



Corporate Report

Clerk's Files

Originator's
Files OZ 06/004 W3

DATE: May 12, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 1, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Rezoning Application**
To permit a range of Business Employment uses, Greenbelt and
Holding symbol on a portion of the subject lands
Part of Lot 9, Concession 2, N.D.S.
West side of Tomken Road, south of Eglinton Avenue East
Owner: 6181732 Canada Inc. (Alumi-Bunk Corporation)
Applicant: John D. Rogers and Associates
Bill 20

Supplementary Report

Ward 3

RECOMMENDATION: That the Report dated May 12, 2009, from the Commissioner of Planning and Building recommending approval of the application under File OZ 06/004 W3, 6181732 Canada Inc. (Alumi-Bunk Corporation), Part of Lot 9, Concession 2, N.D.S., West side of Tomken Road, south of Eglinton Avenue East, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the application 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 "D" (Development) to "E2-Exception" (Employment), "G2" (Greenbelt) and "H-E2" (Holding Provision-Employment) to permit a range of business employment uses, a greenbelt buffer and a holding provision on a portion of the subject lands in accordance with the proposed zoning standards described in the Information Report, be approved subject to the following conditions:
 - (a) That the applicant agrees to satisfy all the requirements of the City and any other official agency concerned with the development.
 - (b) 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 18 months of the Council decision.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on May 26, 2008, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0043-2008 which was subsequently adopted by Council and is attached as Appendix S-2.

Subsequent to the public meeting, the Planning and Building Department was contacted by the abutting property owner to the south of the subject lands who expressed some concern that access from his lands would be restricted from Tomken Road once the new road and signalized intersection is constructed. City staff met with the applicant and the property owner to the south in an attempt to address this concern. Staff suggested that access to the future road could be achieved either through a land exchange or an access agreement. The applicant had expressed that he would like the development to proceed but in order to accommodate the abutting land owner, staff suggested that an "H" holding provision be placed on a portion of the subject lands to allow time for an arrangement to be reached between the two owners. The placing

of the "H" provision will allow the subject lands to be zoned while the two owners are discussing the options. The "H" holding provision will be removed at such time that an acceptable access interconnection has been achieved to the satisfaction of City staff.

Since the public meeting and the completion of the Information Report, the following changes have been introduced to the application:

- 1) the concept plan has been revised to include building and parking layout of potential future development to facilitate a truck assembly and accessory sales, leasing and repair facility for Alumi-Bunk Corporation;
- 2) an "H" Holding provision has been placed on the portion of the subject lands abutting Tomken Road;
- 3) an addition of the Motor Vehicle Body Repair Facility- Commercial Motor Vehicle use has been added to accommodate for the Alumi-Bunk business to operate on the lands.
- 4) additional uses have been excluded from the zoning provisions such as transportation facility, trucking terminals, warehouse/distribution facility, night club and parking lot.

The applicant's revised concept plan and building elevations are attached as Appendices S-5 and S-6 respectively. Building elevations are conceptual only and will be reviewed further through the Site Plan approval process.

COMMENTS:

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

COMMUNITY ISSUES

Comment

Issues were raised at the public meeting of Planning and Development Committee regarding the possibility of access for 900, 910 and 920 Eglinton Avenue East being provided from the subject lands. It was noted that the rezoning should encompass an internal road pattern which would provide access to these three properties.

Response

The intention for the subject lands is to construct a municipal road in accordance with a road pattern previously approved by Council (Appendix S-1, I-8). City staff has determined that the best solution for the three properties on Eglinton Avenue East would be for the properties to be developed in conjunction with one another and have one access point at the most easterly point onto Eglinton Avenue East.

Comment

Concerns that there were previous complaints made to the City regarding the parking of large transport trailers on the property. Both adjacent property owners expressed concerns that the subject lands would have outdoor storage, including the parking of trucks, tractor trailers and other vehicles.

Response

A site visit was conducted by the applicant and staff and note that there are no transport trailers parked on the subject lands.

The proposed "E2-Exception" (Employment) only allows outdoor storage if it is accessory to a business activity. The "E2" zoning also limits outdoor storage to 5% of the lot area or 10% of the gross floor area, and any outdoor storage cannot be located close to the street line and must be screened appropriately.

Comment

Neighbouring property owners expressed concerns regarding the stockpiling and grading of the subject lands and that this would adversely affect their properties.

Response

Grading plans have been submitted in support of the proposed development which demonstrates that the site storm drainage is self-contained. City staff will ensure that satisfactory grading

plans are approved as part of the zoning application and that they form part of the servicing agreement.

Comment

In a letter submitted to the City, the property owner of the lands operating a day nursery south of the proposed road, was concerned about being "land locked" and not having access to the new road which will be constructed.

Response

The abutting property to the south of the subject lands would continue to have access onto Tomken Road after the future road has been constructed and the intersection signalized, however, it would be restricted to right-in, right-out. Although access to the future road is not required for redevelopment of his site, it would provide an alternate ingress and egress to the site. Staff will continue to facilitate negotiations for this arrangement, either through a land exchange or an access agreement.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

City Transportation and Works Department

Comments updated March 25, 2009 state that the applicant has provided satisfactory preliminary engineering details which accurately depict the functional alignment of the proposed municipal road and the associated major services. Detailed comments will be provided as part of the review of the Servicing Agreement for Municipal Works Only.

Should this application be approved by Council, the applicant will be required to gratuitously dedicate the lands necessary to complete the municipal road and enter into a Servicing Agreement for Municipal Works Only for its construction, along with the associated municipal works and services. The applicant will also be required to gratuitously dedicate a road widening along the subject site's Tomken Road frontage and a 12.0 m (39.37 ft.) wide

block intended to provide access to the adjacent municipal woodlot.

In addition, it was noted that this Department has no objections to the applicant's request for an 'H' holding provision to be placed on the portion of lands immediately adjacent to 4594 Tomken Road, provided that a condition to remove the holding provision would be that satisfactory arrangements are made for the provision of an access interconnection for 4594 Tomken Road.

Ministry of Transportation

Comments updated on May 20, 2008 indicate that they have no objection in principle to the proposed rezoning; however any proposed development of the subject lands, including any new permanent buildings for both above and below ground, sewers and stormwater management facilities (ponds) will require Ministry review and approval.

PLANNING COMMENTS

Strategic Plan

The new Strategic Plan for Mississauga was approved by City Council on April 22, 2009 and is made up of five Strategic Pillars of Change. In keeping with the Strategic Pillar of "Completing our Neighbourhoods", the City has secured the balance of a required road on the subject land which plays a crucial role in completing a Council approved road pattern. The completion of the road will facilitate future development within the area. Reducing the block structure by introducing a new road with sidewalks will assist in providing a choice of mobility not previously available to the area.

The pillar of "Living Green" has been considered in the evaluation of the application in that the City has secured a "G2 (Greenbelt)" zone on the subject lands which ensures that the viability of the natural environment of the woodlot abutting the subject land is protected.

Official Plan

The subject lands are designated within the Mississauga Plan Policies for the Northeast District Policies as "Business Employment" which permits industrial uses including, manufacturing; accessory sales and service; hotel/motels; financial institutions; all types of restaurants; commercial schools; offices; motor vehicle commercial uses; transportation facilities; trucking terminals; waste processing or transfer stations and composting facilities.

The "H" provision placed on the property is in keeping with Section 5.3.3.1 (b) of Mississauga Plan. By placing the "H" provision on the front portion of the subject lands it will assist in facilitating an access interconnection in the future with the property to the south.

The proposed development is compatible with the surrounding area and is in conformity with the permitted uses for the "Business Employment" designation of the Northeast District Policies of Mississauga Plan.

Zoning

The proposed "E2- Exception" (Employment) zone will permit a range of Business Employment uses with the addition of Motor Vehicle Body Repair Facility, Commercial Motor Vehicle use to accommodate for the operation of Alumi-Bunk. The following additional uses, in addition to the requested prohibited uses mentioned in the Information Report (Appendix S-1, pg.4), are to be excluded from the E2 zone as they are not compatible with the existing surrounding land uses:

- 1) Transportation Facility
- 2) Trucking Terminal
- 3) Warehouse/Distribution Facility
- 4) Night Club
- 5) Parking Lot

The "G2" (Greenbelt) zoning category is appropriate as it will serve as a natural protection area to recognize that the subject lands

abut a City-owned woodlot (P-353) which is classified as a "Natural Site" in the "Natural Areas Survey".

The "H" Holding provision will be implemented on a portion of the lands as outlined in Appendix S-3 in order for the owner of the subject lands and the owner of the lands to the south to reach an agreement on how to achieve an access interconnection to the future road. When acceptable arrangements have been made to accommodate an access interconnection to the future road to the satisfaction of the Planning and Building and Transportation and Works Departments, the applicant can make an application to the City to lift the "H" holding provision.

Green Development Initiatives

The applicant has agreed to include green initiatives in the development which will be required as part of the Site Plan approval.

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 include an "H" holding provision on a portion of the subject lands to deal with an interconnection for the property to the south, it is recommended that no further public meeting need be held regarding the proposed changes.

The proposed rezoning is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal is in conformity with the "Business Employment" designation in the Northeast District Policies of Mississauga Plan.
2. The proposed development is in keeping with the surrounding development.

3. The "E2-Exception" (Employment) zone category which allows Business Employment uses while eliminating non-compatible uses with the adjacent properties is appropriate.
4. The proposal is in keeping with the intent of the Strategic Plan.

ATTACHMENTS:

Appendix S-1 - Information Report
Appendix S-2 - Recommendation PDC-0043-2008
Appendix S-3 - General Context Map
Appendix S-4 - Excerpt of Existing Land use
Appendix S-5 - Revised Concept Plan
Appendix S-6 - Elevations

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Nicole Pettenuzzo, Development Planner



Corporate Report

Clerk's Files

Originator's
Files OZ 06/004 W3

PDC MAY 26 2008

DATE: May 6, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 26, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit a range of Business Employment uses and Greenbelt
Part of Lot 9, Concession 2, N.D.S.
West side of Tomken Road, south of Eglinton Avenue East
Owner: 6181732 Canada Inc. (Alumi-Bunk Corporation)
Applicant: John D. Rogers and Associates
Bill 20

Public Meeting **Ward 3**

RECOMMENDATION: That the Report dated April 22, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning of By-law 2007-0225 from "D" (Development) to "E2-Exception" (Employment) and "G2" (Greenbelt) to permit a range of employment uses, in addition to providing a greenbelt buffer under file OZ 06/004 W3, 6181732 Canada Inc. (Alumi-Bunk Corporation), Part of Lot 9, Concession 2, N.D.S., be received for information.

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

Initially, the rezoning application was submitted to permit a truck assembly and accessory sales, leasing and repair facility for Alumi-

Initially, the rezoning application was submitted to permit a truck assembly and accessory sales, leasing and repair facility for Alumi-Bunk Corporation. This is no longer being proposed for the site. However, the owner would like to continue with the request for the rezoning to update the zoning of the property to "E2-Exception" (Employment) and "G2" (Greenbelt) consistent with the Official Plan designation for the subject lands.

The application has been delayed in order to allow the applicant to undertake some restoration work to rectify the damage to the City owned woodlot as a result of unauthorized grading and stockpiling of materials on site.

COMMENTS:

The details of the proposal are as follows:

Development Proposal	
Application submitted:	March 6, 2006
Application revised:	March 28, 2008
Existing Gross Floor Area:	Land is vacant
Parking Required:	Any future proposal will be subject to the appropriate parking standard
Supporting Documents:	Scoped Environmental Study, Remediation Plan, Noise Feasibility Study, Planning Justification Report

Site Characteristics	
Frontage:	32.10 m (105.31 ft.)
Depth:	283 m (928.47 ft.)
Net Lot Area:	3.74 ha (9.24 ac.)
Existing Use:	Vacant

Additional information is provided in Appendices I-1 to I-9.

Neighbourhood Context

The subject property is located on the west side of Tomken Road south of Eglinton Avenue East. The site is irregular in shape with frontage on Tomken Road. A portion of the rear yard abuts a City-owned woodlot (P-353) which is classified as a "Natural Site" in the "Natural Areas Survey".

The area is in transition. There are a number of older dwellings along Tomken Road to the south of the subject lands and on the east side of Tomken Road. There has been some redevelopment on the east and west sides of Tomken Road, south of Eglinton Avenue East which includes a few stand alone restaurants, a hotel on the east side and a convenience plaza on the west side. There are currently two rezoning applications proposed on the east side of Tomken, one for a "multi-unit" industrial complex on the far east side of Sisbro Court and the other for a 434 m² (1,423.88 ft.) three unit industrial plaza to include a take-out restaurant on the south side of Sisbro Court just west of the cul-de-sac.

The surrounding land uses are described as follows:

North:	Abutting the subject lands driveway to the north on Tomken Road, is a multi-unit industrial plaza. On the North side of Eglinton Avenue East are industrial buildings.
East:	Free standing restaurants including a Tim Hortons.
South:	Vacant lands to the southwest and day care use in a residential home to the southeast. Philip Pocock Secondary School is located approximately 85 m (278.87 ft.) to the southeast of the property.
West:	City owned woodlot and Highway 403.

Current Mississauga Plan Designation and Policies for Northeast District (May 5, 2003)

"Business Employment" which permits industrial uses including; manufacturing; accessory sales and service; hotels/motels; financial institutions; all types of restaurants; commercial schools; offices; and entertainment facilities; motor vehicle commercial

uses; transportation facilities; trucking terminals; waste processing or transfer stations and composting facilities.

The application is in conformity with the land use designation and no official plan amendments are proposed.

Airport Noise Policies

The site is located within an above 25 NEF/NEP Noise Contours which would require the applicant to undertake a noise study by a qualified acoustical consultant in accordance with Provincial Government policy to the satisfaction of the City prior to developments of sensitive land uses such as public and private schools, day care facilities, and places of religious assembly.

Existing Zoning

"D" (Development), which permits a building or structure legally existing on the date of the passing of the By-law and the existing legal use of such buildings or structures.

Proposed Zoning By-law Amendment

"E2-Exception" (Employment) to permit employment uses, offices, business activities, limited commercial, financial institutions, motor vehicle services, excluding body repair, and hospitality uses. The applicant has requested the following uses be excluded:

- Broadcasting/Communication Facility;
- Waste Processing Station;
- Waste Transfer Station;
- Composting Facility;
- Animal Care Establishment;
- Gas Bar;
- Adult Video Store;
- Adult Entertainment Establishment;
- Animal Boarding Establishment;
- Body-Rub Establishment;
- Card Lock Fuel Dispensing Facility;

- Funeral Establishment;
- Accessory Day Care.

"G2" (Greenbelt) to protect the natural heritage feature.

COMMUNITY ISSUES

No community meetings were held and no written comments were received by the Planning and Building Department.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-5.

Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

Greenbelt

Prior to the submission of the application the owner had undertaken grading and site works which resulted in encroachment and damage to the City owned woodlot. The owner has agreed to gratuitously dedicate a 4.5 m (14.76 ft.) wide greenbelt block adjacent to the City-owned woodlot. In addition, and to support the long term health of the adjacent woodlot, a Landscape area having a minimum width of 4.5 m (14.76 ft.) is required by the Zoning By-law to be located adjacent to the City woodlot, and shall be appropriately zoned.

Road Pattern

The municipal road network illustrated within this development proposal shown in Appendices I-6 and I-7, represents a change to the current Council approved road network for this area (By-Law 0134-2002) passed by Council on March 27, 2002. (Appendix I-8) The road pattern was established through a Rezoning Application under file OZ 00/008 W3 for the lands to the south of the subject lands. The proposed change in the road pattern was contemplated to accommodate for the proposed development shown on the original concept plan. (Appendix I-7).

The north/south road and the access point on Tomken Road adheres to the Council approved road network and the City has access to the City owned woodlot. The revised road pattern provides for a larger development block as it no longer bisects the property. Transportation and Works Department has no concerns with the proposed change in road pattern at this time.

Comments on the road pattern will be finalized prior to the preparation of the Supplementary Report.

Air Quality

Due to the fact that the subject lands are in such close proximity to a day care to the south and a Montessori school to the north, the Transportation and Works Department has commented that, depending on the proposed use, the applicant may be required to submit an Air Quality report. The Air Quality report shall address the potential impact of dust, odour, particulate matters and any other air quality issue that could adversely affect these surrounding sensitive land uses.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to the proposed road pattern, proposed access to the woodlot, and remediation plan for the proposed "G" zone that will require the applicant to enter into appropriate agreements with the City. Since there is no proposed development at this time, the City will require that the applicant enter into the appropriate agreements with respect to submitting an Air Quality Report at the site plan stage.

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 agencies and City departments' comments have been received and after the public meeting has been held and all issues

have been resolved, the Planning and Building Department will be in a position to make a recommendation regarding this application.

ATTACHMENTS:

Appendix I-1 - Site History
Appendix I-2 - Aerial Photograph
Appendix I-3 - Excerpt of Northeast District Land Use Map
Appendix I-4 - Excerpt of Existing Land Use Map
Appendix I-5 – Agency Comments
Appendix I-6 –Original Context Map
Appendix I-7 – Revised Concept Plan
Appendix I-8 – Council Approved Road Pattern
Appendix I-9 – General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Nicole Pettenuzzo, Development Planner

Alumi-Bunk Corporation

File: OZ 06/004 W3

Site History

- April 13, 1987 – Council adopted a road pattern to be used as a guideline in evaluating applications in the Eglinton Avenue East and Tomken Road area.
- March 27, 2002 – Zoning By-law (0134/02) came into effect for the lands to the south to zone the lands M1-2594. As part of the rezoning application under file OZ 00/008 W3, a municipal road pattern was established for the lands on the west side of Tomken Road and south of Eglinton Avenue.
- May 5, 2003 – The Region of Peel approved Mississauga Plan Policies for the Northeast District, designating the subject lands as "Business Employment".
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "D" (Development).



LEGEND:

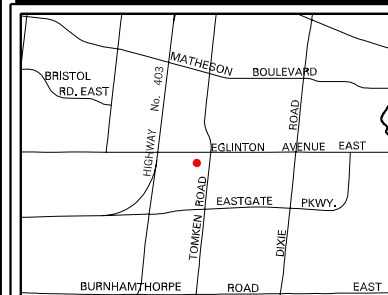


SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO 2007



SUBJECT: JOHN D. ROGERS and ASSOCIATES INC.



FILE NO:
OZ 06004 W3

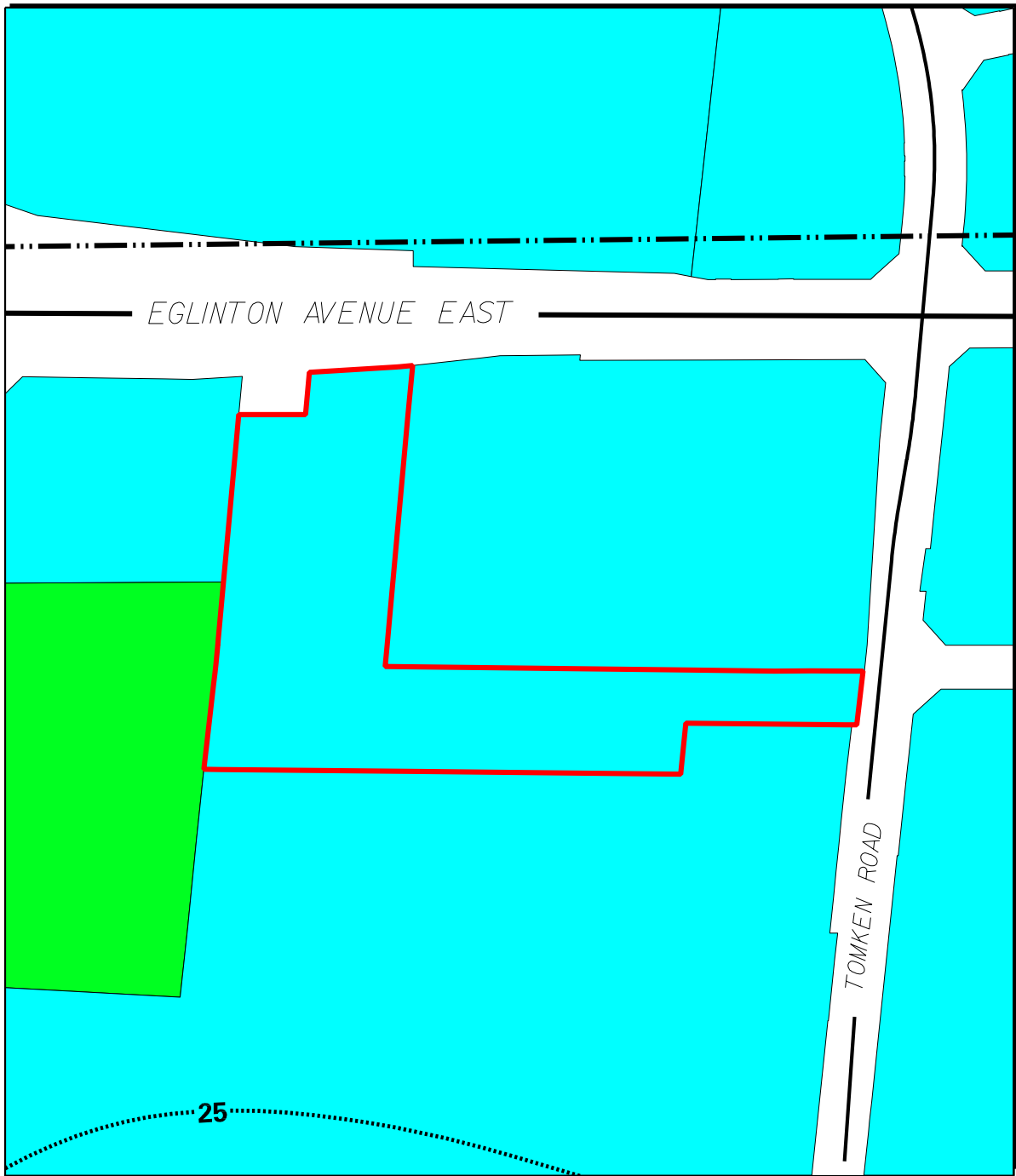
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PDC DATE:
2008 05 26

DRAWN BY:
N.H.K.P.

APPENDIX 1-2



**PART OF NORTHEAST DISTRICT LAND USE MAP
NORTHEAST DISTRICT POLICIES OF MISSISSAUGA PLAN**

- LAND USE DESIGNATIONS**

 - General Commercial
 - Motor Vehicle Commercial
 - Business Employment
 - Industrial
 - Open Space
 - Private Open Space
 - Greenbelt
 - Utility
 - Parkway Belt West
- TRANSPORTATION LEGEND**

 - Provincial Highway and Interchange
 - Arterial
 - Possible future Arterial (conceptual)
 - Major Collector
 - Minor Collector
 - Local Road
 - Transitway
 - Transitway Station
 - Major Transit Corridor

- LAND USE LEGEND**
- LBPIA Operating Area Boundary – See Aircraft Noise Policies
 - Note: In Northeast, this includes all lands north of Eglinton/Dixie/Matheson indicated on map 1 of 2
 - CP – City Park
 - C – Community Park
 - Cem – Cemetery
 - 1996 NEP /2000 NEF Composite Noise Contours
 - Planning District

SUBJECT LANDS



SUBJECT: JOHN D. ROGERS and ASSOCIATES INC.



FILE NO:
OZ 06004 W3

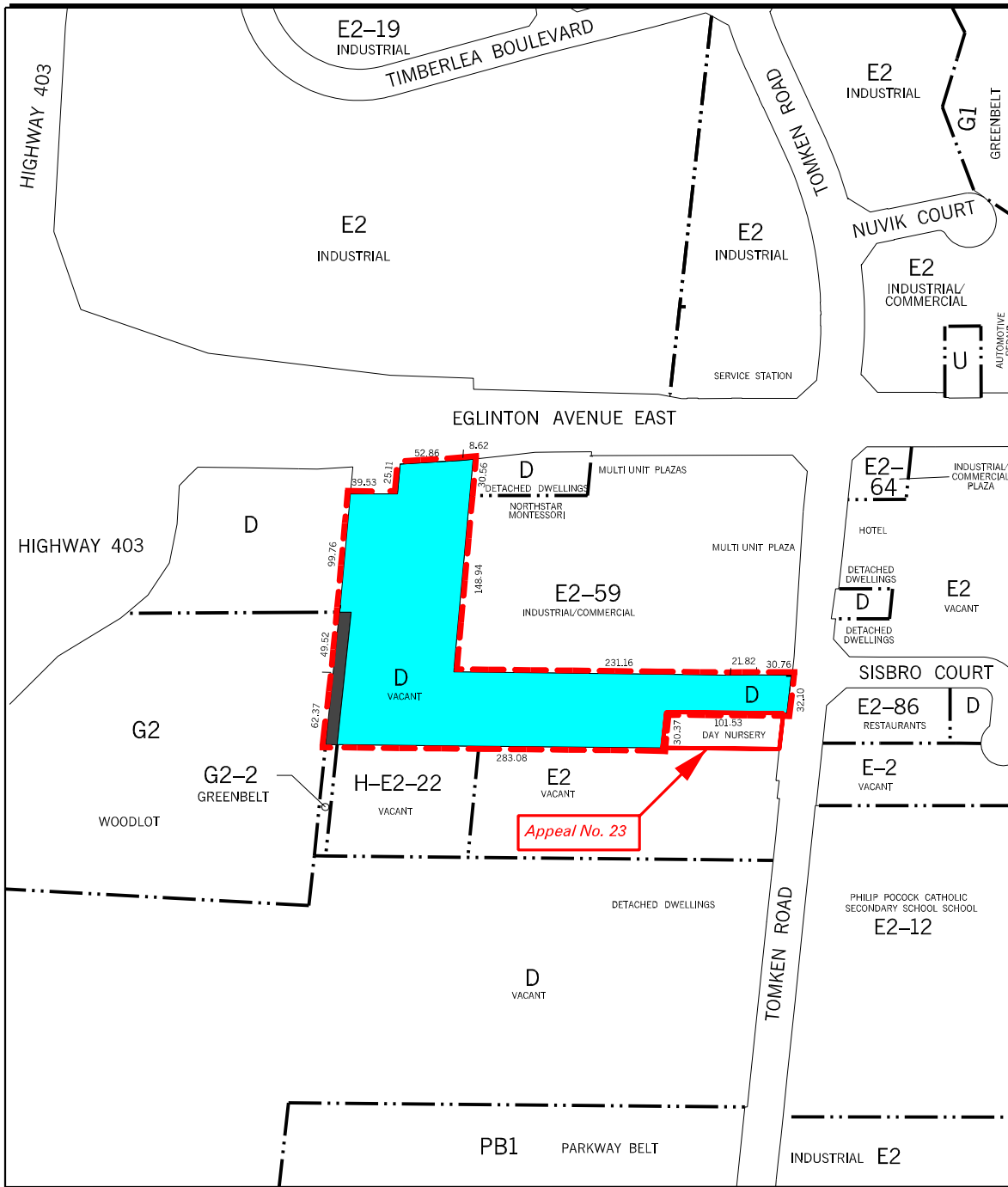
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PDC DATE:
2008 05 26

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N.H.K.P.

APPENDIX 1-3



LEGEND:



SUBJECT LANDS



PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "E2-EXCEPTION" (EMPLOYMENT) TO PERMIT A RANGE OF BUSINESS EMPLOYMENT USES AND GREENBELT.

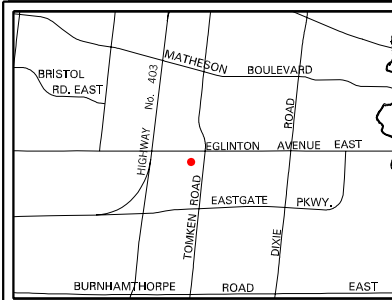


PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "G2" (GREENBELT).

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



SUBJECT: JOHN D. ROGERS and ASSOCIATES INC.



FILE NO:
OZ 06004 W3

DWG. NO:
06004R

SCALE:
1: 5000

PDC DATE:
2008 05 26

DRAWN BY:
N.H./K.P.

APPENDIX I-4

Alumi-Bunk Corporation

File:OZ 06/004 W3

Agency Comments

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

Agency / Comment Date	Comment
Ministry of Transportation (December 13, 2006)	<p>In general, future development of the rezoned lands, including new buildings, proposed accesses, roads, sewers, etc., will require Ministry review and approval. Ministry permits are required for all structures above and below ground, located within 396 m (1,299.21 ft.) from the Highway 403 and Eglinton Avenue intersection.</p> <p>During the site plan approval process for the above noted site, Alumi-Bunk Corporation will be required to submit to the Ministry of Transportation for their review and approval a full scale (1:500) site plan and a site servicing and grading plan.</p>
City Community Services Department – Planning, Development and Business Services Division (March 13, 2008)	<p>In comments dated March 13, 2008, this Department indicated that prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p> <p>Prior to the submission of the subject application, the owner conducted grading and site works which resulted in the encroachment of fill and damage to the City-owned woodlot (P-353), located adjacent to the subject property. As compensation, the owner has agreed to gratuitously dedicate a 4.5 m (14.8 ft.) wide greenbelt block adjacent to the City-owned woodlot. In addition, and to support the long term health of the adjacent woodlot, a natural buffer area having a minimum width of 4.5 m(14.76 ft.) is required to be located adjacent to the City woodlot, and shall be appropriately zoned.</p> <p>Access to the City-owned woodlot is being provided by way of a 12 m (39.37 ft.) wide access route to be dedicated to the City, having a connection to a public road.</p> <p>Should the subject application be approved, securities for hoarding, fencing and clean-up works will be required."</p>
City Transportation and Works Department (March 13, 2008)	Comments updated April 16, 2008 state that the applicant is to provide a detailed engineering drawing depicting the functional alignment of all proposed municipal rights-of-way

Alumi-Bunk Corporation

File:OZ 06/004 W3

Agency / Comment Date	Comment
	<p>and major services.</p> <p>It was further noted that the municipal road network illustrated within this development proposal represents a change to the current Council Approved Road Network for this area (By Law 0134-2002) passed by Council on March 27, 2002.</p> <p>Comments on the above will be finalized prior to the preparation of the Supplementary Report.</p>
Region of Peel	<p>Regional staff have reviewed this Zoning By-law Amendment Application and are pleased to advise that we have no objection and require no conditions of approval.</p> <p>The subject land is not located within the vicinity of a landfill.</p> <p>Municipal water services consist of a 300 mm diameter watermain on Future Right of Way.</p> <p>Municipal sanitary services consist of a 250 mm diameter sanitary sewer on Future Right of Way.</p> <p>Please be advised that external easements and construction may be required at the applicant's expense for both water and sanitary sewer site services.</p> <p>On-site waste collection will be required through a private waste hauler.</p>
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>Economic Development Office Development Services Fire Protection – Community Services Bell Canada Enersource Hydro Mississauga</p>

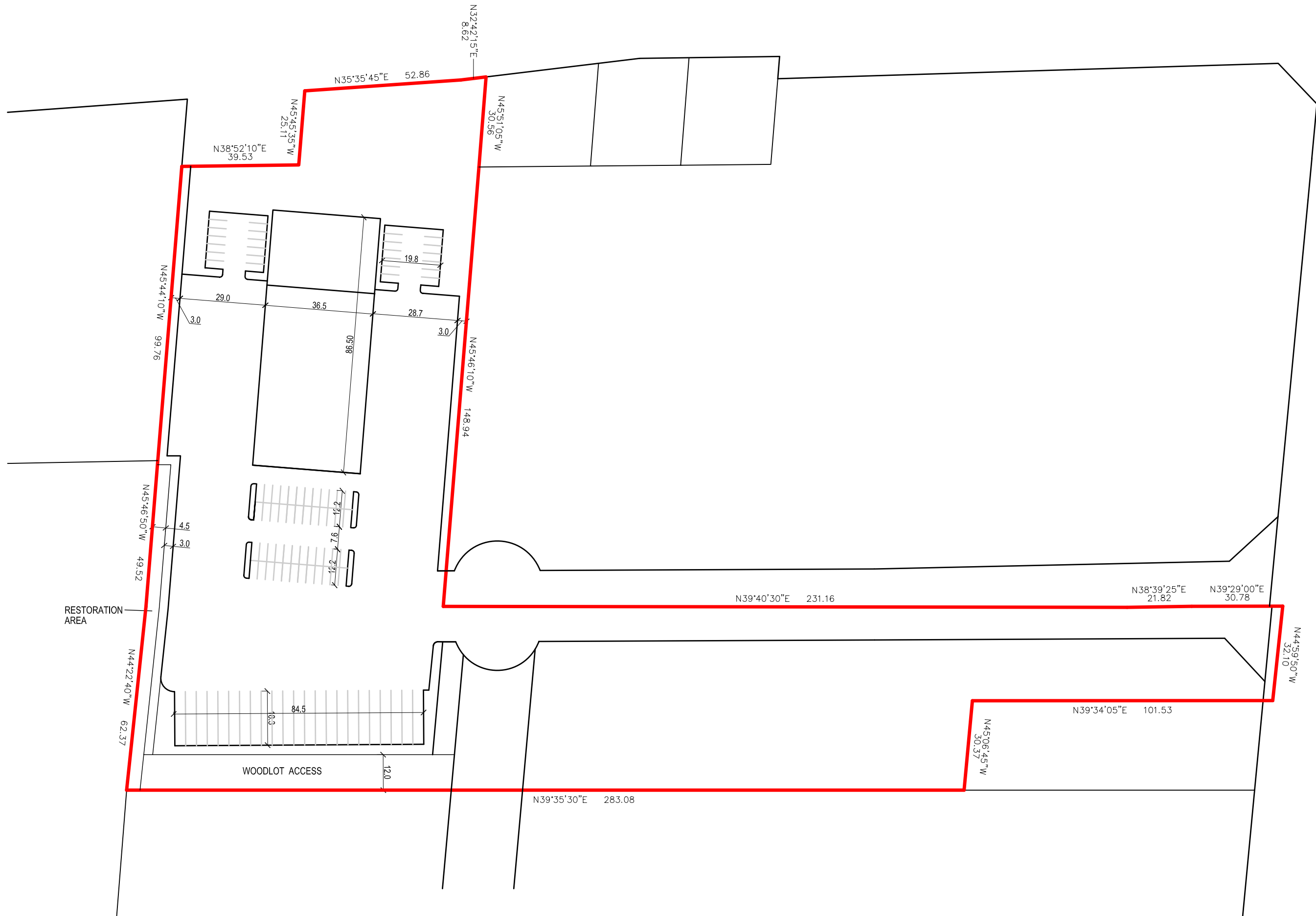
Alumi-Bunk Corporation**File:OZ 06/004 W3**

Agency / Comment Date	Comment
	Enbridge Pipelines Inc.
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Hydro One Networks Inc. Mississauga Transit Enbridge Gas Distribution Inc. Sun-Canadian Pipe Line Company Ltd. Trans-Northern Pipelines Inc. Imperial Oil Products & Chemical Division (ESSO) Canada Post</p>

EGLINTON AVENUE EAST

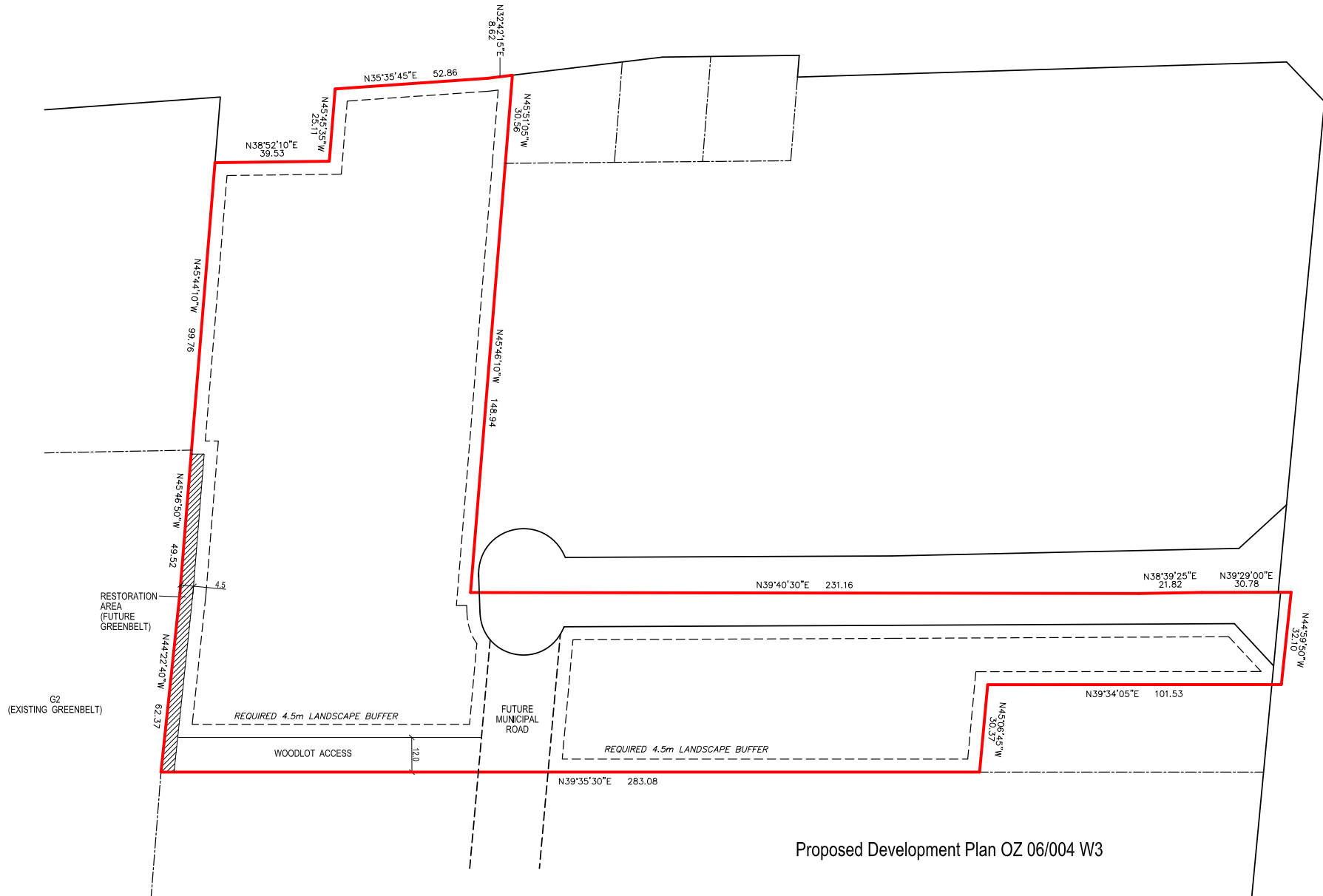
TOMKEN ROAD

APPENDIX I-6
OZ 06/004 W3

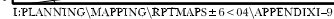


EGLINTON AVENUE EAST

TOMKEN ROAD



Proposed Development Plan OZ 06/004 W3



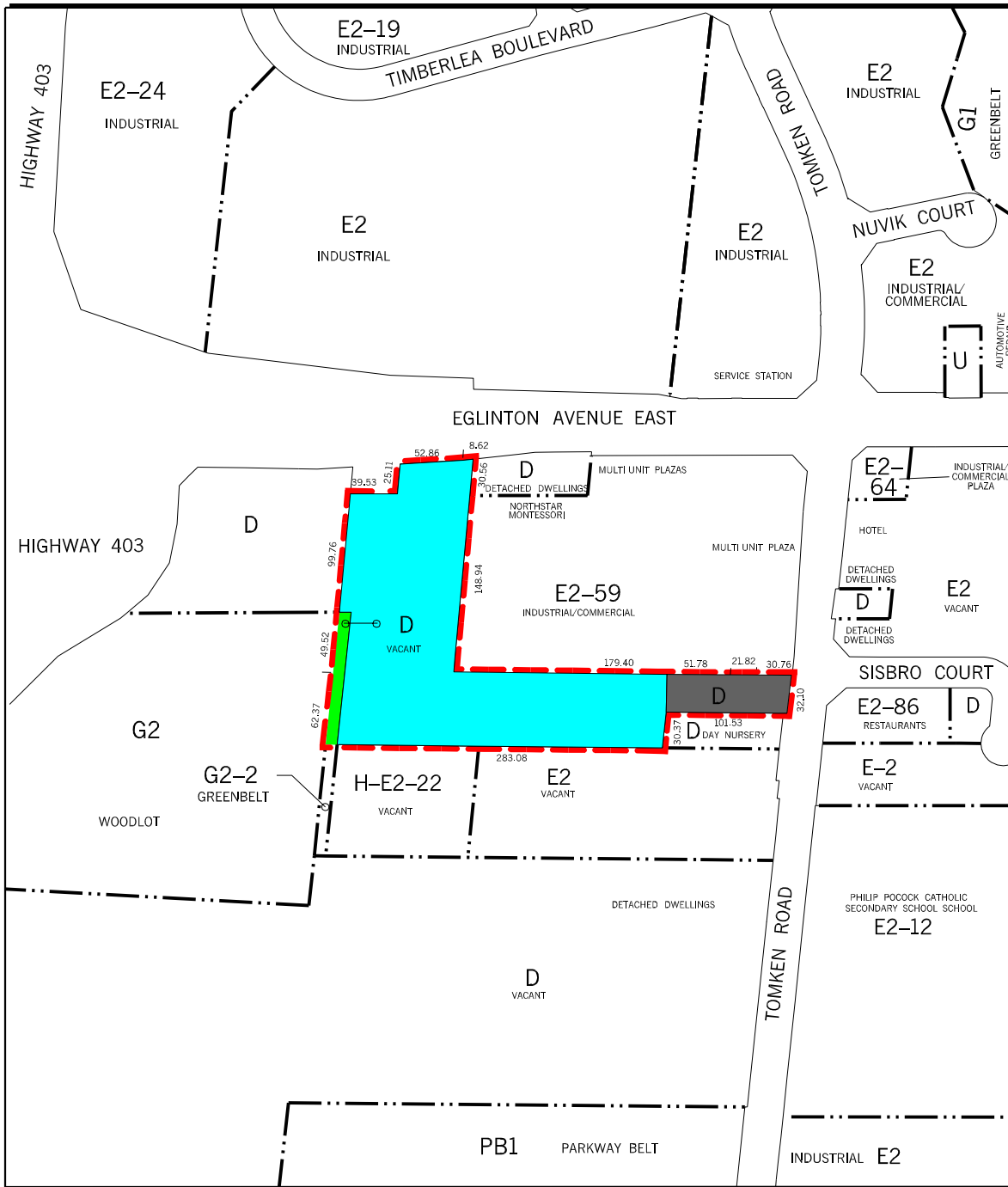


6181732 Canada Inc. (Alumi-Bunk Corporation)

File: OZ 06/004 W3

Recommendation PDC-0043-2008

1. That the Report dated May 6, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning of By-law 2007-0225 from "D" (Development) to "E2-Exception" (Employment) and "G2" (Greenbelt) to permit a range of employment uses, in addition to providing a greenbelt buffer under file OZ 06/004 W3, 6181732 Canada Inc. (Alumi-Bunk Corporation), Part of Lot 9, Concession 2, N.D.S., be received for information.
2. That the letter dated May 26, 2008 from Steve Lawson and Jim Lethbridge of Lethbridge & Lawson Inc., representatives of 678604 Ontario Inc. (De Zen Construction Limited), stating their concerns with respect to the above noted development application, be received.
3. That the e-mail from W. Asia Polus, Ministry of Transportation dated May 20, 2008 stating that the proposed development will require Ministry review and approval and outlining the requirements of approval, be received.



LEGEND:



SUBJECT LANDS



PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "E2-EXCEPTION" (EMPLOYMENT) TO PERMIT A RANGE OF BUSINESS EMPLOYMENT USES.



PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "H-E2-EXCEPTION" (EMPLOYMENT) HOLDING ZONE TO PERMIT A RANGE OF BUSINESS EMPLOYMENT USES.

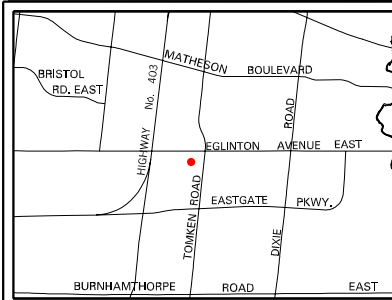


PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "G2" (GREENBELT).

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



SUBJECT: JOHN D. ROGERS and ASSOCIATES INC.



FILE NO:
OZ 06004 W3

DWG. NO:
06004R

SCALE:
1: 5000

PDC DATE:
2009 06 01

DRAWN BY:
K.PROKOP

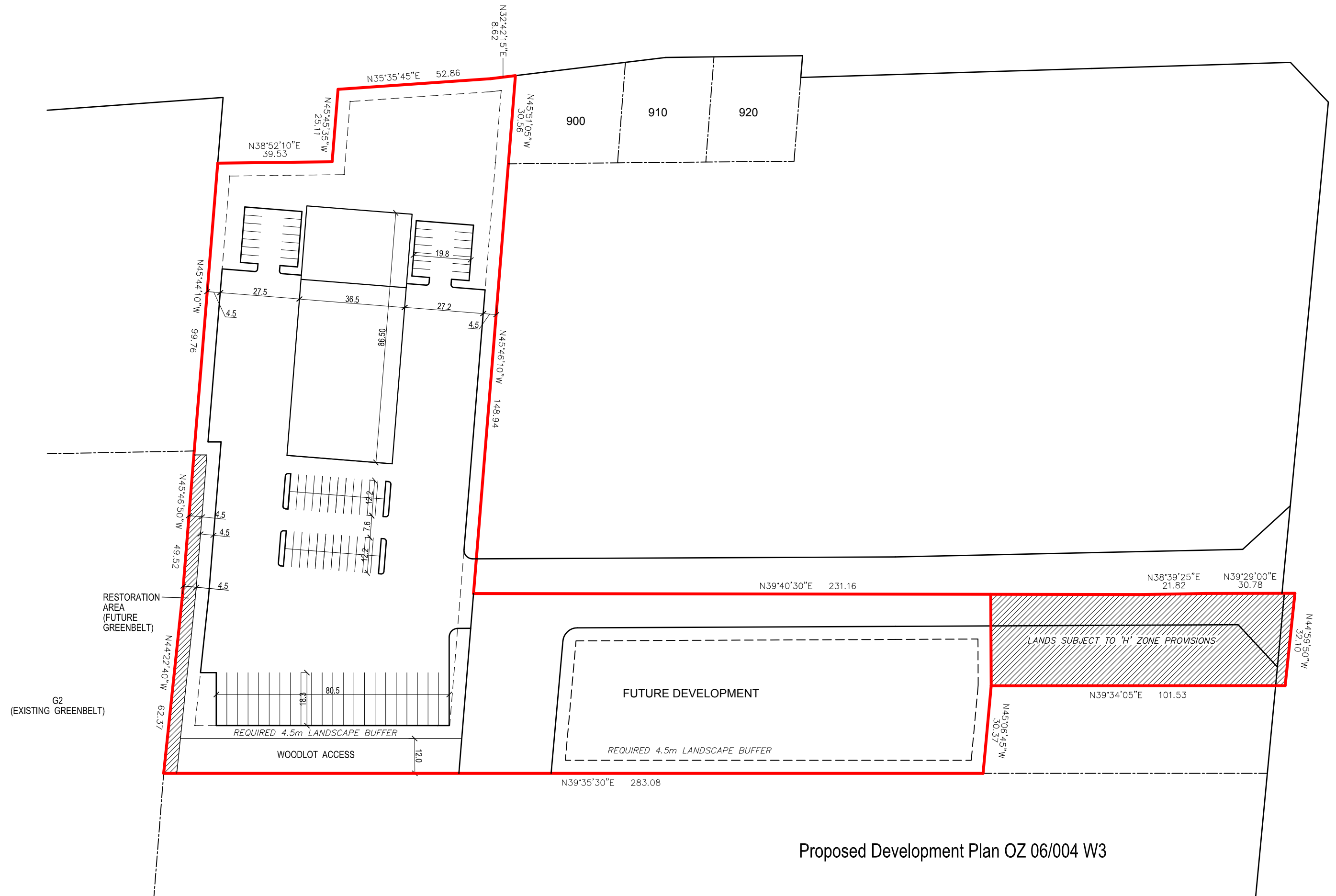
APPENDIX S-3



EGLINTON AVENUE EAST

TOKEN ROAD

APPENDIX S-5



Proposed Development Plan OZ 06/004 W3

