



Corporate Report

Clerk's Files

Originator's

Files OZ 07/008 W11
T-M07003 W11

DATE: May 26, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 15, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Rezoning and Draft Plan of Subdivision Applications
To permit 12 Detached Dwellings on a CEC Private Road,
Future Residential Blocks, 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**

Supplementary Report **Ward 11**

RECOMMENDATION: That the Report dated May 26, 2009, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 07/008 W11 and T-M07003 W11, 2096553 Ontario Inc. (Hush Homes), 6950 Second Line West, Part of Lot 10, Concession 3, W.H.S., West side of Second Line West, south of Old Derry Road, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of

the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.

2. That the application to change the Zoning from "R1-32" (Detached Dwelling) and "R2-10" (Detached Dwelling) to "R16-3" (Detached Dwelling on a CEC - Private Road), "R16-4" (Detached Dwelling on a CEC - Private Road), "OS1" (Open Space), and "G2-6" (Greenbelt) to permit 12 Detached Dwellings on a CEC Private Road, Future Residential Blocks, Parkland, Natural Heritage Protection, Greenbelt and a Walkway in accordance with the proposed zoning standards described in the Information Report, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision be approved.
 - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
 - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards not apply to the subject lands.
 - (d) That the "R16-4" (Detached Dwelling on a CEC - Private Road) zone include an exception to require a minimum side yard setback of 3.0 m (9.8 ft.) adjacent to an "R2-10" (Detached Dwelling) zone.
3. That the Plan of Subdivision under file T-M07003 W11, be recommended for approval subject to the conditions contained in Appendix S-6, attached to the report dated May 26, 2009, from the Commissioner of Planning and Building.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new

development application be required unless a zoning by-law is passed within 36 months of the Council decision.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on February 17, 2009, 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-0023-2009 which was subsequently adopted by Council and is attached as Appendix S-2.

Since the Information Report was prepared, the applicant has amended the proposed Draft Plan of Subdivision (See Appendix S-5) in order to create four blocks (Blocks A, B, C, and D) to accommodate future residential development from 6932 and 6940 Second Line West. This has led to some renumbering of the blocks. In addition, the depth of the proposed tree preservation zone (G2-6) along the north property limit has been increased from 5 m (16.4 ft.) to 10 m (32.8 ft.) (See Appendix S-3), in order to provide for additional tree protection abutting the Heritage Conservation District.

A site plan application was submitted on December 22, 2008 and is being reviewed under file SP 08/231 W11. Any approvals will be withheld pending resolution of the Rezoning and Plan of Subdivision applications.

COMMENTS:

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

COMMUNITY ISSUES**Comment**

A concern was raised regarding the removal of trees prior to approval of the subject applications.

Response

The City of Mississauga was contacted on a couple of occasions and advised that trees were being damaged or removed on the subject lands. The City's Forestry Department was advised and went out on-site to inspect. On one occasion there was demolition of existing structures which had received a demolition permit, and the construction crew was advised to avoid disturbance within the drip line of the trees. On the second occasion, the City's By-law Enforcement and Forestry Sections went out on-site with the applicant to inspect the health of certain trees and advised the applicant that due to safety concerns of collapsing trees, those trees at risk should be removed.

Comment

One resident had concern with the maintenance of the site.

Response

The subject lands, like all lands in the City of Mississauga is subject to the Property Standards By-law. This concern was forwarded to the City's Enforcement Division.

Comment

The application should be subject to the Meadowvale Village Urban Design Guidelines.

Response

In addition to the Official Plan policies within the Meadowvale Village District of Mississauga Plan, the application is being reviewed under the Meadowvale Village Urban Design Guidelines and is part of the "Village Character Area". The site plan application under file SP 08/231 W11 will also be subject to these Guidelines.

Comment

A concern was raised regarding the height of the proposed dwellings.

Response

The previous Zoning By-law (By-law 5500) zoned the subject lands "R4" and permitted dwelling heights of 10.7 m (35 ft.). The new By-law (By-law 0225-2007) rezoned the lands to "R1-32" and "R2-10" which limited dwelling heights to 7 m (23 ft.) and 9.5 m (31 ft.) respectively, and was appealed by the applicant to the Ontario Municipal Board. The Official Plan states that dwellings within the "Village Character Area" should be limited to two and a half (2.5) storeys. As a result of the Official Plan limit and the previous zoning permissions, the Planning and Building Department resolved that it could not oppose the appeal, and the applicant withdrew their appeal. The proposed maximum height of 10.7 m (35 ft.) is consistent with the previous zoning.

Comment

A resident asked what issues the City reviewed with the application, and what studies were done.

Response

The applicant was required by the City to submit a Planning Justification Report, Functional Servicing Report, Noise Study, Heritage Assessment, and Archaeological Assessment. In addition, issues such as garbage and fire access were reviewed by the Region of Peel and Mississauga Fire. City staff also reviewed the application to consider tree preservation and landscaping, urban design, stormwater management, servicing, traffic, environmental impact, and compatibility with both planning documents and the surrounding area.

Comment

A concern was raised regarding the density of the development.

Response

The proposed development is in conformity with the Official Plan requirements for a maximum density of 10 units per net residential hectare (4 units per acre), adjacent the Heritage Conservation District (7.7 units per net residential hectare/3.1 units per acre proposed), and 15 units per net residential hectare (6.1 units per acre) where not adjacent the Heritage Conservation District (9.1 units per net residential hectare/3.7 units per acre proposed).

Comment

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

Response

A Tree Inventory/Preservation Plan was submitted to identify all trees on-site and specify those trees to be protected and preserved and those proposed to be removed. The plan inventories 288 trees, with 214 trees to be preserved, 5 dead trees to be removed, and 69 trees to be removed for construction. The majority of the trees to be preserved are along the periphery of the subdivision and will provide a buffer of mature trees for adjacent lands. A landscape plan will be required through the site plan process to plant new trees following construction.

Comment

The proposal will impact the privacy of existing residents due to overlook, vehicles, and lights.

Response

The amount of overlook will be minimal as a maximum of two dwellings will be adjacent the north and south property limits and the use of tree preservation zones to protect existing trees and additional landscaping will provide a buffer/screening of the dwellings. The height of the proposed dwellings is two storeys, the same as adjacent dwellings.

The amount of traffic anticipated from 12 dwellings will be negligible, and not have a significant impact upon the area.

Lights within the proposed subdivision are to be directed internally onto the site and not infringe upon adjacent properties. Any approved site plans will require this note to be labeled on the drawing, and it is the developer's responsibility to ensure compliance.

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

The Heritage Advisory Committee and the Heritage Coordinator with the City of Mississauga have advised that their concerns have been satisfactorily addressed.

Comments

The property owner at 6905 Early Settler Row had requested the applicant to provide a 3 m (9.8 ft.) side yard setback for the proposed lot immediately north of the property (Lot 11) to provide additional separation.

Response

The applicant met with the adjacent resident and the Ward Councillor where this issue was discussed and generally agreed to. Following the meeting the applicant requested the City to allow the entire plan to shift north to accommodate the additional side yard, however this would push Lot 5 closer to the natural heritage block, provide an insufficient rear yard depth for this lot, and alter the location and alignment of the public walkway. As a result, staff cannot support increasing the side yard of one unit above standard at the expense of reducing another lot's rear yard below standard,

infringe closer to the natural heritage area, and alter the alignment of the pedestrian walkway.

The applicant was advised by staff that they could reduce the size of the dwelling proposed in Lot 11 to accommodate the additional side yard as it is noticeably larger than the dwellings proposed for Lots 7 to 10. However, the applicant made no amendments to the proposal and a side yard setback of 1.81 m (6 ft.) remains proposed. This is the standard setback required for the proposed "R16" (Detached Dwellings on a CEC – Private Road) zone.

Staff recommend that an exception be added to the "R16-4" (Detached Dwelling on a CEC - Private Road) zone to require a minimum side yard setback of 3 m (9.8 ft.) adjacent to the existing detached dwellings to the south in order to provide for additional buffer and privacy between developments.

Comments

An email was received which had concerns with townhouses proposed to extend onto the hill behind the community park and soccer fields.

Response

There are no townhouses proposed within this development, and the heritage ridge is to be protected as a natural heritage block, and will provide a buffer of the development to the park.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Community Services Department

Comments updated April 28, 2009, state that the applicant has submitted a satisfactory Parkland Concept Plan for Blocks E and F and has addressed the concerns associated with the design of the proposed structures with the Heritage Coordinator and Heritage Advisory Committee. Further, as the development will be required to utilize the storm sewer connection in Old Ridge Park (P-391),

prior to pre-servicing, satisfactory financial arrangements shall be made with the Community Services Department for construction access and for any necessary restoration works within the park. All outstanding requirements will be dealt with at a later date, should the applications be approved.

Transportation and Works Department

Comments updated May 6, 2009, state that the owner has provided a satisfactory supporting concept plan which confirms the feasibility of developing a common element condominium on the subject lands. The owner's solicitor has also provided satisfactory documentation outlining how the "future development" blocks will be added to what will be an established common element condominium development. In addition, it was noted that an updated Functional Servicing Report has been submitted which confirms that adequate storm servicing is available for the subject development.

Should this application be approved by Council, the owner will be required to enter in to Servicing Agreement for Municipal Works Only for the construction of the necessary municipal works required to service these lands. The owner will also be required to provide securities for the satisfactory installation of air conditioning units and special acoustic building measures and a cash contribution towards future refurbishing works along Second Line West for that portion of the lands which fronts onto this road.

School Accommodation

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.

PLANNING COMMENTS

Official Plan

The proposal conforms to the "Residential Low Density I" and "Village Character Area" policies of the Meadowvale Village District as outlined in the Information Report (see Appendix S-1) and does not require an amendment to the Mississauga Plan Policies.

Zoning

The proposed "R16-3" (Detached Dwelling on a CEC - Private Road), "R16-4" (Detached Dwelling on a CEC - Private Road), "OS1" (Open Space), and "G2-6" (Greenbelt) zones are appropriate to accommodate the proposed development for 12 Detached Dwellings on a CEC Private Road, Future Residential Blocks, Parkland, Natural Heritage Protection Area, Greenbelt and a Walkway.

In order to adhere to the density and lot frontages set forth within the Official Plan, exception zones are proposed for the "R16" (Detached Dwelling on a CEC – Private Road) zone, to expand the standards to be more consistent with the existing "R1-32" and "R2-10" zones, while implementing the base zone required for detached common element condominium dwellings.

The "R16-3" zone is proposed for the five lots at the north of the subdivision adjacent the Heritage Conservation District, and will have exceptions to require minimum lot areas of 860 m² (9,257 sq. ft.), minimum frontages of 22.5 m (73.8 ft.), a maximum lot coverage of 30%, and interior side yards to have a minimum of 1.8 m (5.9 ft.) on one side and 4.2 m (13.8 ft.) on the other side. There will also be an exception schedule to establish buildable areas to allow for reduced yards adjacent tree preservation areas, as the tree preservation areas form part of the lots, but development is prohibited within them (see Concept Plan in Appendix S-4).

The "R16-4" zone is proposed for the seven lots in the southern part of the subdivision which do not abut the Heritage Conservation District, and have exceptions to require minimum lot areas of 680 m² (7,319 sq. ft.) and minimum frontages of 18 m (59 ft.). Staff recommend an additional exception to require a minimum side yard setback of 3.0 m (9.8 ft.) adjacent an "R2-10" (Detached Dwelling) zone, in order to provide for an additional buffer to the existing detached dwellings immediately to the south.

In addition, both zones will have an exception to require a minimum of 3 parking spaces per lot to ensure sufficient parking is provided in lieu of a separate visitor parking area (By-law requires 2 resident spaces and 0.25 visitor spaces per unit).

A summary of the zoning standards for the existing (R1-32 and R2-10), proposed (R16-Exception A and B), and the R16 base zones are provided in Appendix I-10 of the Information Report (see Appendix S-1).

Green Development Initiatives

See Information Report (Appendix S-1).

Draft Plan of Subdivision

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions (see Appendix S-6).

Since the lands are the subject of a Draft Plan of Subdivision under File T-M07003 W11, development will be subject to the completion of services and registration of the plan.

FINANCIAL IMPACT:

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

CONCLUSION:

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. Since the request by the applicant is to break the single Future Residential Block into 3 blocks to form POTLs (Parcels Of Tied Land, or freehold lots that do not form part of the condominium), it is recommended that no further public meeting need be held regarding the proposed changes.

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

1. The proposal for 12 Detached Dwellings on a CEC Private Road, Future Residential Blocks, Parkland, Natural Heritage Protection Area, Greenbelt and a Walkway is compatible with the surrounding land uses as they provide detached residential dwellings adjacent to detached residential dwellings and community park at a density and scale consistent with existing Official Plan requirements.
2. The proposed "R16-3" (Detached Dwelling on a CEC - Private Road), "R16-4" (Detached Dwelling on a CEC - Private Road), "OS1" (Open Space), and "G2-6" (Greenbelt) zones are appropriate to accommodate the requested uses and meet the overall intent, goals and objectives of Mississauga Plan.
3. The proposal provides for protection of the heritage ridge (natural heritage landscape), provides greenbelt zones to protect significant trees along edges of the site, provides additional parkland and a walkway to link the community park to the west to Second Line West and Meadowvale Village Hall community centre.
4. The draft plan of subdivision provides for an efficient use of land and services and results in the orderly development of the lands at an appropriate density and scale.

ATTACHMENTS:

Appendix S-1 - Information Report

Appendix S-2 - Recommendation PDC-0023-2009

Appendix S-3 - Excerpt of Existing Land Use Map

Appendix S-4 - Revised Concept Plan

Appendix S-5 - Draft Plan of Subdivision

Appendix S-6 - Conditions of Draft Approval

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner



Corporate Report

Clerk's Files

APPENDIX S-1

Originator's

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

PDC FEB 17 2009

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:



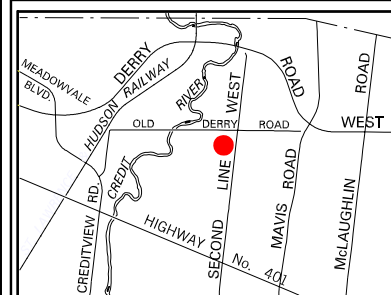
SUBJECT LANDS

DATE OF AERIAL PHOTO: APRIL 2008



SUBJECT:

2096553 ONTARIO INC.



FILE NO:

T-M07003 W11

DWG. NO:

07008A

SCALE:

1:2500

PDC DATE:

2009 02 17

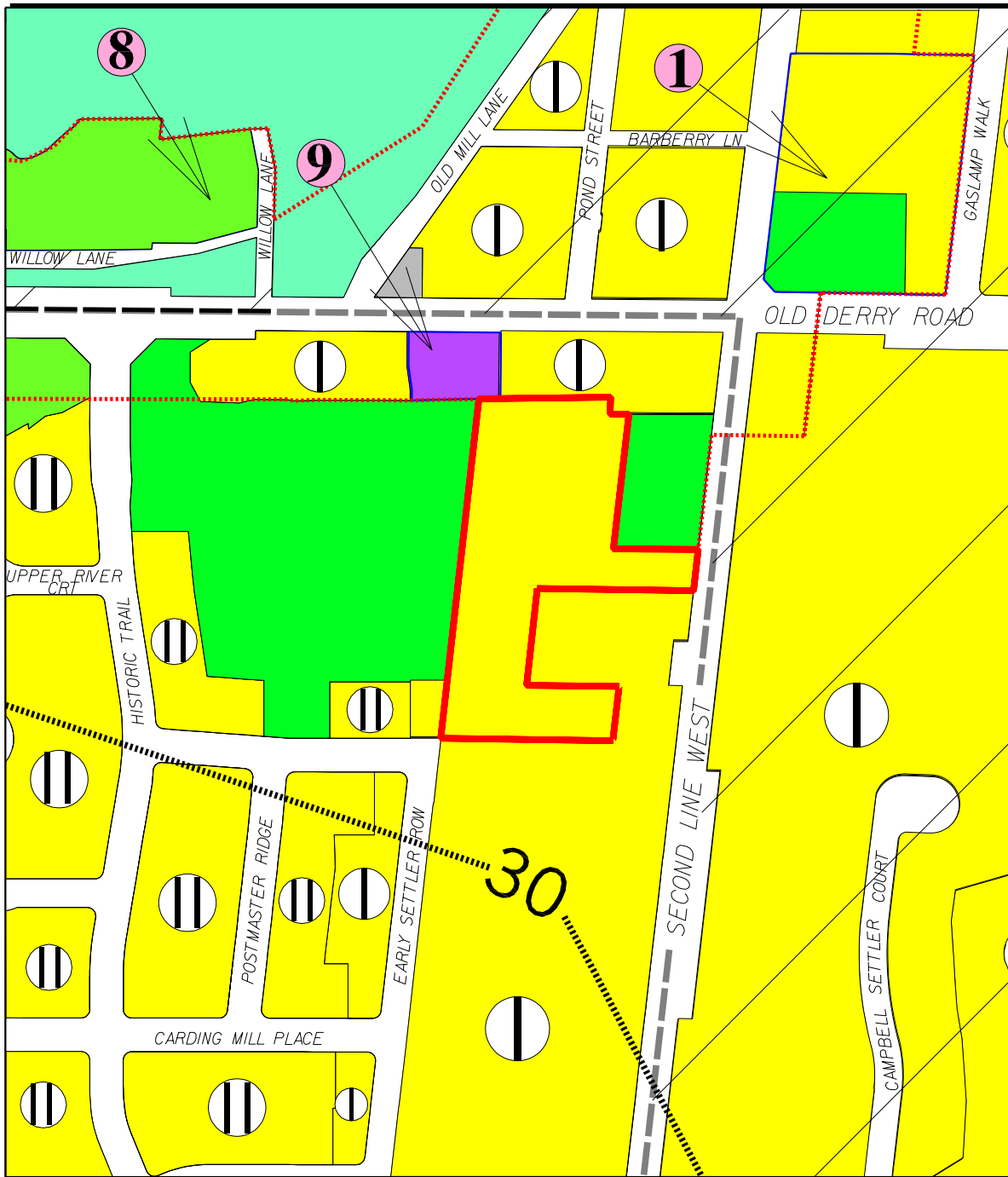
DRAWN BY:

R.DICOSOLA

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

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.

		FILE NO: OZ 07008 W11 T-M07003 W11 DWG. NO: 07008L SCALE: 1:5000 PDC DATE: 2009 02 17 DRAWN BY: R.DICOSOLA	APPENDIX I-3
		Produced by T&W, Geomatics	

APPENDIX I-5

SECOND LINE WEST

CONCEPT PLAN

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

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

SITE AREA - 17259 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.)

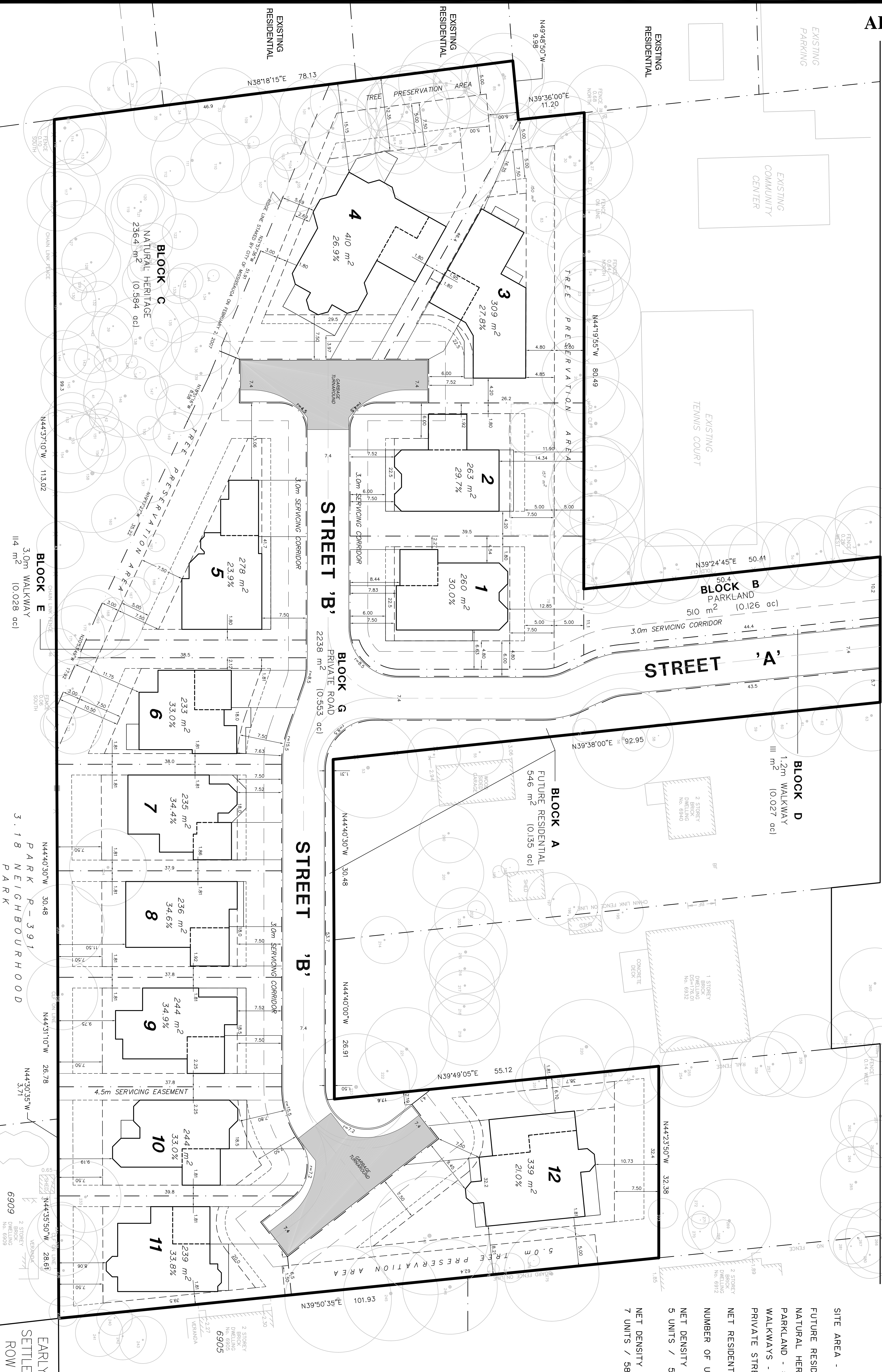
PRIVATE STREET - 2238 m² (0.553 ac.)

NET RESIDENTIAL - 11376 m² (2.811 ac.)

NUMBER OF UNITS - 12

NET DENSITY (ABUTTING VILLAGE - LOTS 1-5)

NET DENSITY (ADJACENT TO VILLAGE - LOTS 6-12)
7 UNITS / 5829 m² = 12.0 uph (4.9 upd)



SITE STATISTICS			
	AREA (m ²)	MAX. COVERAGE (m ²)	%
1	866	260	30
2	885	266	30
3	1110	333	30
4	1527	458	30
5	1162	349	30
6	707	247	35
7	683	239	35
8	682	239	35
9	700	245	35
10	739	258	35
11	707	247	35
12	1611	564	35

LEGEND

352 m ²	21%	DENOTES PROPOSED BUILDING AREA
[]		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

**EARLY
SETTLER
ROW**

JdJ

JOHN D. ROGERS & ASSOCIATES INC.
Planners
Project Management
Land Development Consultants

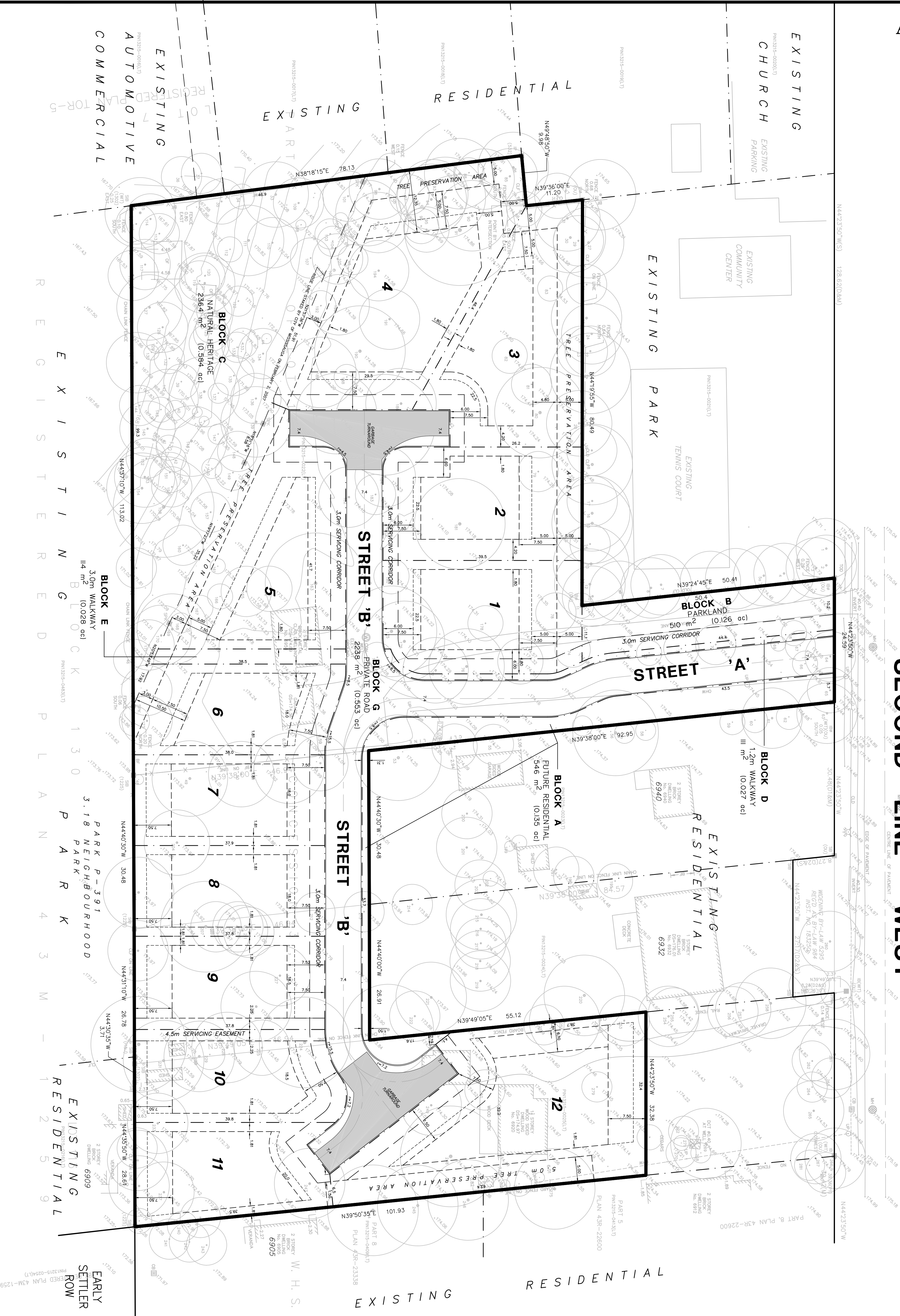
34 Thomas Street, Mississauga, ON L5M 1Y5
Tel 905.812.2930 Fax 905.812.2270 e-mail:info@jdrp.com

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	0.544
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

- (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

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, R.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.

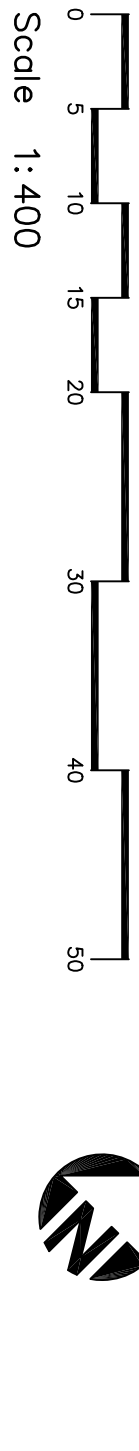

William Doorn, O.L.S.
2086553 Ontario Inc.
Date April 17, 2007

Designer's Certificate

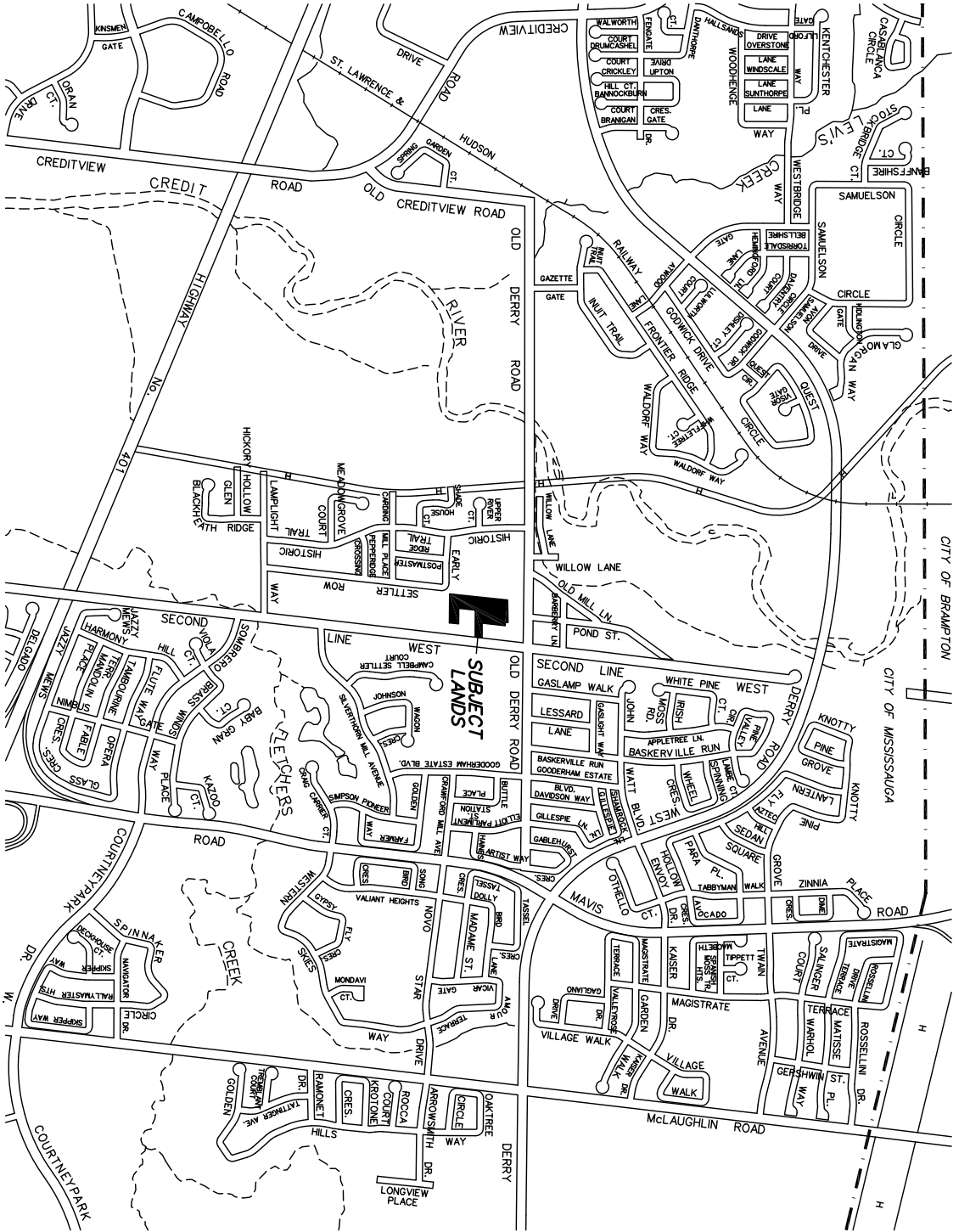
I hereby certify that this Draft Plan of Subdivision be complete and accurate as per the Planning Act, R.S.O. 1990, c. P.13


John D. Rogers, R.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

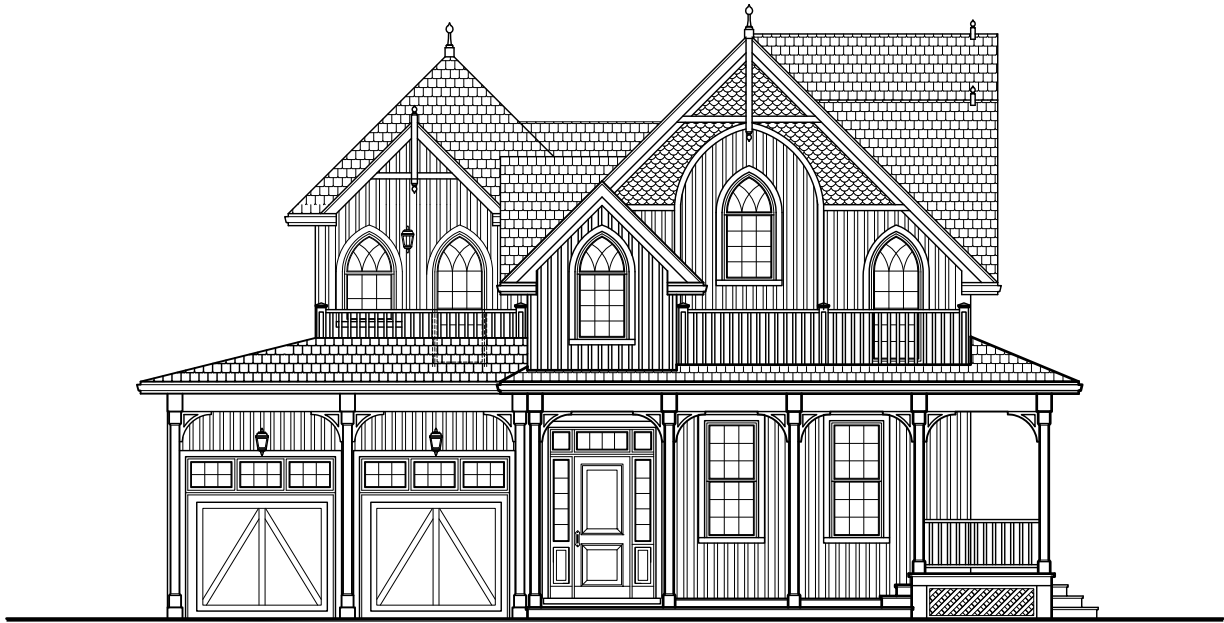


Keymap



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@jdriplan.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

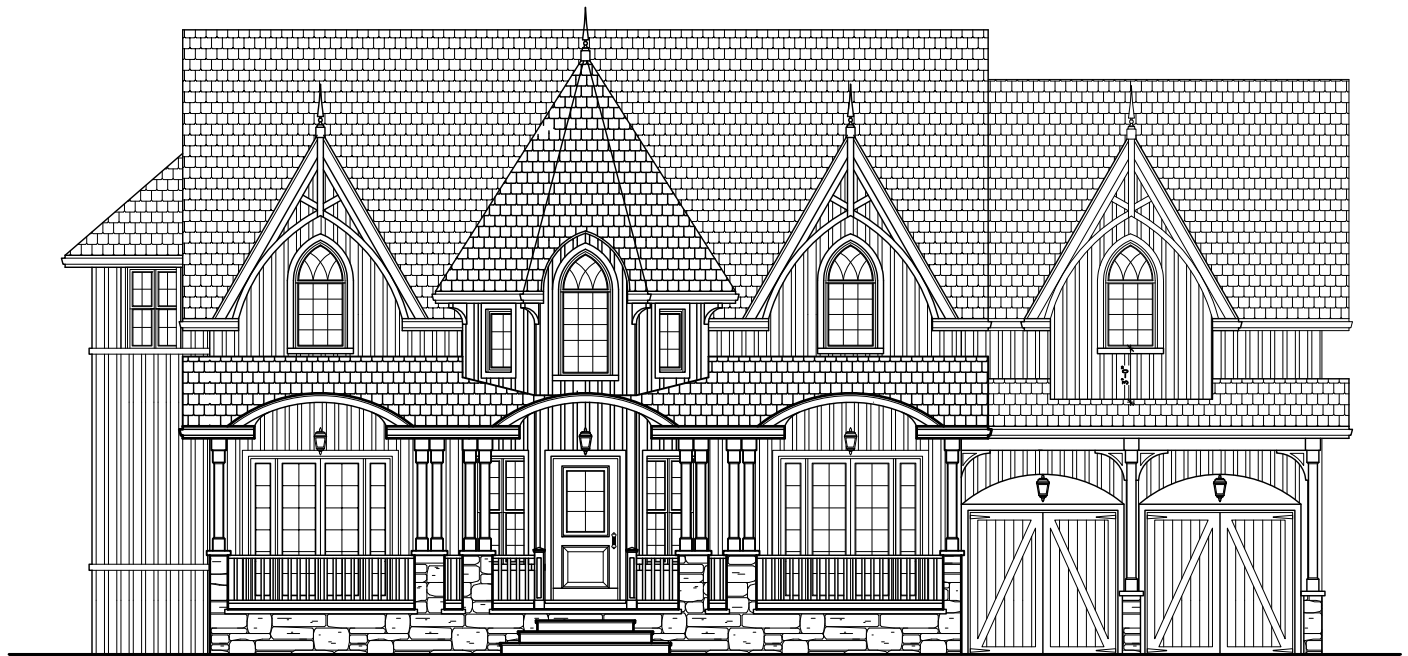
TEL. 416.667-0322 FAX.416.667.0751 EMAIL. info@rubinoffdesign.com

1



FRONT ELEVATION

2ND LINE - LOT 3 - SOUTH SIDE



FRONT ELEVATION

2ND LINE - LOT 4 - SOUTH SIDE

Rubinoff Design Group

3201 - A Yonge Street
Toronto, Ontario M4N 2k9

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

2



FRONT ELEVATION

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



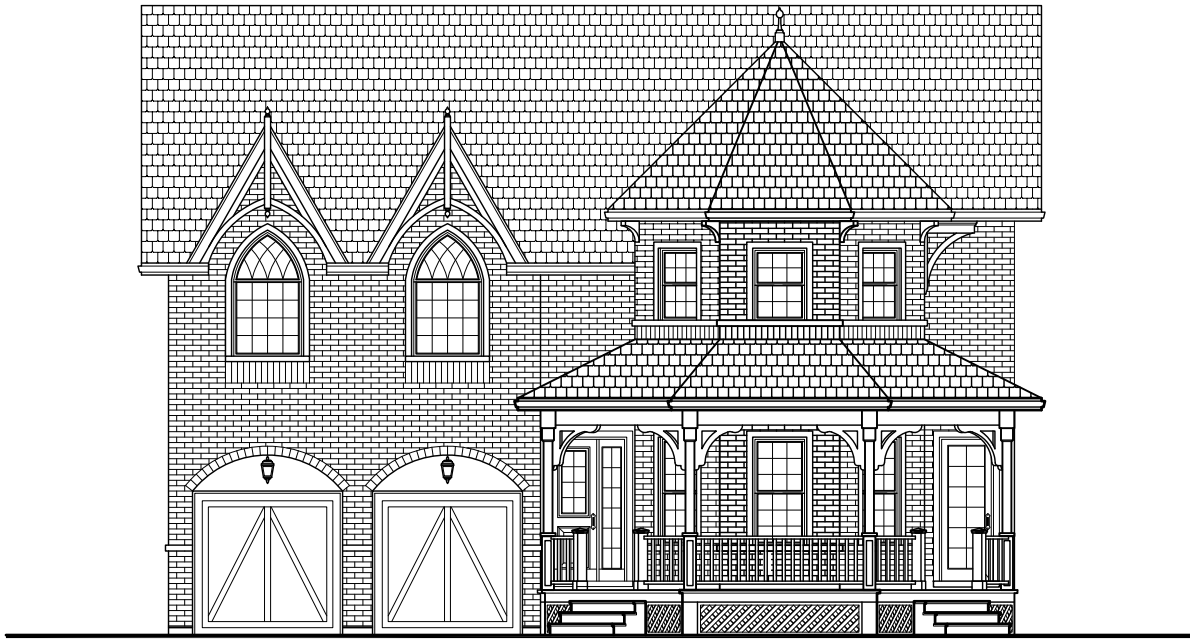
FRONT ELEVATION

2ND LINE - LOT 6 - NORTH 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



FRONT ELEVATION

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



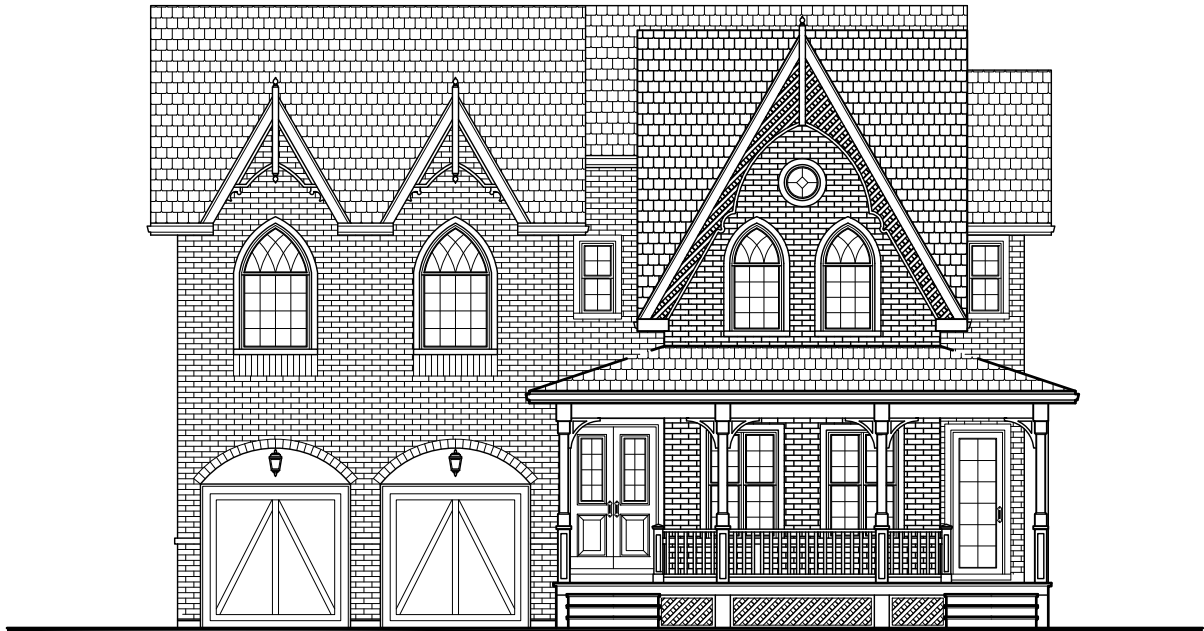
FRONT ELEVATION

2ND LINE - LOT 8 - NORTH 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



FRONT ELEVATION

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



FRONT ELEVATION

2ND LINE - LOT 10 - NORTH 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



FRONT ELEVATION

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



FRONT ELEVATION

2ND LINE - LOT 12 - SOUTH SIDE

Rubinoff Design Group

3201 - A Yonge Street
Toronto, Ontario M4N 2k9

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

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

T-M07003 W11

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;

2096553 Ontario Inc.**File:OZ 07/008 W11
T-M07003 W11**

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.

2096553 Ontario Inc.

File: OZ 07/008 W11

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

2096553 Ontario Inc.

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

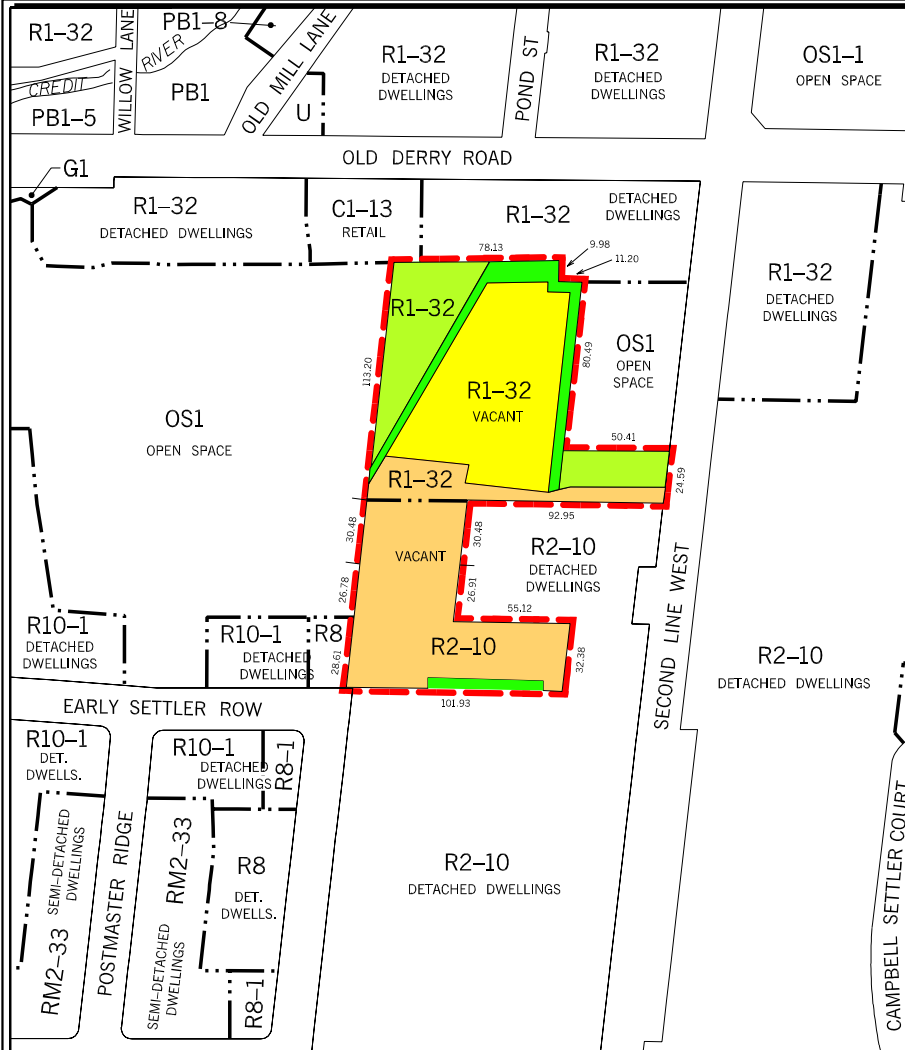


2096553 Ontario Inc.

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

Recommendation PDC-0023-2009

1. 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.
2. That the correspondence received from Jas. P. Holmes on behalf of Meadowvale Village Heritage Conservation District Review Committee, Kevin Arjoon for the Heritage Advisory Committee, Dave Moir on behalf of Meadowvale Village Community Association, Gregory Young, Rosemary Wilson, Terry Wilson, and Stephen Runstedler with respect to the Rezoning and Draft Plan of Subdivision Applications under File OZ 07/008 and T-M07003 W11, be received for information.



LEGEND:



SUBJECT LANDS



PROPOSED REZONING FROM "R1-32" (DETACHED DWELLINGS) TO "R16-3" (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 "R16-4" (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 "G2-6" (GREENBELT) TO PROVIDE TREE PROTECTION.

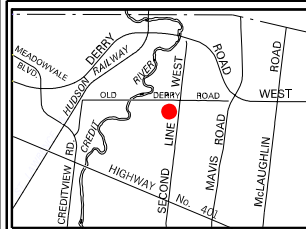
THE LANDS ARE ALSO SUBJECT TO A DRAFT PLAN OF SUBDIVISION.

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:
1:2500

PDC DATE:
2009 06 15

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

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX 3-3

SECOND LINE WEST

APPENDIX S-4 CONCEPT PLAN

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

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

SITE AREA - 17259 m² (4.265 ac.)

FUTURE RESIDENTIAL - 253 m² (0.063 ac.)
PRIVATE OPEN SPACE - 265 m² (0.065 ac.)
NATURAL HERITAGE - 2364 m² (0.584 ac.)
PARKLAND - 510 m² (0.126 ac.)
WALKWAYS - 252 m² (0.062 ac.)
PRIVATE STREET - 2233 m² (0.552 ac.)

NET RESIDENTIAL - 11382 m² (2.812 ac.)

NUMBER OF UNITS - 12

NET DENSITY (ABUTTING VILLAGE - LOTS 1-5)
5 UNITS / 5548 m² = 9.0 uph (3.6 upa)

NET DENSITY (ADJACENT TO VILLAGE - LOTS 6-12)
7 UNITS / 5834 m² = 12.0 uph (4.9 upa)

SITE STATISTICS			
LOT	AREA (m ²)	MAX. COVERAGE (m ²)	
			%
1	865	260	30
2	885	266	30
3	1110	333	30
4	1527	458	30
5	1162	349	30
6	707	247	35
7	683	239	35
8	682	239	35
9	700	245	35
10	740	259	35
11	707	247	35
12	1616	566	35

LEGEND

- 352 m² 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.
ALL EXTERIOR STREET LIGHTING TO BE CONTAINED WITHIN EXISTING PROPERTY LIMITS.

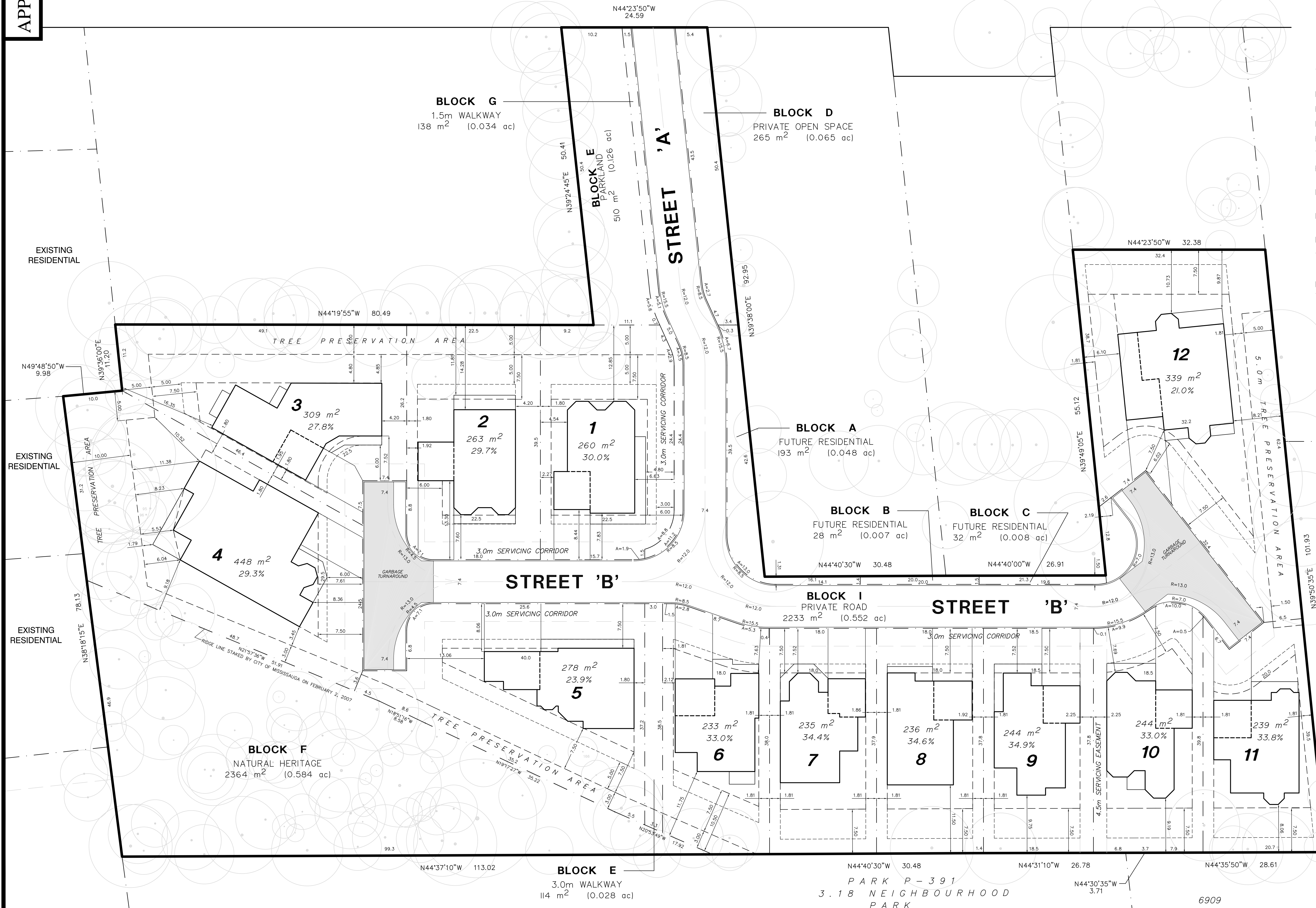


SCALE 1:300

APRIL 12, 2007
revised APRIL 24, 2009

EARLY
SETTLER
ROW

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: m.wortel@jdrplan.com



E X I S T I N G

R E S I D E N T I A L

SECOND LINE WEST

EXISTING
CHURCHEXISTING
PARKINGEXISTING
COMMUNITY
CENTERBLOCK G
1.5m WALKWAY
138 m² (0.034 ac)BLOCK D
PRIVATE OPEN SPACE
265 m² (0.065 ac)EXISTING
RESIDENTIAL

EXISTING PARK

TREE PRESERVATION AREA

BLOCK A
FUTURE RESIDENTIAL
193 m² (0.048 ac)BLOCK B
FUTURE RESIDENTIAL
28 m² (0.007 ac)BLOCK C
FUTURE RESIDENTIAL
32 m² (0.008 ac)BLOCK I
PRIVATE ROAD
2233 m² (0.552 ac)BLOCK F
NATURAL HERITAGE
2364 m² (0.584 ac)BLOCK H
3.0m WALKWAY
114 m² (0.028 ac)PARK P-391
3.18 NEIGHBOURHOOD
PARKEXISTING
RESIDENTIALEARLY
SETTLER
ROW

Schedule of Land Use

APPENDIX S-5

PROPOSED LAND USE			
RESIDENTIAL	ABUTTING MEADOWVALE VILLAGE DISTRICT	LOTS 1 - 5	5548
	ADJACENT TO MEADOWVALE VILLAGE DISTRICT	LOTS 6 - 12	5834
			1,442
FUTURE RESIDENTIAL		BLOCKS A, B & C	253
PRIVATE OPEN SPACE		BLOCK D	265
PARKLAND		BLOCK E	510
NATURAL HERITAGE		BLOCK F	2364
1.5m & 3.0m WALKWAYS		BLOCKS G & H	252
7.4m PRIVATE ROAD (24' ROW)		BLOCK I	2233
TOTAL			17259

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	lin. m	lin. ft.
7.4m PRIVATE ROAD (24' ROW)	285	935
TOTAL	285	935


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

(a, c, e, f, j, l) 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

Numbers may not add due to rounding.
Denotes building setback
Denotes porch/deck setback
Net Density (Abutting Meadowvale Village) - 9.0 uph (3.6 upa)
Net Density (Adjacent to Meadowvale Village) - 12.0 uph (4.9 upa)

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.


Naheel Slemko, A.S.O.
2096553 Ontario Inc.

November 5, 2007
Date

Surveyor's Certificate

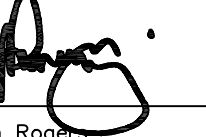
I hereby certify that the boundaries and the land to be subdivided on this plan and their relationship to adjacent lands are accurately and correctly shown.


Vladimir Dosen, O.L.S.
P. Saina Company Ltd.

April 17, 2007
Date

Designer's Certificate

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


John D. Rogers
John D. Rogers & Associates Inc.

April 17, 2007
Date

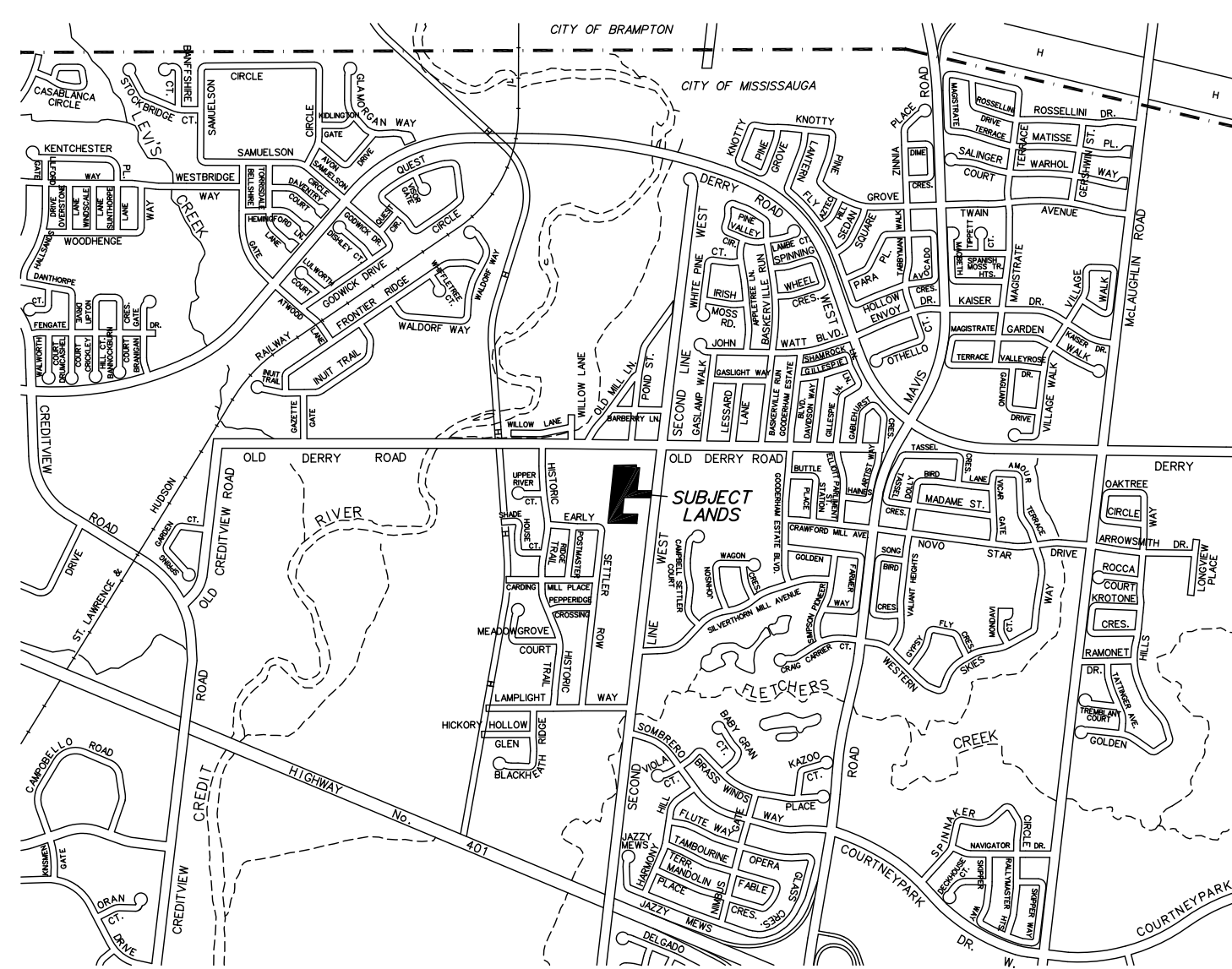
21T-M07003

DRAFT PLAN OF SUBDIVISION

Part of Lot 10, Concession 3, W.H.S.
City of Mississauga, Regional Municipality of Peel

Scale 1:400

Keymap



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April 17, 2007
Revisions
March 17, 2008
April 16, 2008
September 18, 2008
November 26, 2008
March 24, 2009
April 24, 2009



**SCHEDULE A
CONDITIONS OF APPROVAL**

FILE: T-M07003 W11

SUBJECT: Draft Plan of Subdivision
Part of Lot 10, Concession 3, W.H.S.
West side of Second Line West, south of Old Derry Rd
City of Mississauga
2096553 Ontario Inc. (Hush Homes)

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

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

The City has required the dedication of land for park or other public recreational purposes based on the *Planning Act* R.S.O. 1990, c.P.13, Section 51.5 as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated April 17, 2007, (revised on April 24, 2009).
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 8.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
- 9.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 10.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 11.0 The applicant/owner shall make arrangements acceptable to the City with regard to any Park issues including Park or greenbelt development, buffer planting, or hoarding. The development yields a 0.086 ha (0.213 ac) parkland requirement based on the *Planning Act*, R.S.O. 1990, c.P.13, as amended. The City will accept Parkland Block E and Natural Heritage Block F, having an area of 0.287 ha (0.710 ac.), for park or other public recreational purposes. The City shall compensate the developer for the resulting over-dedication of 0.201 ha (0.497 ac) at the market value on the date of the approval of the Draft Plan. The parkland will be dedicated following registration of the Plan of Subdivision and the satisfaction of the Inhibiting Order in connection with the Plan.
- 12.0 Prior to the registration of the Plan of Subdivision, satisfactory arrangements shall have been made with the Planning and Heritage Section of the Community Services Department with respect to the conveyance of easements for public pedestrian access, connecting Old Ridge Park (P-391) to the west and Second Line West.

- 13.0 Prior to preservicing, the applicant shall make satisfactory arrangements with the Community Services Department to permit the connection of the Municipal storm sewer connection located within Old Ridge Park (P-391). This may include measures to deal with construction access, securities, restoration and any compensation necessary.
- 14.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Development Agreement and all offers of purchase and sale for all residential lots, the following warning clauses until the permanent school for the area has been completed:
- 14.1 Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
- 14.2 That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- 15.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Development Agreement and on all offers of purchase and sale for a period of five years after registration of the plan:
- 15.1 Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel District School Board to determine the exact schools.
- 16.0 That the owner/applicant agree to provide a temporary location at which Canada Post Corporation may locate community mailboxes during construction, until curbing and sidewalks are in place at the prescribed permanent mailbox locations.
- 17.0 That in consultation with Canada Post Corporation, the owner/applicant agrees to provide at their expense the following for the permanent mailbox locations:
- 17.1 An appropriately sized sidewalk section on which Canada Post mailboxes will be placed, adjacent to the municipal sidewalk (where applicable), and any required footpaths across the boulevard from the curb to the sidewalk;
- 17.2 Any required curb depressions and wheelchair access for mailbox sites where no sidewalk is planned.

- 18.0 Prior to execution of the Servicing Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
- 19.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

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