appendices I-1 to I-11.

Neighbourhood Context

The subject property is located on the west side of Second Line West, south of Old Derry Road in Meadowvale Village. The lands are located south of and abutting the Meadowvale Village Heritage Conservation District. The surrounding area is predominantly residential. The site is relatively flat save for a ridge sloping down to the west into the adjacent community park, and contains a large number of mature trees. This ridge feature in the northwest of the site has heritage value as part of the historic cultural landscape of Meadowvale Village and is proposed to be preserved within a Natural Heritage Block for municipal acquisition. The rear of

three properties to the south fronting Second Line West (6940, 6932, and 6920 Second Line West) were severed and consolidated with 6950 Second Line West to comprise the subject property. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Detached residential dwellings along Old Derry Road, a retail store and motor vehicle service station.
- East: Meadowvale Village Hall community centre, detached dwellings along Second Line West.
- South: Detached dwellings.
- West: Detached dwellings, heritage ridge, and community park.

Current Mississauga Plan Designation and Policies for Meadowvale Village (May 5, 2003)

The lands are located within the Village Character Area of Meadowvale Village. Due to the fact they abut the Heritage Conservation District the following designation and policies apply.

"Residential Low Density I" which permits detached dwellings on lots with minimum frontages of 22.5 metres (73.8 ft.) to a maximum density of 10 units per net residential hectare (4 units per net residential acre). Land which does not immediately abut the Heritage Conservation District may be developed for detached dwellings on lots with a minimum frontage of 18 metres (59 ft.) to a maximum density of 15 units per net residential hectare (6 units per net residential acre). The applications are in conformity with the land use designation and no official plan amendments are proposed.

As noted above, the lands are part of the "Village Character Area" of Meadowvale Village.

Section 4.23.3.1.2 contains the following policies for the Village Character Area:

- The rural village character of the Heritage Conservation District must be maintained for example, the small houses with complex massing, the generous front, rear and side setbacks, the many mature trees and the irregular topography. These provisions should also guide new development outside the Heritage Conservation District, but within this Character Area.
- The existing grades should be maintained. Where acceptable drainage cannot be achieved through revised road layouts, lot sizes, lotting patterns or innovative drainage techniques, regrading may be permitted, providing that the effect on topography and vegetation is minimized.
- The design of subdivisions will provide for the appropriate development of the rear yards of the existing lots fronting on both sides of Second Line West, south of Old Derry Road.
- Building heights should be limited to two and a half (2.5) storeys, lot coverage should be addressed, and provision made for generous setbacks to ensure a sense of spaciousness around the Village, with larger setbacks closer to the Village.
- Pedestrian access will be provided from the Community Centre through abutting land to the west to the existing park.
- The development of these lands may include rolled curbs and gutters, fewer municipal sidewalks, and decorative street lighting – all of which differ from existing City standards. In addition, side yard fencing, street trees, signage, open space linkages, bus shelters, mail delivery kiosks, and other street furniture should generally conform to the Meadowvale Village Urban Design Guidelines.

There are other policies in the Official Plan which also are applicable in the review of these applications including:

Section 2.12.2.1

To recognize the significance of and act responsibly in the identification, protection and enhancement of structures sites, cultural heritage landscapes.

Section 2.23.2.3

To provide and maintain locations and settings for heritage resources which are compatible with and enhance the character of the heritage resource.

Residential Policies

Section 3.2.3.2 of Mississauga Plan states that high quality and innovative residential design will be promoted in a form which reinforces and enhances the local community character, respects its immediate context and creates a quality living environment. Innovative housing types and zoning standards will be encouraged. Design issues related to built form, scale, massing, orientation, parking, overshadowing, and the quantity and quality of open space will be priorities in assessing the merits of residential development.

Section 3.2.3.4

Reduction of residential densities will be discouraged.

Urban Design Policies

Section 3.18.2.4

Building and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area.

Section 3.18.2.6

Building , landscaping and site design will minimize the effects of noise, unattractive views, other negative impacts and will buffer adjacent land uses.

Existing Zoning

"R1-32" (Detached Dwelling) and "R2-10" (Detached Dwelling), which permits detached dwellings in accordance with specific standards as summarized within the table of Appendix I-10 of this report.

Proposed Zoning By-law Amendment

"R16-Exception A" (Detached Dwelling on a CEC – Private Road) to permit 5 detached dwellings on lots with minimum frontages of 22.5 metres (73.8 ft.) adjacent the Heritage Conservation District, "R16-Exception B" (Detached Dwelling on a CEC – Private Road) to permit 7 detached dwellings on lots with minimum frontages of 18 metres (59 ft.), "OS1" (Open Space) to permit a natural heritage block along the heritage ridge and additional lands for the community centre, and "G2-Exception" (Greenbelt), to provide for tree preservation zones.

As part of the rezoning, the applicant is proposing that exceptions be applied to the "R16" zone standards in accordance with Appendix I-10.

COMMUNITY ISSUES

A community meeting was held by Ward 11, Councillor Carlson on November 6, 2007. On October 23, 2008 the Heritage Advisory Committee met to review the proposed elevations.

The following is a summary of issues raised by the Community:

Comments

There was concern raised with preservation of mature trees on-site to maintain the character of the area.

Response

A Tree Preservation Plan has been submitted with the applications to identify all trees on-site and specify those trees to be protected and preserved and those proposed to be removed.

Tree preservation areas have been requested by staff, which are proposed to be zoned "G2-Exception" (Greenbelt), to ensure the protection of significant vegetation along adjacent properties to the north, east, and south. The plan shows tree preservation areas of 5 metres (16 ft.) depth along the north and northeast property limits and a portion of the southern property limit to protect significant trees and provide a landscape buffer. A 3 metre (9.8 ft.) deep tree preservation area is shown adjacent the natural heritage block (heritage ridge).

Comments

One neighbour had a concern with the uneven depth of the preservation area along the north of the site and thought it should be consistent.

Response

The larger Natural Heritage Block in the northwest corner of the draft plan is proposed to be zoned "OS1" (Open Space). It is comprised of a natural feature (landform/ridge) which was staked with staff to determine the limits of the topography and appropriate protection area. This feature is described as a heritage ridge which is a prominent landform within Meadowvale Village, and is thus to be protected and preserved as part of the cultural landscape. The lands outside of the ridge along the north of the property are proposed to accommodate a consistent 5 metre (16 ft.) deep tree preservation area to protect trees in this area, provide a buffer to the lands to the north., and are to be zoned "G2-Exception" (Greenbelt).

Comments

Neighbours expressed concern that the proposed development

would impact their privacy.

Response

Staff will review setbacks, landscaping, and tree preservation measures to ensure sufficient privacy and provide a response in the Supplementary Report.

Comments

The resident opposite the Street 'A' access to the proposed subdivision raised issue with the impact of lights at night from automobiles leaving the subdivision.

Response

A response will be provided in the Supplementary Report.

Comments

The Heritage Advisory Committee commented that the elevations should be designed to better reflect the modest character of Meadowvale Village, with some reduction within the details and massing of the homes.

Response

A response will be provided in the Supplementary Report.

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:

- submission of concept plans for the park blocks;
- address the design concerns of the Heritage Coordinator and Heritage Advisory Committee;
- provide additional details for the proposed common element

condominium development and the phasing of future development blocks: and,

- provide an updated Functional Servicing Report.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to noise, tree preservation, provision of parkland, and public walkway, 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.

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 Meadowvale Village District Land Use Map

Appendix I-4 - Excerpt of Existing Land Use Map

Appendix I-5 - Concept Plan

Appendix I-6 - Draft Plan of Subdivision

Appendix I-7 - Elevations

Appendix I-8 - Agency Comments
Appendix I-9 - School Accommodation
Appendix I-10 - Detail Zoning Provisions
Appendix I-11 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner

2096553 Ontario Inc.

**File: OZ 07/008 W11
T-M07003 W11**

Site History

- February 11, 1999 – Draft Plan of Subdivision Application submitted for 6950 Second Line West (Khan property) to permit 8 detached dwellings under file T-M99002;
- March 8, 1999 – Official Plan Amendment and Rezoning Application submitted for 6950 Second Line West (Khan property) to permit 8 detached dwellings under file OZ 99/012;
- June 13, 2001 – Council adopts staff's recommendation and refuses applications OZ 99/012 and T-M99002 for 6950 Second Line West (Khan property);
- November 12 – 18, 2002 – Ontario Municipal Board Hearing to hear appeal of Council decision regarding OZ 99/012 and T-M99002 (Khan property);
- January 10, 2003 – Ontario Municipal Board dismissed appeals regarding OZ 99/012 and T-M99002 (Khan property);
- May 5, 2003 – Mississauga Plan and the Meadowvale Village District policies came into force.
- January 18, 2007 – Consent application approved by Committee of Adjustment to sever the rear portions of 6932 and 6940 Second Line West to be consolidated with 6950 Second Line West (B-001/07).
- July 12, 2007 – Consent application approved by Committee of Adjustment to sever the rear portions of 6920 Second Line West to be consolidated with 6950 Second Line West (B-059/07).
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed.
- July 13, 2007 – an appeal was filed to Zoning By-law 0225-2007 for the subject lands regarding building height and coverage.
- September 22, 2008 – the appeal to Zoning By-law 0225-2007 for the subject lands was withdrawn and therefore the provisions of the new By-law apply.



LEGEND:



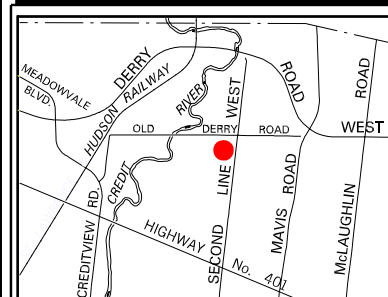
SUBJECT LANDS

DATE OF AERIAL PHOTO: APRIL 2008



SUBJECT:

2096553 ONTARIO INC.



FILE NO:

T-M07003 W11

DWG. NO:

07008A

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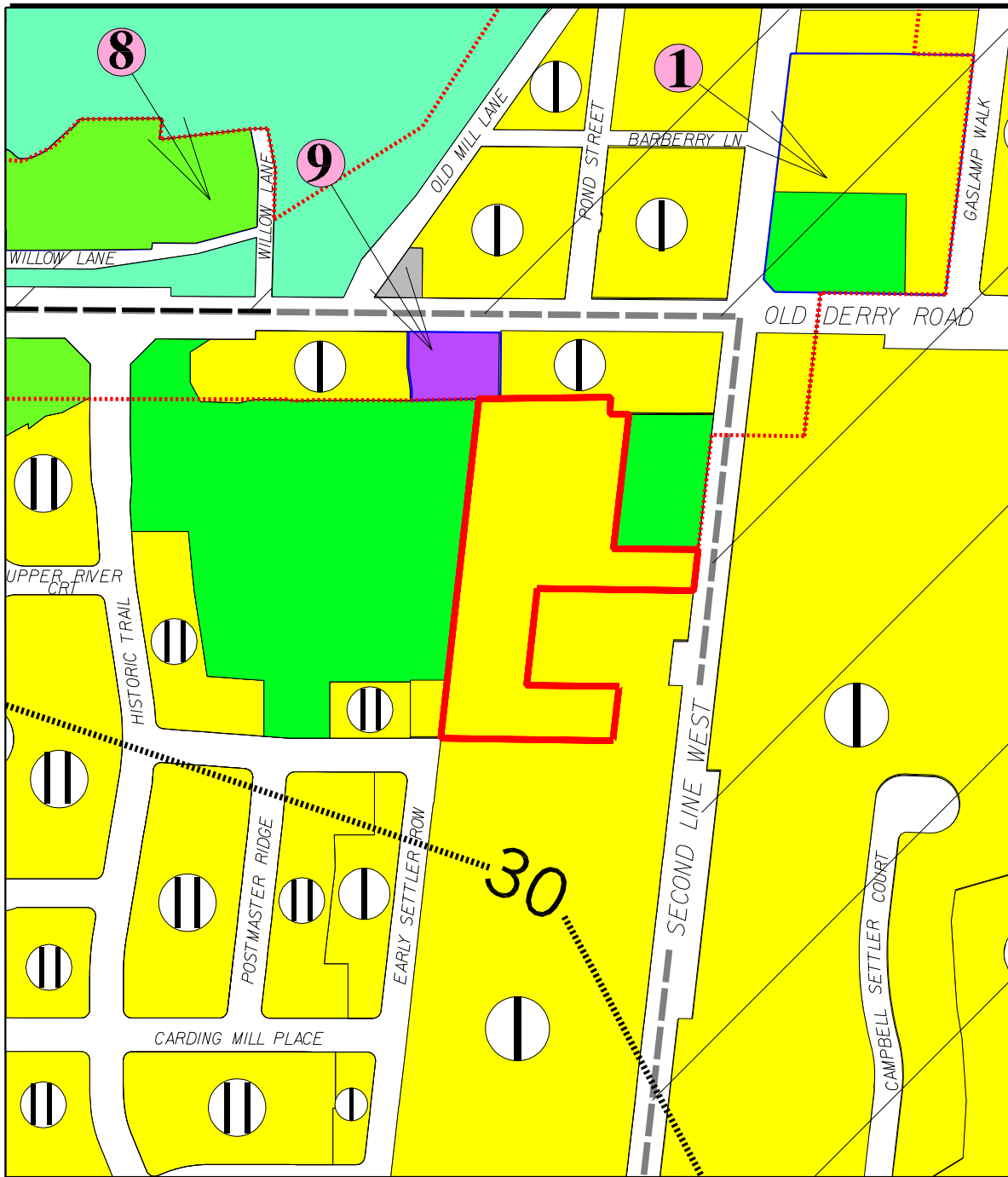
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R.DICOSOLA

MISSISSAUGA
Planning and Building

Produced by
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APPENDIX I-2

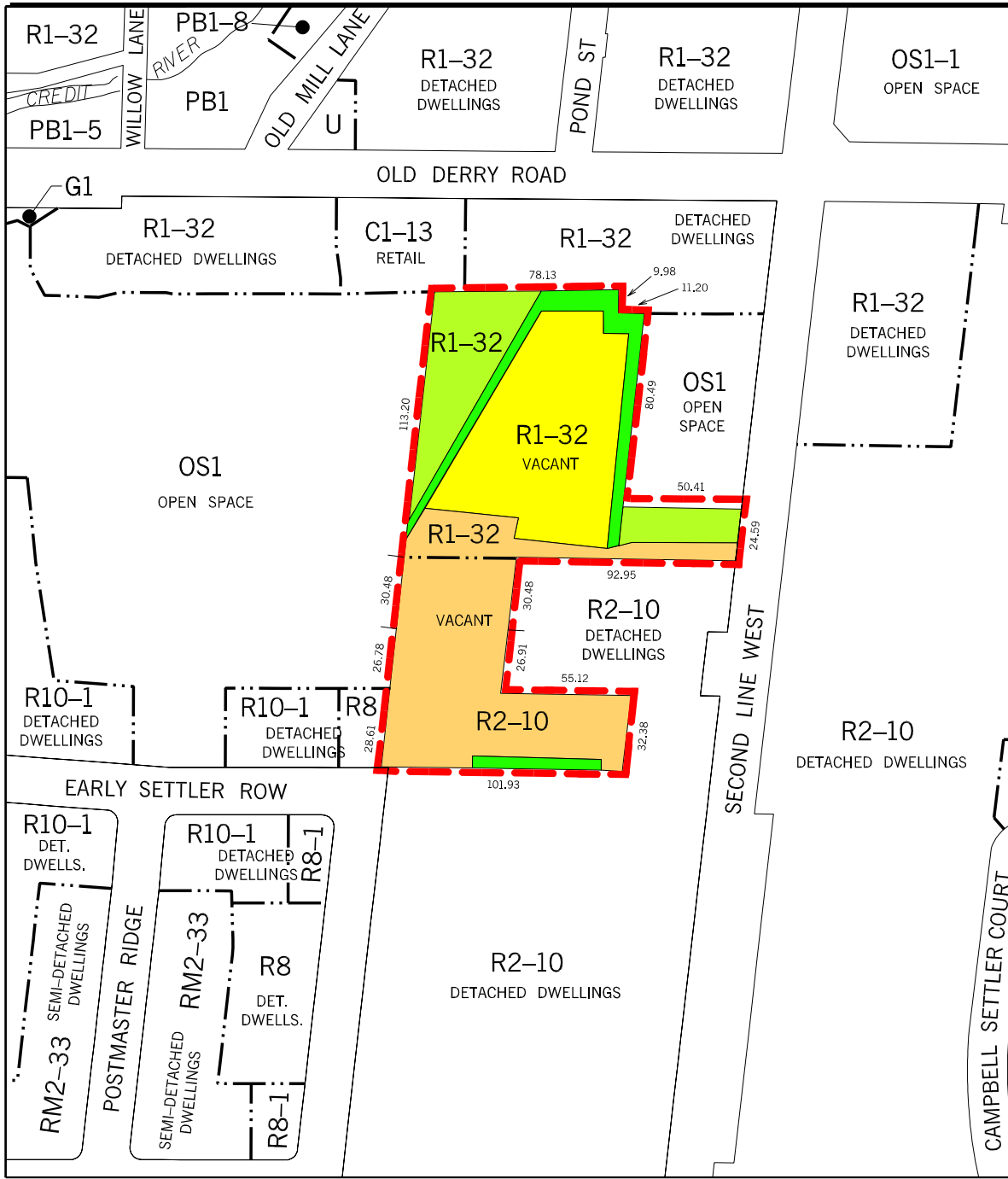


**PART OF MEADOWVALE VILLAGE DISTRICT LAND USE MAP
MEADOWVALE VILLAGE DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS		TRANSPORTATION LEGEND	
	Residential – Low Density I		Provincial Highway and Interchange
	Residential – Low Density II		Arterial
	Residential – Medium Density I		Major Collector
	General Commercial		Minor Collector
	Convenience Commercial		Local Road
	Motor Vehicle Commercial		Major Transit Corridor
	Busines Employment	LAND USE LEGEND	
	Public Open Space		Heritage Conservation District
	Greenbelt		LBPIA Operating Area Boundary – See Aircraft Noise Policies (Note: in Meadowvale Village this includes all lands to the East.)
	Parkway Belt West		Lands Exempt From LBPIA Operating Area
	Utility		Lands experiencing noise levels of greater than 35 NEF
	Special Site Areas (See Special Site Policies)		Proposed Stormwater Management Facility
			Existing Stormwater Management Facility
			1996 NEP/2000 NEF Composite Noise Contours
			Planning District
SUBJECT LANDS			

SUBJECT: 2096553 ONTARIO INC.

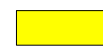
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		DRAWN BY: R.DICOSOLA	
		Produced by T&W, Geomatics	



LEGEND:



SUBJECT LANDS



PROPOSED REZONING FROM "R1-32" (DETACHED DWELLINGS) TO "R16-EXCEPTION A" (DETACHED DWELLINGS ON A CEC-PRIVATE ROAD) TO PERMIT FIVE (5) DETACHED DWELLINGS WITH MINIMUM LOT FRONTAGES OF 22.5 METRES (73.8FT) ON A COMMON ELEMENT CONDOMINIUM ROAD.



PROPOSED REZONING FROM "R1-32" (DETACHED DWELLINGS) AND "R2-10" (DETACHED DWELLINGS) TO "R16-EXCEPTION B" (DETACHED DWELLINGS ON A CEC-PRIVATE ROAD) TO PERMIT SEVEN (7) DETACHED DWELLINGS WITH MINIMUM LOT FRONTAGES OF 18 METRES (59FT) ON A COMMON ELEMENT CONDOMINIUM ROAD.



PROPOSED REZONING FROM "R1-32" (DETACHED DWELLINGS) TO "OS1" (OPENSACE) TO PERMIT A NATURAL HERITAGE BLOCK AND ADDITIONAL PARKLAND.



PROPOSED REZONING FROM "R1-32" (DETACHED DWELLINGS) AND "R2-10" (DETACHED DWELLINGS) TO "G2-EXCEPTION" (GREENBELT) TO PROVIDE TREE PROTECTION.

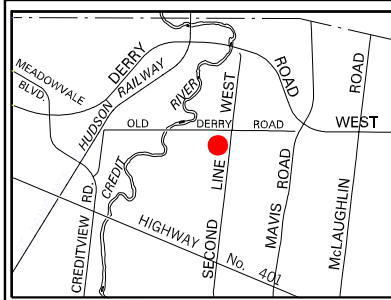
THE LANDS ARE ALSO SUBJECT TO A DRAFT PLAN OF SUBDIVISION.

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



SUBJECT:

2096553 ONTARIO INC.



FILE NO:
OZ 07008 W11
T-M07003 W11

DWG. NO:
07008R

SCALE:
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PDC DATE:
2009 02 17

DRAWN BY:
R.D., W. F.

APPENDIX 1-4

MISSISSAUGA
Planning and Building

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SECOND LINE WEST

CONCEPT PLAN

PART OF LOT 10, CONCESSION 3, W.H.S.
CITY OF MISSISSAUGA, REGION OF PEEL

FILES: 02 07/008 W11 & 21T-M07003

SITE AREA - 17239 m² (4,265 ac.)

FUTURE RESIDENTIAL - 546 m² (0.135 ac.)

NATURAL HERITAGE - 2364 m² (0.584 ac)

PARKLAND - 510 m² (0.126 ac)

WALKWAYS - 225 m² (0.055 ac.)

PRIVATE STREET - 2238 m² (0.553 ac.)

NET RESIDENTIAL - 11376 m² (2.81 ac.)

NUMBER OF UNITS - 12

NET DENSITY (ABUTTING VILLAGE - LOTS 1-5)

5 UNITS / 5550 m² = 9.0 uph (3.6 upol)

NET DENSITY (ADJACENT TO VILLAGE - LOTS 6-12)

7 UNITS / 5629 m² = 12.0 uph (4.9 upol)

SITE STATISTICS			
LOT	AREA (m ²)	MAX. COVERAGE (m ²)	%
1	866	260	30
2	885	266	30
3	1110	333	30
4	1527	458	30
5	1182	349	30
6	707	247	35
7	683	239	35
8	682	239	35
9	700	245	35
10	729	258	35
11	707	247	35
12	1611	564	35

LEGEND	
35% m ²	DENOTES PROPOSED BUILDING AREA
21.0%	DENOTES PROPOSED BUILDING COVERAGE
□	DENOTES BUILDING SETBACK
□	DENOTES PORCH/DECK SETBACK
NOTE : ALL DRIVEWAYS TO BE CONSTRUCTED OF PERMEABLE PAVEMENT MATERIAL	

SCALE 1: 300

APRIL 12, 2007
revised NOVEMBER 27, 2008

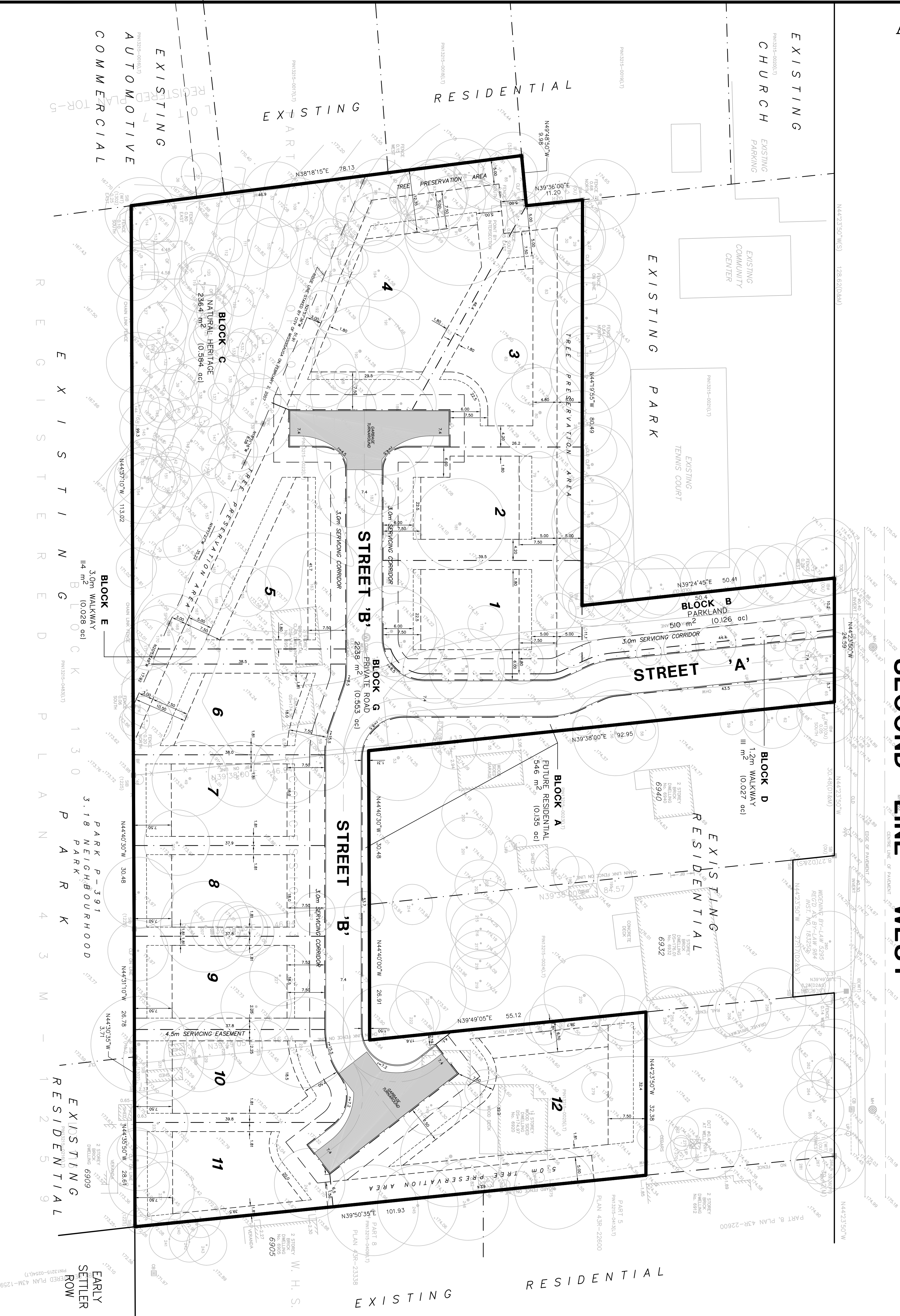
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JOHN D. ROGERS & ASSOCIATES INC.
Project Management Consultants
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E X I S T I N G

R E S I D E N T I A L

SECOND LINE WEST

ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3, W.H.S.



Schedule of Land Use

PROPOSED LAND USE	m ²	ac.
RESIDENTIAL ADJUTING MEADOWVALE VILLAGE DISTRICT	5550	1.371
ADJACENT TO MEADOWVALE VILLAGE DISTRICT	5529	1.440
FUTURE RESIDENTIAL	546	0.135
PARKLAND	510	0.126
NATURAL HERITAGE	2364	0.584
1.2m & 3.0m WALKWAYS	225	0.055
7.4m PRIVATE ROAD (24') ROW	2238	0.553
TOTAL	17259	4.465

PROPOSED RESIDENTIAL UNITS	units	%
22.5m (74') SINGLE DETACHED (R16-A ZONE)	5	42
18.0m (60') SINGLE DETACHED (R16-B ZONE)	7	58
TOTAL	12	100


PROPOSED ROADS	In. m	In. ft.
7.4m PRIVATE ROAD (24') ROW	255	935
TOTAL	255	935

Additional Information as required under Section 51 (17) of the Planning Act, R.S.O. 1990, c. P.13

- Notes
- Numbers may not add due to rounding
- Denotes building setback
- Denotes porch/deck setback
- (a, c, e, f, i, j) Shown on Draft Plan
- (b, g) Shown on Draft and Key Plans
- (d) Lands to be used in accordance with Land Use Schedule
- (h) Piped Water
- (i) Soil is sandy loam
- (k) Full municipal services
- Net Density (Adjuting Meadowvale Village) - 9.0 uph (3.6 upo)
- Net Density (Adjacent to Meadowvale Village) - 12.0 uph (4.8 upo)

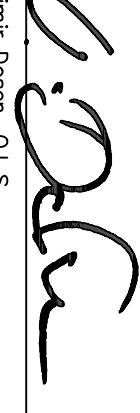
Owner's Certificate

I hereby authorize John D. Rogers & Associates Inc. to prepare and submit this Draft Plan of Subdivision to the City of Mississauga.


John D. Rogers, S.O.
2086553 Ontario Inc.
Date November 5, 2007

Surveyor's Certificate

I hereby certify that the boundaries and the land to be subdivided on this plan and their relationship to adjacent lands are accurately and correctly shown.

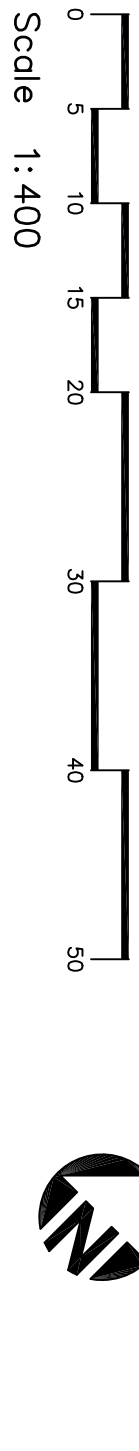

William Doonan, O.L.S.
2086553 Ontario Inc.
Date April 17, 2007

Designer's Certificate

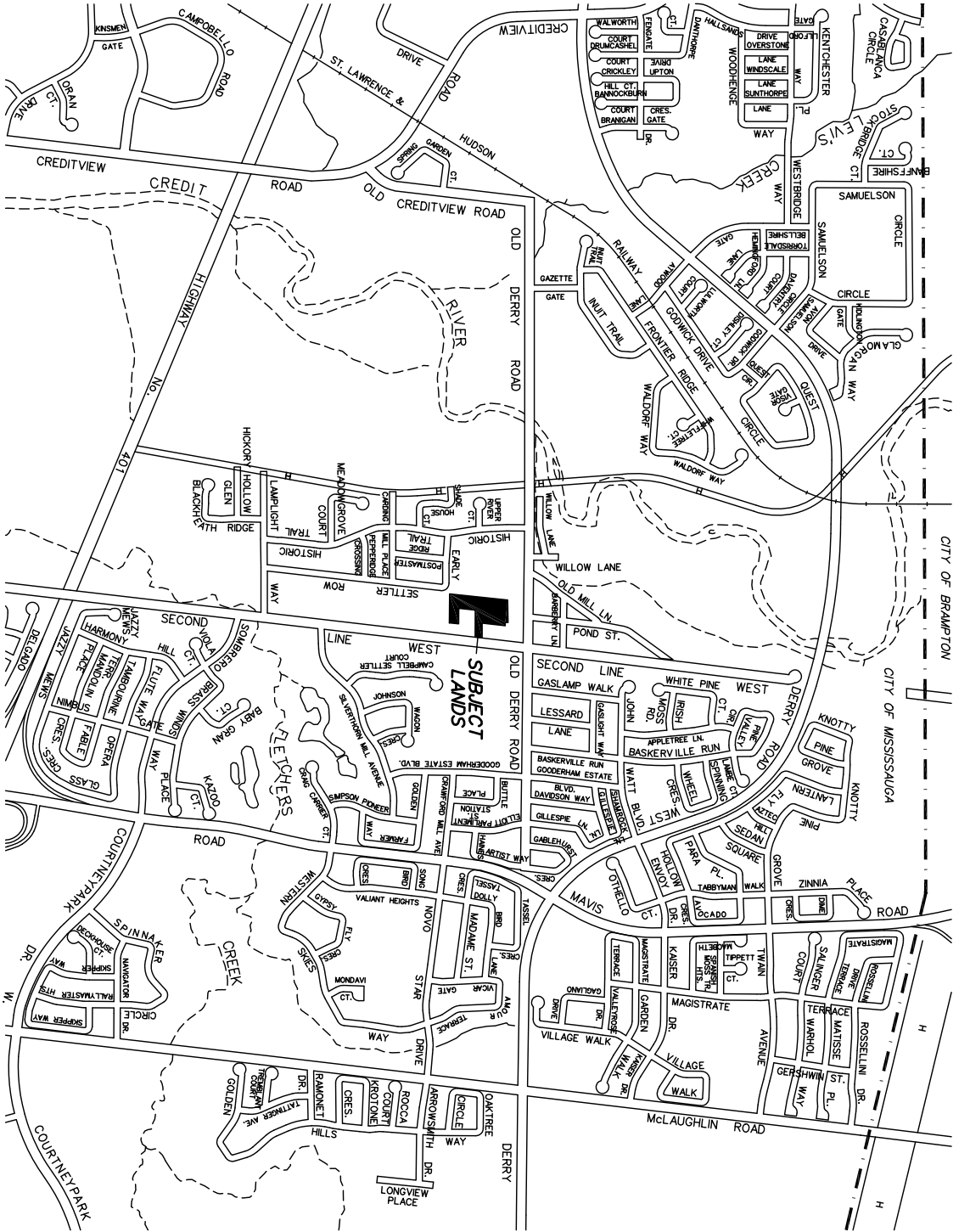
I hereby certify that this Draft Plan of Subdivision is complete and accurate as per the Planning Act, R.S.O. 1990, c. P.13


John D. Rogers, S.O.
2086553 Ontario Inc.
Date April 17, 2007

21T-M07003
DRAFT PLAN OF SUBDIVISION
Part of Lot 10, Concession 3, W.H.S.
City of Mississauga, Regional Municipality of Peel



Keymap



JOHN D. ROGERS & ASSOCIATES INC.
Planners
Project Management
Land Development Consultants
34 Thomas Street, Mississauga ON L5M 1Y5
Tel: 905.812.3900 Fax: 905.812.2770 e-mail: jrogers@jrdpian.com

Revisions
April 17, 2007
April 27, 2007
November 5, 2007
March 17, 2008
April 16, 2008
September 26, 2008



FRONT ELEVATION

2ND LINE - LOT 1 - WEST SIDE STREET B



FRONT ELEVATION

2ND LINE - LOT 2 - SOUTH SIDE STREET B

Rubinoff Design Group

3201 - A Yonge Street
Toronto, Ontario M4N 2k9

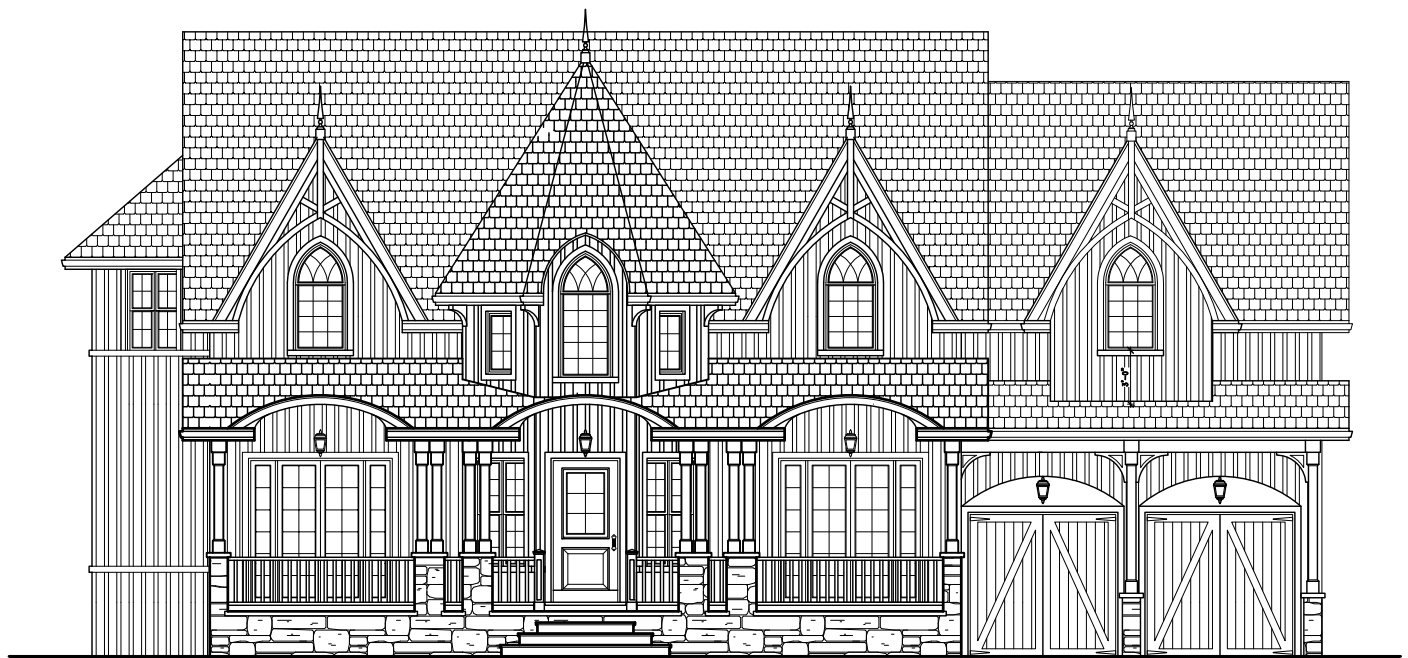
TEL. 416.667-0322 FAX.416.667.0751 EMAIL. info@rubinoffdesign.com

1



FRONT ELEVATION

2ND LINE - LOT 3 - SOUTH SIDE



FRONT ELEVATION

2ND LINE - LOT 4 - SOUTH SIDE

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2



FRONT ELEVATION

2ND LINE - LOT 5 - NORTH SIDE - STREET B



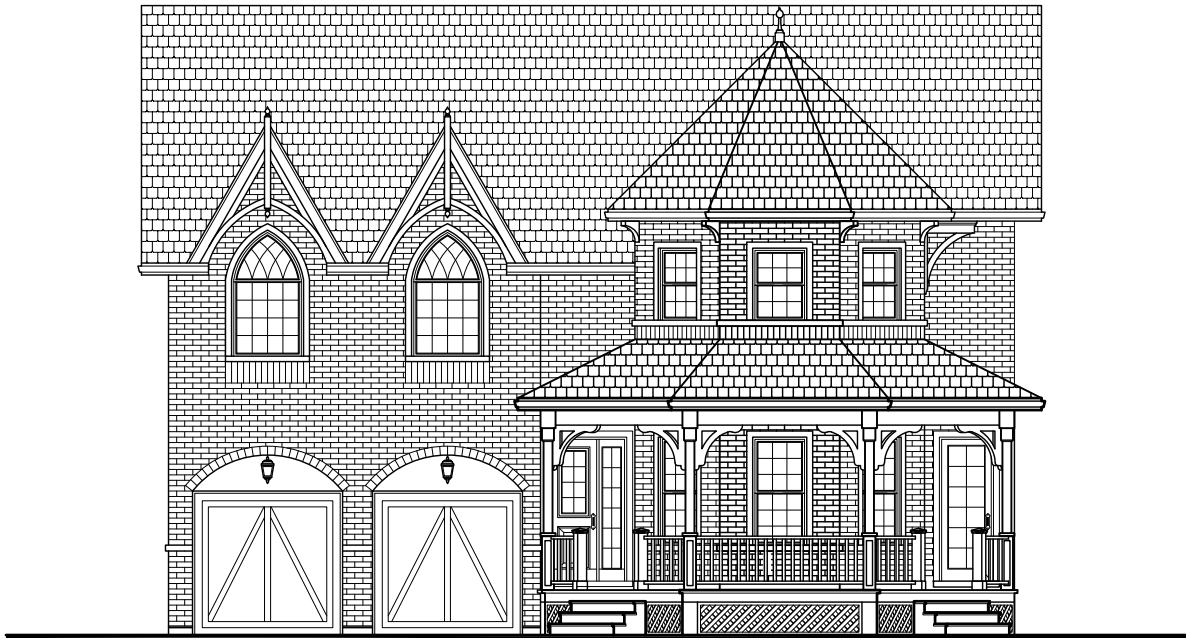
FRONT ELEVATION

2ND LINE - LOT 6 - NORTH SIDE - STREET B

Rubinoff Design Group

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Toronto, Ontario M4N 2k9

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FRONT ELEVATION

2ND LINE - LOT 7 - NORTH SIDE - STREET B



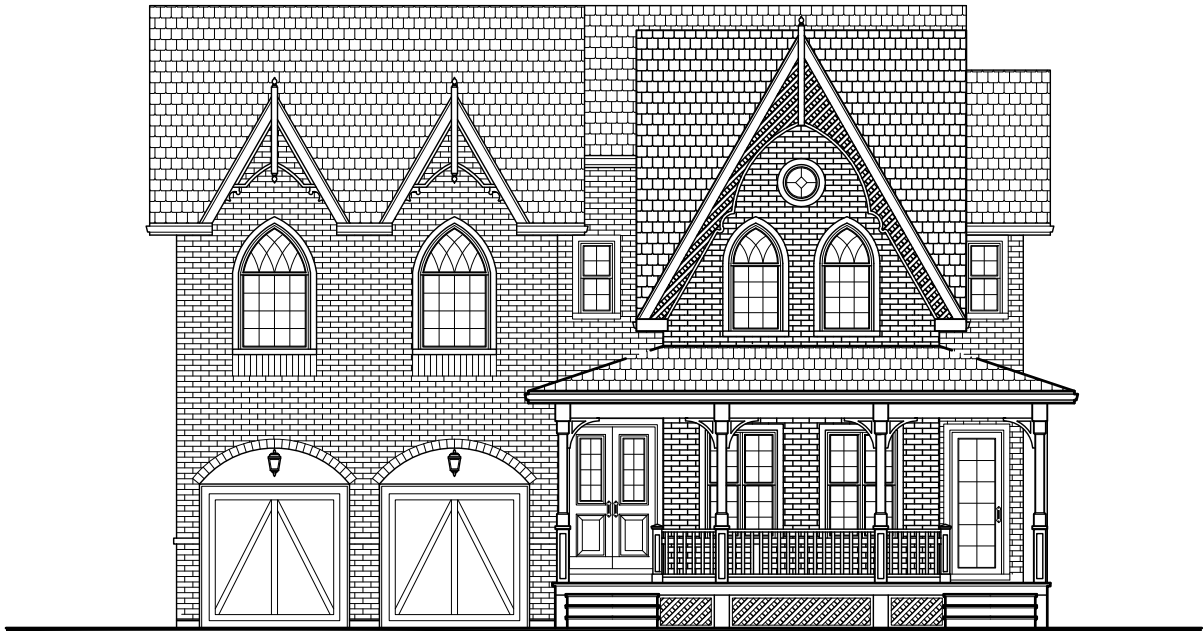
FRONT ELEVATION

2ND LINE - LOT 8 - NORTH SIDE - STREET B

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FRONT ELEVATION

2ND LINE - LOT 9 - NORTH SIDE - STREET B



FRONT ELEVATION

2ND LINE - LOT 10 - NORTH SIDE - STREET B

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5



FRONT ELEVATION

2ND LINE - LOT 11 - NORTH SIDE - STREET B



FRONT ELEVATION

2ND LINE - LOT 12 - SOUTH SIDE

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2096553 Ontario Inc.

File:OZ 07/008 W11

T-M07003 W11

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (May 2008)	<p>The Region of Peel has no objection to the application to amend the Zoning By-law, but provide formal comments on the Draft Plan of Subdivision.</p> <p>Peel Region requires the applicant to enter into a Condominium Water Servicing Agreement for Lots 1 through 12 at the Draft Plan of Condominium stage of development to allow Regional staff to legally enter onto the subject lands to make any emergency repairs and conduct on-site water meter reading and testing.</p> <p>Municipal sanitary sewer facilities consist of a 250 mm diameter sanitary sewer on Second Line West.</p> <p>The subject lands are located within Water Pressure Zone 4. Municipal water facilities consist of a 400 mm diameter water-main located on Second Line West. External easements and construction may be required.</p> <p>Region of Peel records indicate no municipal waste disposal site or hazardous wastes in the vicinity of the subject lands.</p> <p>Curbside waste collection will be provided by the Region of Peel upon 90 percent occupancy. An Acknowledgement and Release for Private Property Waste Collection Services and an Application for Private Property Waste Collection Services must be completed prior to the commencement of collection.</p> <p>A turning radius of 13 metres (42.6 ft.) from the centre line of the street must be provided on all turns within the subdivision.</p> <p>The Functional Servicing Report submitted by Skira & Associates Ltd. dated April, 2007, is acceptable to the Region of Peel.</p> <p>Two clauses are required for inclusion within the Servicing Agreement to deal with protection of private wells within the</p>

2096553 Ontario Inc.

File:OZ 07/008 W11

T-M07003 W11

Agency / Comment Date	Comment
	zone of influence of the subdivision plan in order to protect quality and quantity of well water, monitor conditions before and after construction, and provide a Letter of Credit as security.
Dufferin-Peel Catholic District School Board and the Peel District School Board (January 7, 2009)	<p>In comments, dated January 7, 2009, the Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District School Board require the following be incorporated within the conditions of approval:</p> <p>The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the subdivision agreement:</p> <p>1. Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the 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 School Accommodation department of the Peel District School Board to determine the exact schools.</p> <p>If approved, the Dufferin-Peel Catholic District School Board require the following be incorporated within the conditions of approval:</p> <p>1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.</p>

2096553 Ontario Inc.

File:OZ 07/008 W11

T-M07003 W11

Agency / Comment Date	Comment
	<p>a) 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.</p> <p>b) 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.</p>
<p>City Community Services Department – Planning, Development and Business Services Division (December 15, 2008)</p>	<p>Prior to the Supplementary Report, the applicant shall submit Park Concept Plans for Parkland Blocks B and C; and the applicant shall address the concerns associated with the design of the proposed structures with the Heritage Coordinator and Heritage Advisory Committee.</p> <p>Prior to any preservicing work, the applicant shall receive approval for a Tree Preservation Plan that addresses those trees that are located within Parkland Blocks B and C; the applicant shall provide written permission to remove and transplant any trees which otherwise would be slated for destruction or injury due to this development; shall install and have inspected, hoarding around any trees identified for preservation as well as along the perimeter of the adjacent parkland (Meadowvale Hall (P-042) and Old Ridge Park (P-391)).</p> <p>In advance of the 1st Servicing Submission, the applicant shall provide a Master Plan for Parkland Blocks B and C. Prior to the 2nd Servicing Submission, working drawings for Parkland Blocks B and C, in accordance with the approved master plan shall be submitted for approval; and all fencing between the future private lots and the adjacent existing or proposed parkland shall be indicated on all drawings, including the Tree Preservation Plan and Landscape Plans.</p> <p>Through the Servicing and/or the Development agreement, the requirement for the provision of securities for tree preservation, the provision of As-Built Drawings, for Park Development Works, and for Park Cleanup Works will be identified; any warning clauses associated with the</p>

2096553 Ontario Inc.

File:OZ 07/008 W11

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Agency / Comment Date	Comment
	<p>development agreement will be required to be registered on the titles of all lots and blocks; the requirement for the provision of trail signage will be identified; and all compensation owed to the Developer, by the municipality for parkland overdedication will be identified.</p> <p>Prior to Registration of the Draft Plan, the applicant will be required to pay for street tree planting on Second Line West; the applicant shall install parkland signage on Parkland Blocks B and C, identifying the future use of the land as parkland; shall provide a License Agreement/Easement in favour of the City of Mississauga that permits pedestrian access between Second Line West through to Parkland Block C/Old Ridge Park (P-391); shall provide a park processing fee; and will be required to dedicate Parkland Blocks B and C to the City of Mississauga (the City in turn will compensate the developer for the overdedication).</p> <p>Future residents of the proposed residential subdivision will be served by Meadowvale Hall (P-042) located on the west side of Second Line West and immediately adjacent to the development and Old Ridge Park (P-391) located south of Old Derry Road off of Historic Trail and also immediately adjacent to the development. Meadowvale Hall (P-042) contains the historic Meadowvale Hall, a lit tennis court and a play site. Old Ridge Park (P-391) contains a minor soccer field, a play site, trails and a parking lot.</p>
City Community Services Department – Fire and Emergency Services Division (April 2008)	<p>This proposal is located within the response area of Fire Station 121. At present average travel times to emergencies in this area of the City is 2.5 minutes based on normal traffic and weather conditions.</p> <p>Flow test data from the existing water supply system indicates the potential for an adequate supply of water for fire protection purposes.</p>
City Transportation and Works Department (December 11, 2008)	<p>The supporting concept site plan is to be revised to illustrate the feasibility of the proposed common element condominium development, including details regarding the proposed fencing, buffering and common element features. The applicant has also been requested to elaborate as to how the illustrated "future development" blocks will be added to what will be an established common element condominium development,</p>

2096553 Ontario Inc.

File:OZ 07/008 W11

T-M07003 W11

Agency / Comment Date	Comment
	<p>noting that the current Condominium Act does not contemplate the "phasing" of common element condominiums. In addition, it was noted that an updated Functional Servicing Report is required.</p> <p>Updated comments on the above will be provided prior to the preparation of the Supplementary Report.</p>
<p>Greater Toronto Airports Authority (June 19, 2007)</p>	<p>Due to the proximity of the proposed development to the Airport and its location within the 30-35 NEF/NEP Composite Noise Contour, the Greater Toronto Airports Authority (GTAA) would like to negotiate an Aircraft Noise Warning Agreement for the subject property, including the installation of a Permanent Noise Warning Sign. The Aircraft Noise Warning Agreement would stipulate that as a condition of subdivision approval, the Developer must enter into a registerable Development Agreement which contains, among other things, construction conditions and warning clauses for residential development on the site.</p> <p>The property is affected by the Approach Surface for Runways 05L and 05R resulting in a maximum allowable development elevation that ranges from approximately 315 metres (1,033 ft.) Above Sea Level (A.S.L.) at the eastern boundary of the property (Second Line West) to approximately 318 metres (1,043 ft.) A.S.L. at the western boundary.</p>
<p>Other City Departments and External Agencies</p>	<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> <ul style="list-style-type: none"> - Development Services; - Bell Canada; - Canada Post; and, - Hydro One Network.
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Credit Valley Conservation; - Enersource Hydro Mississauga; - Peel Regional Police;

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Agency / Comment Date	Comment
	<ul style="list-style-type: none">- French District Catholic School Board;- Conseil Scolaire de District Catholique Centre-Sud;- Conseil Scolaire de District Centre-Sud-Ouest;- Rogers Cable;- Enbridge Gas Distribution Inc.;- Enbridge Pipelines; and,- Air Transport Association of Canada.

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T-M07003 W11**School Accommodation**

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 3 Kindergarten to Grade 6 1 Grade 7 to Grade 8 2 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Meadowvale Village P.S. <ul style="list-style-type: none"> Enrolment: 650 Capacity: 699 Portables: 0 David Leeder M.S. <ul style="list-style-type: none"> Enrolment: 812 Capacity: 868 Portables: 0 Mississauga S.S. <ul style="list-style-type: none"> Enrolment: 1,333 Capacity: 1,551 Portables: 0 	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 2 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Julia Elementary <ul style="list-style-type: none"> Enrolment: 609 Capacity: 561 Portables: 0 St. Marcellinus Secondary <ul style="list-style-type: none"> Enrolment: 1,311 Capacity: 1,521 Portables: 0

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Zoning Provisions

Lands Adjacent Heritage Conservation District

	R1-32 Zone (existing)	Proposed R16-Exception A	R16 Zone
Permitted Use	Detached Dwelling	<i>Detached Dwellings on CEC Private Rd</i>	Detached Dwellings on CEC Private Rd
Min. Lot Area			
Interior	750 m ² (8, 073 ft ²)	86 m² (9,257 ft²) *	550 m ² (5,920 ft ²)
Corner	835 m ² (8,988 ft ²)	860 m² (9,251 ft²) *	720 m ² (7,750 ft ²)
Min. Lot Frontage			
Interior	22.5 m (73.8 ft.)	22.5 m (73.8 ft.) *	15.0 m (49 ft.)
Corner	22.5 m (73.8 ft.)	22. m (73.8 ft.) *	19.5 m (64 ft.)
Min. Front Yard			
Interior Lot	9 m (29.5 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Corner Lot	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Min. Garage Face	Attached garage not permitted Detached garage may not project beyond front wall	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Min. Exterior Side Yard	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
Min. Interior Side Yard	1.8 m (5.9 ft.) on one side and 4.2 m (13.8 ft.) on other side	1.8 m (5.9 ft.) on one side and 4.2 m (13.8 ft.) on the other side *	1.2 m (3.9 ft.) plus 0.61 m (2 ft.) for each additional storey above the first
Corner Lot	3 m (9.8 ft.)	n/a	n/a
Min. Rear Yard			
Interior Lot	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Corner Lot	3 m (9.8 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Max. Height	7.0 m (23 ft.) A flat roof is not permitted	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)
Max. Lot Coverage	25%	30% *	35%
Min. Parking Spaces	2 spaces per unit	3 spaces per unit * 0 visitor spaces	2 residential spaces per unit 0.25 visitor spaces per unit

* Exception required.

Lands Not Adjacent Heritage Conservation District

	R2-10 Zone (existing)	Proposed R16-Exception B	R16 Zone
Permitted Use	Detached Dwelling	<i>Detached Dwellings on CEC Private Rd</i>	Detached Dwellings on CEC Private Rd
Min. Lot Area			
Interior	695 m ² (7,481 ft ²)	680 m² (7,319 ft²) *	550 m ² (5,920 ft ²)
Corner	810 m ² (8,719 ft ²)	72 m² (7,750 ft²)	720 m ² (7,750 ft ²)
Min. Lot Frontage			
Interior	18 m (59 ft.)	18 m (59 ft.) *	15.0 m (49 ft.)
Corner	21 m (68.9 ft.)	19.5 m (64 ft.)	19.5 m (64 ft.)
Min. Front Yard			
Interior Lot	9 m (29.5 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Corner Lot	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Min. Garage Face	9 m (29.5 ft.) 7.5 m (24.6 ft.) corner lot	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Min. Exterior Side Yard	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
Min. Interior Side Yard	1.8 m (5.9 ft.) plus 0.61 m (2 ft.) for each additional storey above the first	1.2 m (3.9 ft.) plus 0.61 m (2 ft.) for each additional storey above the first	1.2 m (3.9 ft.) plus 0.61 m (2 ft.) for each additional storey above the first
Corner Lot	3 m (9.8 ft.)	n/a	n/a
Min. Rear Yard			
Interior Lot	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Corner Lot	3 m (9.8 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Max. Height	9.5 m (31 ft.) A flat roof is not permitted	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)
Max. Lot Coverage	25%	35%	35%
Min. Parking Spaces	2 spaces per unit	3 spaces per unit * 0 visitor spaces	2 residential spaces per unit 0.25 visitor spaces per unit

* Exception required.

APPENDIX I-11

