



Corporate Report

Clerk's Files

Originator's

Files OZ 10/010 W6

T-M86095 W6 Phase 2

PDC JAN 10 2011

DATE: December 14, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 10, 2011

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment, Rezoning and Amendment to
Draft Plan of Subdivision Applications
To permit 32 detached dwelling units, 132 semi-detached
dwelling units and a revised park block, road network and
lot layout.
5353 Terry Fox Way
Southeast corner of Bristol Road West & Terry Fox Way
Owner: Embee Properties Limited
Applicant: Lethbridge & Lawson Inc.

Bill 51

Public Meeting **Ward 6**

RECOMMENDATION: That the Report dated December 14, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Public Open Space" to "Residential-Medium Density I", to change the Zoning from "R3-29" (Detached Dwellings), "R5-38" (Detached Dwellings), "RM2-42" (Semi-Detached Dwellings) and "OS1" (Open Space) to

"R3-Exception" (Detached Dwellings), "R5-Exception" (Detached Dwellings), "RM2-Exception A" (Semi-Detached Dwellings), "RM2-Exception B" (Semi-Detached Dwellings) and "OS1" (Open Space), and to amend the Draft Plan of Subdivision to permit 32 detached dwelling units, 132 semi-detached dwelling units and a revised park block, road network and lot layout under files OZ 10/010 W6 and T-M86095 W6 Phase 2, Embee Properties Limited, 5353 Terry Fox Way, be received for information.

BACKGROUND:

The above-noted applications have been circulated for technical comments.

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

A draft plan of subdivision was approved on October 26, 1998, (amended May 17, 2004) for the subject lands and the lands immediately to the east (see Appendix I-10).

Since the original draft plan approval, the Peel Board of Education has indicated they no longer require a school block on the subject lands. The applicant has therefore amended the plan to lot out the previous school block. The City's Community Services Department has also revised their requirements and have requested a reduced park block to be added to the existing Heatherleigh Park.

The lands to the east (east of the future extension of Heatherleigh Avenue) were severed from the subject lands under file 'B' 59-10 (approved by the Committee of Adjustment September 16, 2010) and are subject to separate Official Plan Amendment and Rezoning applications, proposing retail commercial uses.

COMMENTS:

As a result of the above noted changes the draft plan of subdivision has been revised as follows:

Amended Draft Plan - Comparison of Subject Land Area

Approved Draft Plan (Oct. 26, 1998)	Proposed Amendment
19 Detached Dwellings 60 Semi-Detached Dwellings	32 Detached Dwellings 132 Semi-Detached

	Dwellings
Total Units = 79	Total Units = 164
Density = 32.9 units per ha (13.3 units per ac)	Density = 34.4 units per ha (13.9 units per ac)
1 School Block (2.153 ha/5.3 ac)	Elimination of School Block
1 Park Block (1.199 ha/2.96 ac)	1 Reduced Park Block (0.48 ha/1.2 ac)
Residential Land Area 2.4 ha (5.93 ac)	Residential Land Area 4.77 ha (11.78 ac)
Comparison Area 6.93 ha (17.11 ac.)	Total Area 6.93 ha (17.11 ac.)

Development Proposal	
Applications submitted:	September 7, 2010
Applications deemed complete:	September 17, 2010
Height:	2 storeys
Lot Frontages:	Detached Dwellings 14 m (46 ft.) frontage (28 lots); 11 m (36 ft.) frontage (4 lots); Semi-Detached Dwellings 8.55 m (28 ft.) frontage (46 lots); 6.8 m (22 ft.) frontage (86 lots).
Gross Floor Area:	Detached units ranging from 204 m ² (2,194 sq. ft.) to 276 m ² (2,969 sq. ft.) Semi-Detached units ranging from 114 m ² (1,232 sq. ft.) to 176 m ² (1,890 sq. ft.)
Anticipated Population:	551* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Parking	2 spaces per unit

Development Proposal	
Required:	(Council Resolution CPD 121-91 requires 3 spaces per unit on-site, plus 0.25 spaces per unit on-street, on lots less than 12 m (39 ft.) frontage)
Parking Provided:	Minimum of 2 spaces per unit (Third space provided encroaching into boulevard but not crossing sidewalk, and 0.25 spaces per unit provided on-street for lots less than 12 m (39 ft.) frontage)
Supporting Documents:	Plan of Survey Draft Plan of Subdivision Preliminary Park Grading Plan Planning Justification Phase I Environmental Site Assessment Environmental/Green Features Noise Impact Study

Site Characteristics	
Frontages:	178.7 m (586.3 ft.) on Bristol Rd. West 273.9 m (898.6 ft.) on Terry Fox Way 269.9 m (885.5 ft.) on future Heatherleigh Avenue
Depth:	243.8 m (799.9 ft.)
Lot Area:	6.93 ha (17.11 ac.) Residential = 4.77 ha (11.78 ac.) Park = 0.48 ha (1.19 ac.) Roads = 1.67 ha (4.11 ac.) 0.3 m (1 ft.) Reserve = 0.01 ha (0.03 ac.)
Existing Use:	vacant

Green Development Initiatives

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

- Energy Star rated products including hot water heater, furnace, windows, gas fireplace, appliances;
- Low flush toilets; and,
- Flow restricted shower heads.

Additional information is provided in Appendices I-1 to I-12.

Neighbourhood Context

The subject property forms approximately half of the vacant lands remaining south of Bristol Road West between Terry Fox Way and Mavis Road in a predominantly residential area. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Bristol Road West and single family detached dwellings;
East: Vacant lands proposed for retail commercial development;
South: Heatherleigh Park, single family detached dwellings and street townhouses;
West: Terry Fox Way, a convenience commercial development, condominium townhouses and a 9-storey apartment building.

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

"Residential Medium Density I" which permits detached, semi-detached, townhouse dwellings or any combination of these dwelling units including all forms of horizontal buildings within a density range of 30-57 units per net residential hectare (12-23 units per net residential acre).

"Public Open Space" which permits public parkland or public cemetery with accessory uses generally limited to a maximum of twenty percent of the total gross floor area.

As the limits of the proposed park block have been reduced by approximately 0.719 hectares/1.78 acres, the applications are not in conformity with the "Public Open Space" land use designation.

Community uses, such as school sites, are permitted in all land use designations, except Greenbelt.

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

Section 3.2.3.1

Residential lands will be developed to achieve a compact, orderly urban form generally characterized by lower densities in the interior of communities and higher densities along major roads and near concentration of retail commercial, community, and transportation facilities.

Section 3.8.3.2c.

Additional public parkland may be acquired by the City through the processing of development applications or by way of purchase.

Section 3.8.3.2d.

Mississauga will own, lease, operate, maintain, and administer public parkland and facilities to meet the recreational, cultural, educational and social needs of citizens.

Section 3.19.3.2

School site areas will be determined during the processing of development applications having regard to the site policies established by the School Boards.

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 3.18.5.2

Buildings should address the street with main entrances facing the street, with strong pedestrian connections and landscape treatments that connect buildings to the street.

Criteria for Site Specific Official Plan Amendments

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the

remaining lands which have the same designation, or neighbouring lands;

- the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

Mississauga Official Plan (new Official Plan)

Mississauga Official Plan (new Official Plan) was adopted by City Council on September 29, 2010. Until the new Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan (existing Official Plan) continues to be in effect. While the existing Official Plan is the plan of record against which the applications are being reviewed, regard should also be given to the new Official Plan. Under the new Official Plan, the subject lands are designated "**Residential Medium Density**" and "**Public Open Space**". As the proposal does not conform with the limits of the "Public Open Space" land use designation contained in the new Official Plan and associated policies, an amendment is required.

The timing of the approval of the proposed site specific official plan amendment may be affected by the approval of the new Official Plan and any potential appeals. A recommendation will be included in the Supplementary Report to address the status of the new Official Plan.

Proposed Official Plan Designation and Policies

An Official Plan Amendment is proposed to redesignate the northern portion of the lands designated as "**Public Open Space**" to "**Residential Medium Density I**" to accommodate the proposed amended draft plan of subdivision.

Existing Zoning

"R3-29" (Detached Dwellings), which permits detached dwellings with frontages of 14 m (46 ft.) and front yard setbacks of 9 m (29.5 ft.) to the building and 12 m (39 ft.) to the garage face.

"R5-38" (Detached Dwellings), which permits detached dwellings with frontages of 11 m (36 ft.).

"RM2-42" (Semi-Detached Dwellings), which permits semi-detached dwellings with frontages of 6.5 m (21 ft.), and also permits a public school.

"OS1" (Open Space – Community Park), which permits active and passive recreational uses and stormwater management facilities.

Proposed Zoning By-law Amendment

"R3-Exception" (Detached Dwellings), to permit detached dwellings with frontages of 14 m (46 ft.) and front yard setbacks of 9 m (29.5 ft.) to the building and 12 m (39 ft.) to the garage face, and the standards in Appendix I-9.

"R5-Exception" (Detached Dwellings), which permits detached dwellings with frontages of 11 m (36 ft.), and the standards in Appendix I-9.

"RM2-Exception A" (Semi-Detached Dwellings), which permits semi-detached dwellings with frontages of 8.5 m (28 ft.), and the standards in Appendix I-9.

"RM2-Exception B" (Semi-Detached Dwellings), which permits semi-detached dwellings with frontages of 6.8 m (22 ft.), and the standards in Appendix I-9.

"OS1" (Open Space – Community Park), which permits active and passive recreational uses and stormwater management facilities.

COMMUNITY ISSUES

No community meetings were held, however the following written comments were received by the Planning and Building Department.

Comments

A concern was raised at the loss of habitat on the vacant property.

Response

There were no significant natural features on the vacant lands to warrant further study, and fewer than 5 trees with diameters greater than 15 cm (6 in.) were identified and therefore, no tree permit is required. The lands have been previously designated and zoned for residential and community park development.

Comments

Concern was expressed regarding the proposed reduction in the size of the future parkland.

Response

The Community Services Department is satisfied that the neighbourhood is well served with parkland and recognizes that the applicant is to be compensated for an over dedication of parkland. See the detailed Community Services Department comments on page 5 and 6 of Appendix I-7 and park concept in Appendix I-11.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7 and school accommodation information is contained in Appendix I-8. Based upon the comments received and issues identified, the following matters will have to be addressed:

- provision of additional grading, servicing and cross-sectional details for proposed municipal easements;
- finalize review of noise study;
- provide letter of reliance for Phase 1 Environmental Site Assessment;
- revise the draft plan to incorporate expanded right-of-way at the elbows in Street 'A', and any other changes deemed necessary;

- finalization of requested zoning standards;
- exception from CPD Recommendation 121-91;
- preparation of draft plan conditions; and,
- Development and Servicing Agreements will be required to enforce various requirements in any future development, 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 East Credit District Land Use Map
Appendix I-4 - Excerpt of Existing Land Use Map
Appendix I-5 – Amended Draft Plan of Subdivision
Appendix I-6 - Elevations
Appendix I-7 - Agency Comments
Appendix I-8 - School Accommodation
Appendix I-9 - Proposed Zoning Standards
Appendix I-10 – Approved Draft Plan T-M86095

Appendix I-11 – Park Concept
Appendix I-12 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner

Embee Properties Limited**Files: OZ 10/010 W6
T-M86095 W6 Phase 2****Site History**

- August 10, 1998 – Council approval of Official Plan Amendment from "Residential-High Density" "Residential-Medium Density" and "Residential-Low Density" to "Residential Medium Density", Rezoning from "A" to "R3-Special Section", "RM2-Special Section", "RM5-Special Section", "O1", and "H-RM5-Special Section", and Draft Plan of Subdivision to permit a maximum of 30 detached dwellings, a maximum of 259 dwellings consisting of a combination of detached and/or semi-detached dwellings and/or street row dwellings, a partial park block and a school block under files OZ 96/010 W6 and T-M86095 W6;
- October 26, 1998 - Draft Plan Approval was issued for T-M86095 W6;
- May 5, 2003 – Mississauga Plan, with the exception of certain policies that were appealed to the Ontario Municipal Board (OMB), came into full force and effect. Since the appeals to Mississauga Plan do not pertain to this site, Mississauga Plan governs the subject lands. The subject site was designated "Residential-Medium Density I" and "Open Space";
- December 15, 2003 - Draft Plan T-M86095 W6 was revised;
- May 17, 2004 - Draft Plan Conditions were amended for T-M86095 W6;
- June 9, 2004 – By-law 0252-2004 came into force to amend By-law 5500 from "A" to "R3-1807", "RM2-2401", and "H-RM2-2401", "R5-2402", and "O1";
- 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 "R3-29" (Detached Dwellings), "R5-38" (Detached Dwellings), "RM2-42" (Semi-Detached Dwellings) and "OS1" (Open Space)".



LEGEND:

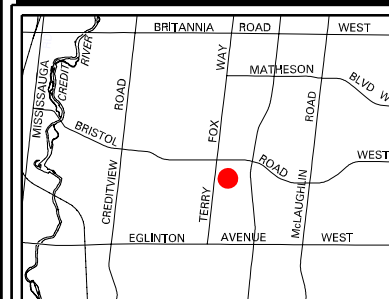


SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2010



**SUBJECT: LETHBRIDGE & LAWSON INC.
(EMBEE PROPERTIES LIMITED)**



FILE NO:
OZ 10010 W6

DWG. NO:
10010A

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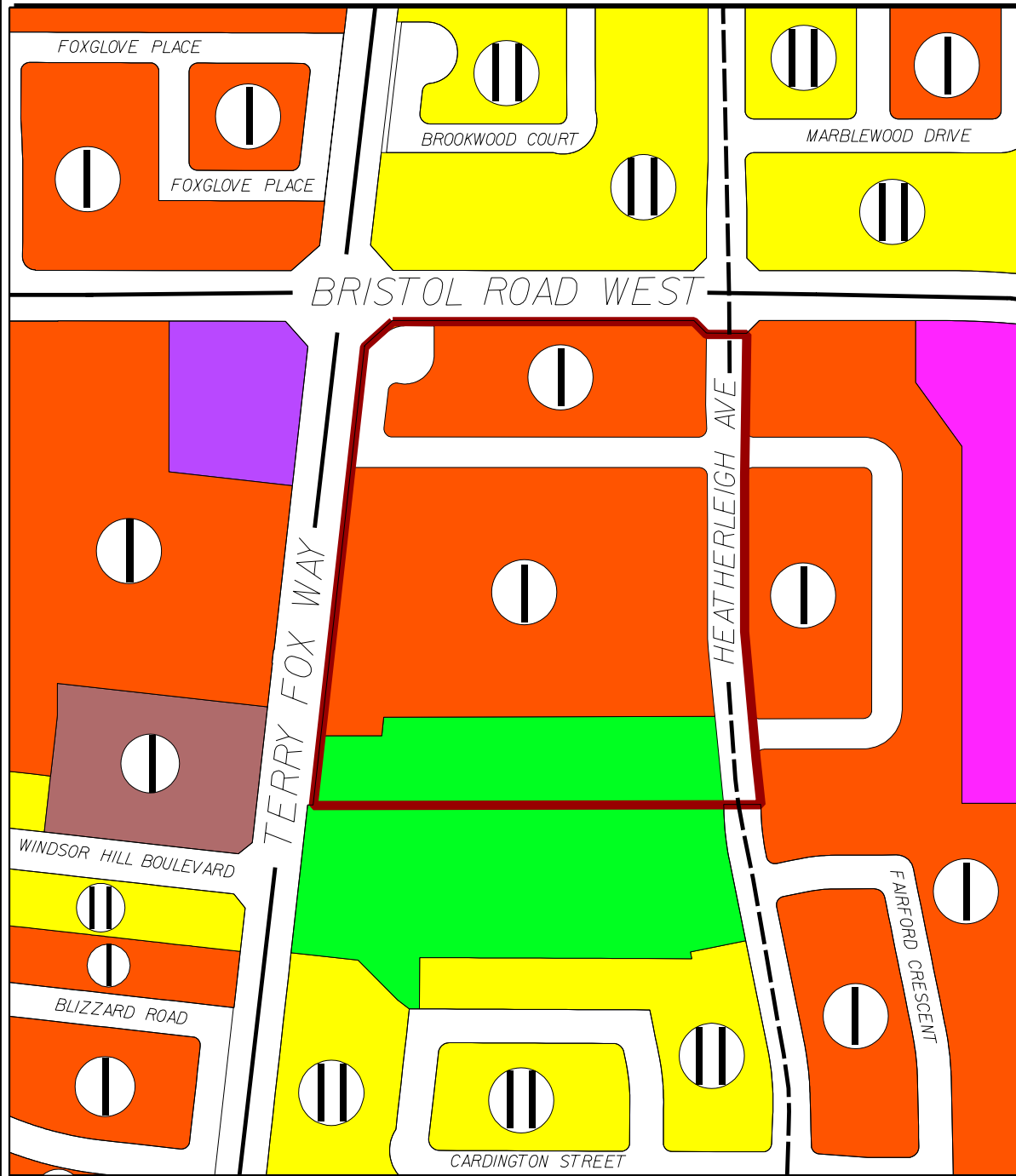
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2011 01 10

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K. PROKOP

APPENDIX 1-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



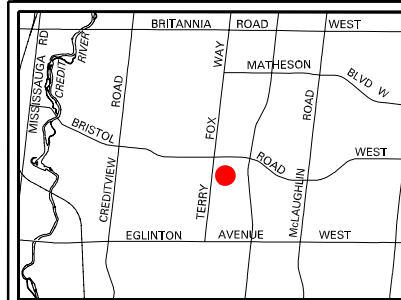
**PART OF EAST CREDIT DISTRICT LAND USE MAP
EAST CREDIT DISTRICT POLICIES OF MISSISSAUGA PLAN**

- | | |
|--------------------------------|---|
| LAND USE DESIGNATIONS | TRANSPORTATION LEGEND |
| Residential - Low Density I | Provincial Highway and Interchange |
| Residential - Low Density II | Arterial |
| Residential - Medium Density I | Major Collector |
| Residential - High Density I | Major Collector (Scenic Route) |
| General Retail Commercial | Minor Collector |
| Convenience Retail Commercial | Local Road |
| Motor Vehicle Commercial | Existing Commuter Rail |
| Business Employment | GO Transit Station |
| Public Open Space | Bus Rapid Transit Corridor |
| Private Open Space | Bus Rapid Transit Station |
| Greenbelt | LAND USE LEGEND |
| Parkway Belt West | LBPIA Operating Area Boundary - See Aircraft Noise Policies |
| | Lands Exempt From LBPIA Operating Area |
| | Cem - Cemetery |
| | Golf Course |
| | Existing Stormwater Management Facility |
| | 1996 NEP/2000 NEF Composite Noise Contours |
| | Planning District |

SUBJECT LANDS



**SUBJECT: LETHBRIDGE & LAWSON INC.
(EMBEE PROPERTIES LIMITED)**



FILE NO:
OZ 10010 W6

DWG. NO:
10010LM

SCALE:
NTS

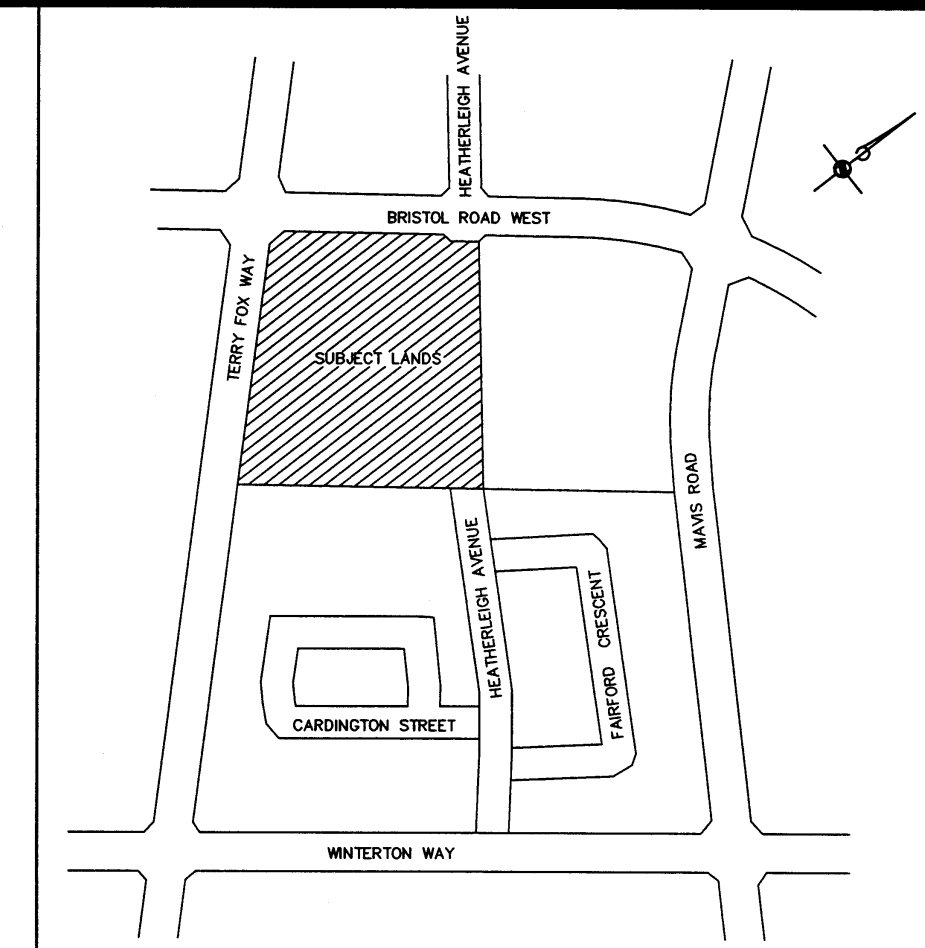
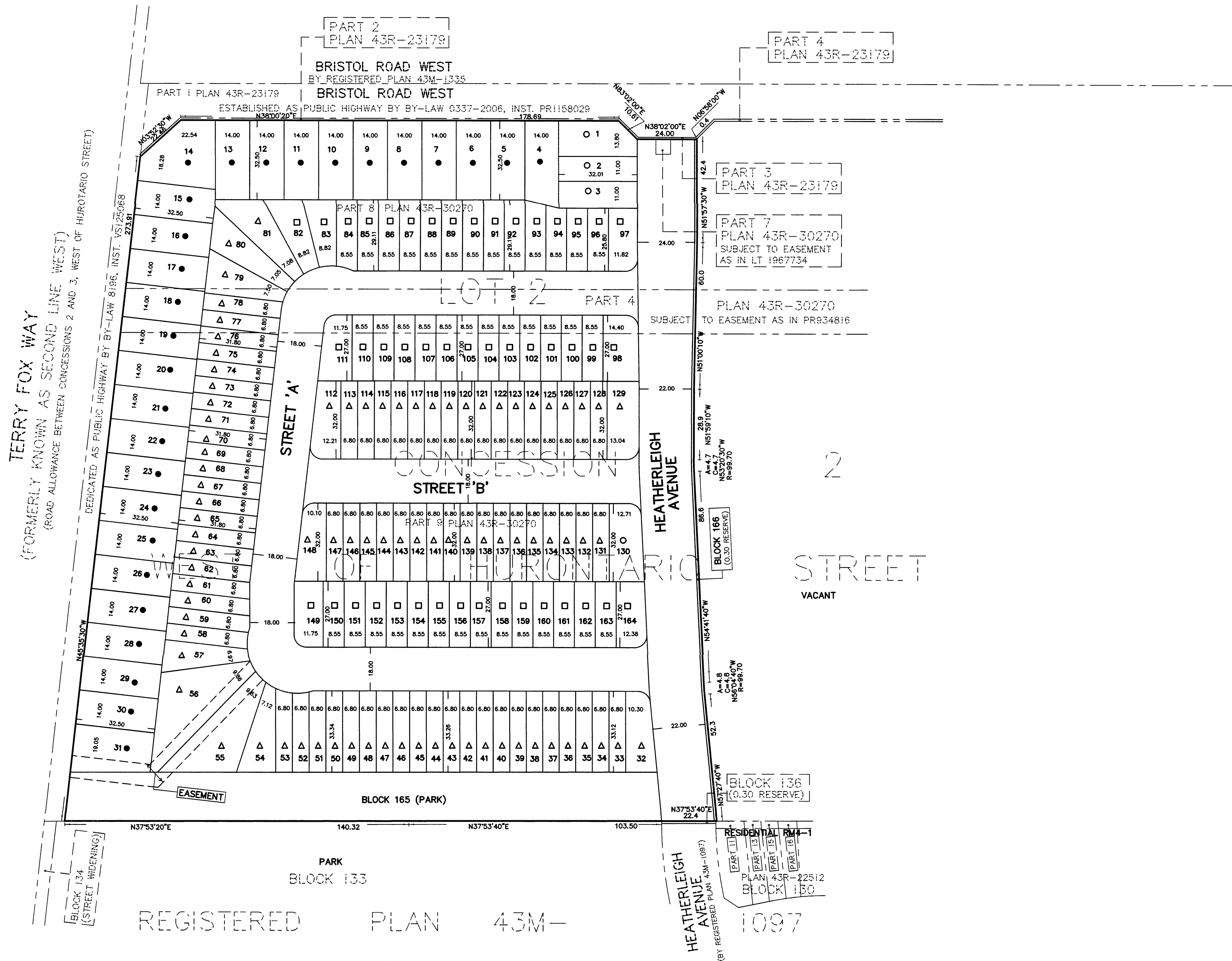
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2011 01 10

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W. FINLAY

APPENDIX I-3

MISSISSAUGA
Planning and Building

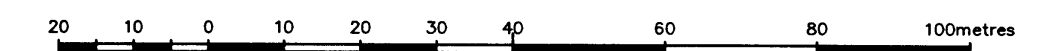
Produced by
T&W, Geomatics



KEY MAP
(NOT TO SCALE)

DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 2
CONCESSION 2
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL)
NOW IN THE CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1: 1000



David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ADDITIONAL INFORMATION AS REQUIRED UNDER
SECTION 51 (17) OF THE PLANNING ACT (R.S.O. 1990)

- A) AS SHOWN ON DRAFT PLAN
- B) AS SHOWN ON KEY PLAN
- C) AS SHOWN ON DRAFT AND KEY PLAN
- D) AS SHOWN IN LAND USE SCHEDULE
- E) AS SHOWN ON DRAFT AND KEY PLANS
- F) AS SHOWN ON DRAFT PLAN
- G) AS SHOWN ON DRAFT AND KEY PLANS
- H) MUNICIPAL WATER SUPPLY
- I) SOIL SANDY LOAM
- J) AS SHOWN ON DRAFT PLAN
- K) FULL MUNICIPAL SERVICES
- L) NONE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE
SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP
TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN

Sept 3/10
DATE

Alister Sankey
ALISTER SANKEY - ONTARIO LAND SURVEYOR

OWNER'S AUTHORIZATION
EMBEE PROPERTIES LIMITED

I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL

Sept 3/10
DATE

Michael Baker
MICHAEL BAKER - A.S.O.
I HAVE AUTHORITY TO BIND THE CORPORATION

LAND USE SCHEDULE

RESIDENTIAL (164 UNITS)		
28	14.0 m DETACHED (LOTS 4 TO 31)	•
4	11.0 m DETACHED (LOTS 1 TO 3 AND 130)	□
46	8.55 m SEMIDETACHED (LOTS 82 TO 111 AND 149 TO 164)	◻
86	6.80 m SEMIDETACHED (LOTS 32 TO 81, 112 TO 129, 131 TO 148)	Δ
TOTAL RESIDENTIAL AREA		4.77 ha
ROADS		1.69 ha
PARK (BLOCK 165)		0.48 ha
0.30 RESERVE (BLOCK 166)		63 m ²
TOTAL AREA		6.94 ha

David B. Searles Surveying Ltd.		Drawn	Checked
ONTARIO LAND SURVEYORS		KP	
4284 VILLAGE CENTRE COURT, MISSISSAUGA, ONTARIO L4Z 1S2		File No. 40-5-10	
(905) 273-6840 FAX: (905) 896-4410		Plan Index No. F 14	
Computer Storage File No.	Operator	Disk Plan Storage No.	Plan Index No.
		40-5-10.DWG	F 14

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SEPT. 13, 10 TMT



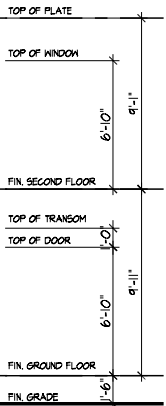
FRONT ELEVATION '1'
45C, THE CHATHAM

(TERRY FOX WAY & BRISTOL ROAD)



FRONT ELEVATION '2'
45C, THE CHATHAM

(TERRY FOX WAY & BRISTOL ROAD)



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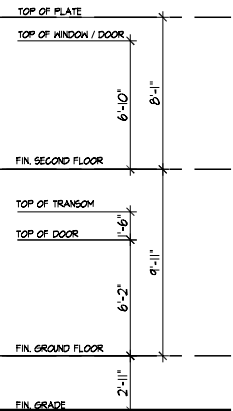
FRONT ELEVATION '1'

(HEATHERLEIGH AVENUE)



FRONT ELEVATION '2'

(HEATHERLEIGH AVENUE)



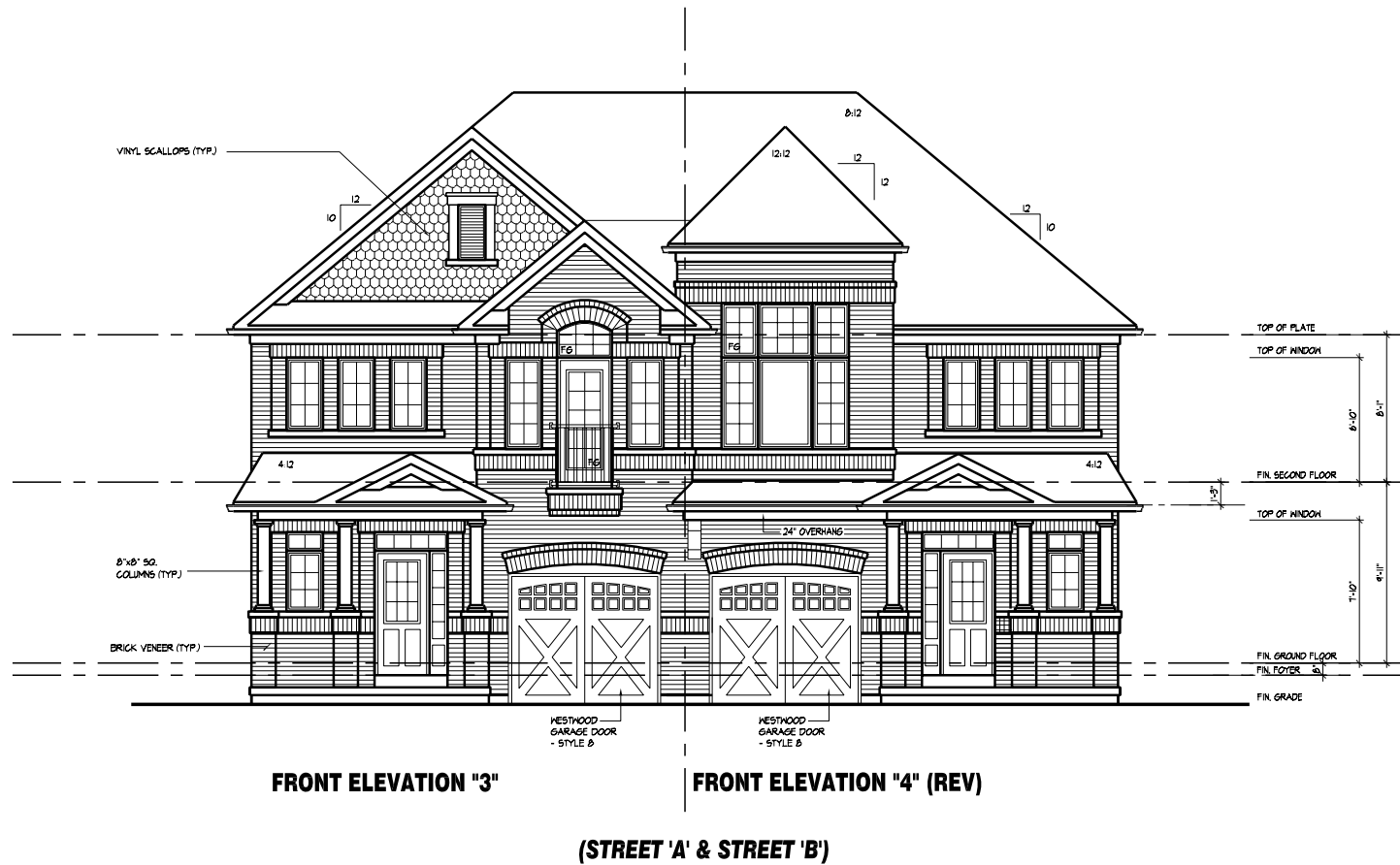
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PARADISE HOMES - 210063
COBBLESTONE SOUTH, MISSISSAUGA, ONTARIO

40 Vogell Rd, Suite 52, Richmond Hill, ON L4B 3N6 ■ T 905.737.5133 // 416.410.7374 ■ F 905.737.7326 ■ NOV. 2010 ■ SY ■ 210063DS36R

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UNIT 36R - (FOR LOTS 2 & 3)

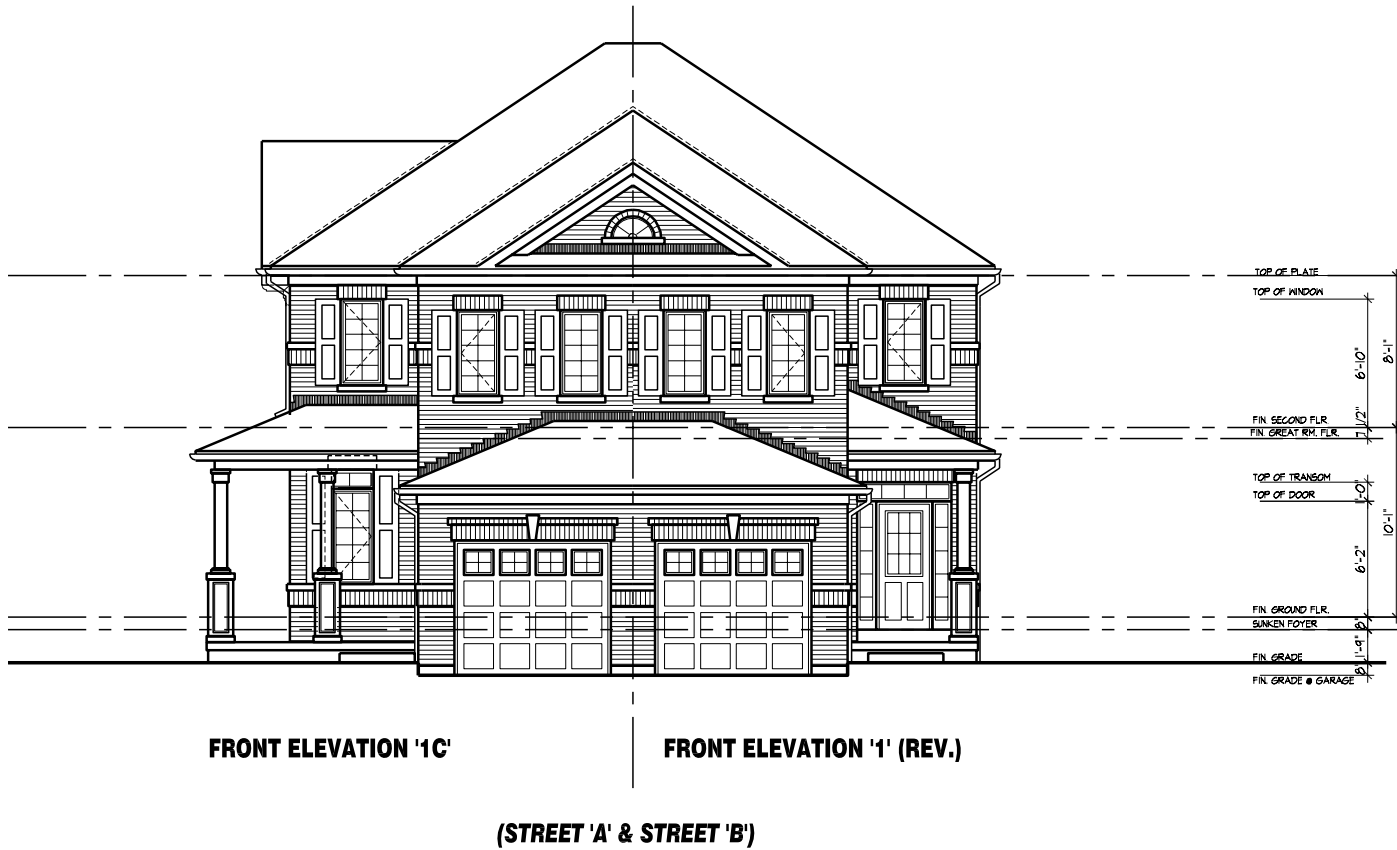




FRONT ELEVATION '2'

FRONT ELEVATION '2' (REV.)

(STREET 'A' & STREET 'B')



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UNIT 22P

2414 SF



FLANKAGE ELEVATION '1C'

(HEATHERLEIGH AVENUE & STREET 'A')

Embee Properties Limited

File: OZ 10/010 W6
T-M86095 W6 Phase 2**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (October 5, 2010)	<p>Municipal sanitary sewer facilities are available in a 250 mm (9.8") sewer on Bristol Road West, 250 mm (9.8") sewer on Heatherleigh Avenue.</p> <p>Water facilities are available in a 600 mm (23.6") diameter watermain located on Bristol Road West, and in a 200 mm (7.9") diameter watermain on Terry Fox Way and 150 mm (5.9") diameter on Heatherleigh Avenue.</p> <p>The lands are located in Water Pressure Zone 4.</p> <p>The applicant is advised external easements and construction may be required.</p> <p>Provisions will be required in the sanitary sewers and watermains to accommodate external lands.</p> <p>The Developer acknowledges that the lands are subject to the latest Region's Development Charges By-law. The applicable development charges shall be paid in the manner and at the times provided by this By-law. The applicant is advised full residential development charges apply.</p> <p>There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five Year Capital Budget and Forecast.</p>

Embee Properties Limited

File: OZ 10/010 W6
T-M86095 W6 Phase 2

Agency / Comment Date	Comment
	<p>The plan does not indicate a direct access from the development onto a Regional road and it appears that it will have no impact on the Regional road network.</p> <p>The applicant is advised curbside collection will be provided by the Region of Peel.</p> <p>The applicant is advised the site is in the vicinity of the Britannia Sanitary Landfill Site. This site was closed on June 29, 2002. An environmental monitoring program is in place at the site and consists of routine groundwater, surface water and landfill gas monitoring. A landfill gas collection system has been installed at the site. The collection system collects the landfill gases generated and converts them to energy. The site is also home to a 27-hole golf course complete with a clubhouse and maintenance buildings. The site is located in a residential area. It is catalogued by the Ministry of the Environment as A220112.</p> <p>The owner/proponent acknowledges that the records of the Regional Municipality of Peel concerning the location and nature of waste disposal sites or hazardous wastes are incomplete and that the Regional Municipality of Peel makes no representation that records may be relied upon in determining whether or not lands have been used for the disposal of waste or hazardous wastes.</p> <p>The Region has also provided a series of conditions for inclusion in any amended Conditions of Draft Approval.</p>
Dufferin-Peel Catholic District School Board (September 30, 2010)	In comments, dated September 30, 2010, the Dufferin-Peel Catholic District School Board responded that it is 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

Embee Properties Limited

File: OZ 10/010 W6
T-M86095 W6 Phase 2

Agency / Comment Date	Comment
	<p>regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Dufferin-Peel Catholic District School Board also requires the following conditions be incorporated into the conditions of draft approval:</p> <ol style="list-style-type: none"> 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. <ol style="list-style-type: none"> (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." (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>That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs, shall be to the</p>

Embee Properties Limited

File: OZ 10/010 W6
T-M86095 W6 Phase 2

Agency / Comment Date	Comment
	<p>Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.</p> <p>Prior to final approval, the City of Mississauga shall be advised by the School Board that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board for this plan.</p>
Peel District School Board (September 29, 2010)	<p>In comments, dated September 29, 2010, the Peel District School Board responded that it is 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 also requires the following conditions be fulfilled:</p> <p>Prior to final approval, the City of Mississauga shall be advised by the School Board that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board for this plan.</p> <p>The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchases that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policy.</p>

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T-M86095 W6 Phase 2

Agency / Comment Date	Comment
	<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>"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>City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (November 25, 2010)</p>	<p>The subject lands are adjacent to Heatherleigh Park (P-368), which currently includes a ball diamond, play structure, and parking lot. The original plan of subdivision application under file T-86095 was draft approved in 1997, and proposed an extension to the park. This park extension is reflected by the current zoning and official plan designation limits in regard to open space. In addition to the existing park facilities, this plan included a north/south oriented senior soccer field. The proposed senior soccer field relied upon the future school board lands for buffer purposes. As the school board site is no longer proceeding, a revised park configuration was sought as a senior soccer field could no longer be accommodated within the proposed lands.</p> <p>The revised subdivision proposal includes a parkland addition, which is approximately 0.48 ha (1.19 ac) in size, and would provide sufficient area to accommodate the installation of an east/west oriented junior soccer field and associated buffers (See Appendix I-11). Based on the revised layout for the soccer field, park development works will be required within the existing portion of Heatherleigh Park, which are estimated at \$100,000. The applicant has agreed to providing a cash</p>

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	contribution in the amount of \$100,000 for the required park redevelopment works. There remains a parkland over dedication payment to the developer from a previous proposal, which shall be resolved through the registration of this plan. Should these applications be approved, satisfactory arrangements regarding parkland dedication, park development works, and other Departmental conditions shall be made through the subdivision process, and associated Servicing and Development Agreements.
City Community Services Department – Culture Division (November 3, 2010)	The applicant has completed an archaeological assessment for the subject lands and received clearance from the Ministry of Culture, March 18, 2004. There are no further heritage concerns.
City Community Services Department – Fire and Emergency Services Division (October 4, 2010)	Fire has reviewed the official plan amendment/rezoning applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (November 26, 2010)	<p>In comments dated November 26, 2010 this department advised that an acoustic report dated November 11, 2010 by HGC Engineering was submitted with the application, and that report is currently under review. Due to the orientation of single detached frontages on Bristol Road and Terry Fox Way the extent of acoustic fencing proposed for the development has been minimized to include only the flankage and frontage of Lots 1 and 14 respectively.</p> <p>Municipal easements have been proposed within the south-west angle of the plan in the vicinity of Lots 31, 55, 56 and Park Block 165, to accommodate storm sewers, sanitary sewers, an overland flow route, lot grading and drainage features and 1.8 m (6.0 ft.) privacy fencing. The applicant has been requested to provide additional grading, servicing and cross-sectional details to clearly illustrate how the multiple services and features proposed for this area will be</p>

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T-M86095 W6 Phase 2

Agency / Comment Date	Comment
	<p>accommodated. The easement within the adjacent park site may have to be expanded to accommodate the necessary services and features. Notwithstanding the deletion of the walkway formerly proposed through this location, the applicant is to increase the expanded right of way at the bends in Street A as necessary to adequately accommodate the proposed driveways, services and drainage features required at these locations. Details are to be provided.</p> <p>Due to the presence of the existing bicycle path within the easterly boulevard of Terry Fox Way and the proposed driveways and turn around areas for the lots fronting this location, this department is currently investigating the feasibility of relocating the cycling facilities to within the travelled road. This would reduce the extent of asphalt surfaces within the boulevard area.</p> <p>Detailed comments will be provided prior to the supplementary meeting pending the review of revised drawings.</p>
<p>Greater Toronto Airport Authority (October 8, 2010)</p>	<p>Airport Zoning Restrictions: According to the Airport Zoning Regulations for Toronto's Lester B. Pearson International Airport, development elevations on the property are not affected by any airport restrictions related to obstacle zoning or aeronautical facilities.</p> <p>Noise Impacts: The subject property lies within the 25-28 NEF/NEP of the composite contour map for Toronto Pearson International Airport and outside of the Pearson Airport Operating Area (AOA). Noise contours depicting the Noise Exposure Forecast (NEF) and Noise Exposure Projection (NEP) are produced to encourage compatible land use planning in the vicinity of airports. Acoustic design features should be incorporated in the building components to the satisfaction of the City of Mississauga.</p>

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T-M86095 W6 Phase 2

Agency / Comment Date	Comment
<p>Bell Canada (October 13, 2010)</p>	<p>The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).</p> <p>The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.</p>
<p>Enersource Hydro Mississauga Inc. (October 8, 2010)</p>	<p>In reference to the subject application we have no objection to the rezoning of these lands and have reviewed the proposed draft plan of subdivision. Our comments are as follows:</p> <ol style="list-style-type: none"> 1. Initial supply could be made available subject to timing, prior use and coordination with adjacent lands.

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File: OZ 10/010 W6
T-M86095 W6 Phase 2

Agency / Comment Date	Comment
	<p>2. Electrical servicing shall be in accordance with Enersource Hydro Mississauga's requirements.</p> <p>3. The applicant is requested to contact Enersource Hydro Mississauga well in advance to arrange for the design and installation of the electrical distribution system. An "Offer to Connect" will be made for the above development that is consistent with the rules outlined in Chapter 3 of the Ontario Energy Board's Distribution System Code.</p> <p>4. The applicant is to enter into Enersource Hydro Mississauga's Offer to Connect Agreement including the necessary financial guarantees, prior to servicing the lands.</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>Hydro One Networks Inc. Canada Post Corporation</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>City's Economic Development Department City's Realty Services Department Peel Regional Police French District Catholic School Board Conseil Scolaire de District Catholique Centre-Sud Conseil Scolaire de District Centre-Sud-Ouest Rogers Cable Air Transport Association of Canada</p>

Embee Properties Limited

Files: OZ 10/010 W6
T-M86095 W6 Phase 2**School Accommodation**

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>38</td><td>Kindergarten to Grade 5</td></tr> <tr> <td>20</td><td>Grade 6 to Grade 8</td></tr> <tr> <td>26</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>Sherwood Mills Public School</p> <table> <tr> <td>Enrolment:</td><td>723</td></tr> <tr> <td>Capacity*:</td><td>641</td></tr> <tr> <td>Portables:</td><td>1</td></tr> </table> <p>Fallingbrook Middle School</p> <table> <tr> <td>Enrolment:</td><td>828</td></tr> <tr> <td>Capacity*:</td><td>637</td></tr> <tr> <td>Portables:</td><td>6</td></tr> </table> <p>Rick Hansen Secondary School</p> <table> <tr> <td>Enrolment:</td><td>1,907</td></tr> <tr> <td>Capacity*:</td><td>1,725</td></tr> <tr> <td>Portables:</td><td>4</td></tr> </table> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> 	38	Kindergarten to Grade 5	20	Grade 6 to Grade 8	26	Grade 9 to Grade 12/OAC	Enrolment:	723	Capacity*:	641	Portables:	1	Enrolment:	828	Capacity*:	637	Portables:	6	Enrolment:	1,907	Capacity*:	1,725	Portables:	4	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>26</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>7</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>St. Valentine</p> <table> <tr> <td>Enrolment:</td><td>444</td></tr> <tr> <td>Capacity:</td><td>627</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>St. Joseph Catholic Secondary School</p> <table> <tr> <td>Enrolment:</td><td>1,794</td></tr> <tr> <td>Capacity*:</td><td>1,269</td></tr> <tr> <td>Portables:</td><td>24</td></tr> </table> 	26	Junior Kindergarten to Grade 8	7	Grade 9 to Grade 12/OAC	Enrolment:	444	Capacity:	627	Portables:	0	Enrolment:	1,794	Capacity*:	1,269	Portables:	24
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File: OZ 10/010 W6
and T-M86095 Phase 2**Proposed Zoning Standards**

Detached Dwellings fronting Bristol Road West & Terry Fox Way

	R3 Zone	Proposed R3-Exception	R3-29 Zone (existing Detached Dwelling zoning)
Permitted Use	Detached Dwellings	<i>Detached Dwellings</i>	Detached Dwellings
Min. Lot Area			
Interior	550 m ² (5,920 ft ²)	<i>435 m² (4,682 ft²)</i>	500 m ² (5,382 ft ²)
Corner	720 m ² (7,750 ft ²)	<i>550 m² (5,920 ft²)</i>	600 m ² (6,458 ft ²)
Min. Lot Frontage			
Interior	15.0 m (49 ft.)	<i>14 m (46 ft.)</i>	14 m (46 ft.)
Corner	19.5 m (64 ft.)	<i>17 m (56 ft.)</i>	17 m (56 ft.)
Max. Lot Coverage	35%	<i>40%</i>	
Min. Front Yard			
Interior Lot	7.5 m (24.6 ft.)	<i>9 m (29.5 ft.)</i>	9 m (29.5 ft.)
Corner Lot	6.0 m (19.7 ft.)		
Min. setback to Garage Face	7.5 m (24.6 ft.) or 6 m (19.7 ft.) corner lot	<i>12 m (39.4 ft.)</i>	12 m (39.4 ft.)
Min. Exterior Side Yard	6.0 m (19.7 ft.)	<i>4.5 m (14.7 ft.)</i>	
Min. Interior Side Yard	1.2 m (3.9 ft.) plus 0.61 m (2 ft.) for each additional storey above the first	<i>1.2 m (3.9 ft.) on one side and 0.61 m (2 ft.) on the other side</i>	
Min. Rear Yard	7.5 m (24.6 ft.)	<i>7 m (23 ft.)</i>	
Max. encroachment of a covered or uncovered porch	1.6 m (5.2 ft.)	<i>2 m (6.6 ft.)</i>	
Max. encroachment of a balcony	1 m (3.3 ft.)	<i>2 m (6.6 ft.)</i>	
Min. Lot Frontage required for Hammerhead Driveway	15 m (49.2 ft.)	<i>14 m (46ft.)</i>	

Detached Dwellings on west side of Heatherleigh Avenue

	R5 Zone	Proposed R5-Exception	R5-38 Zone (existing Detached Dwelling Zoning)
Permitted Use	Detached Dwellings	<i>Detached Dwellings</i>	Detached Dwellings
Min. Lot Area			
Interior	295 m ² (3,175 ft ²)	<i>335 m² (3,606 ft²)</i>	335 m ² (3,606 ft ²)
Corner	415 m ² (4,467 ft ²)	<i>400 m² (4,305 ft²)</i>	410 m ² (4,413 ft ²)
Min. Lot Frontage			
Interior	9.75 m (32 ft.)	<i>11 m (36 ft.)</i>	11 m (36 ft.)
Corner	13.5 m (44 ft.)	<i>13 m (42.6 ft.)</i>	13 m (42.6 ft.)
Min. Front Yard			
Interior Lot	4.5 m (14.8 ft.)		
Corner Lot	4.5 m (14.8 ft.)		
Min. Garage Face	6.0 m (19.7 ft.)	<i>7.0 m (23 ft.)</i>	
Min. Exterior Side Yard	4.5 m (14.8 ft.)		
Min. Interior Side Yard	1.2 m (3.9 ft.) on one side and 0.61 m (2 ft.) on the other side		
Corner Lot	1.2 m (3.9 ft.)	<i>0.61 m (2 ft.)</i>	
Min. Rear Yard	7.5 m (24.6 ft.)	<i>7.0 m (23 ft.)</i>	
Max. Lot Coverage	40%	<i>45%</i>	
Max. encroachment of a covered or uncovered porch	1.6 m (5.2 ft.)	<i>2 m (6.6 ft.)</i>	
Max. encroachment of a balcony	1 m (3.3 ft.)	<i>2 m (6.6 ft.)</i>	

Semi-Detached Dwellings internal to subdivision

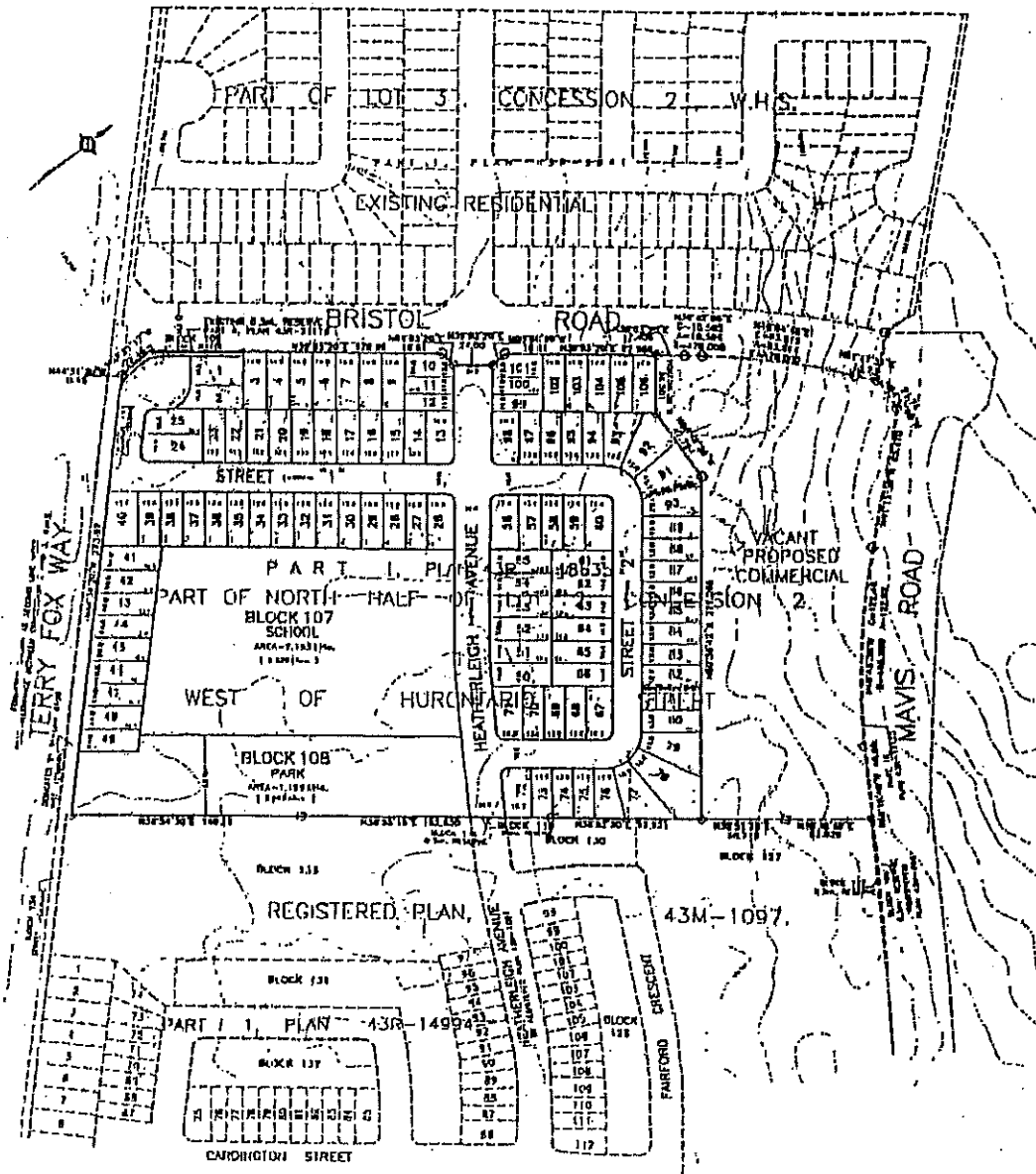
	RM2 Zone	Proposed RM2-Exception A	RM2-42 Zone (existing Semi- Detached Zoning)
Permitted Use	Semi-Detached Dwellings, and Detached Dwellings in accordance with R5 zone	<i>Semi-Detached Dwellings</i>	Semi-Detached Dwellings, and Public School
Min. Lot Area			
Interior	200 m ² (2,153 ft ²)	215 m² (2,314 ft²)	210 m ² (2,260 ft ²)
Corner	280 m ² (3,014 ft ²)	330 m² (3,552 ft²)	260 m ² (2,798 ft ²)
Min. Lot Frontage			
Interior	6.8 m (22.3 ft.)	8.5 m (27.8 ft.)	6.5 m (21.3 ft.)
Corner	9.8 m (32.2 ft.)	11.5 m (37.7 ft.)	8.3 m (27.2 ft.)
Min. Front Yard	4.5 m (14.7 ft.)		
Min. Garage Face	6.0 m (19.7 ft.)	7.0 m (23 ft.)	
Min. Exterior Side Yard	4.5 m (14.7 ft.)		
Min. Interior Side Yard	0 m (0 ft.) attached side, 0.9 m (3 ft.) unattached side		
Min. Rear Yard	7.5 m (24.6 ft.)	7.0 m (23 ft.)	
Max. Lot Coverage	45%	50%	
Max. encroachment of a covered or uncovered porch	1.6 m (5.2 ft.)	2 m (6.6 ft.)	
Max. encroachment of a balcony	1 m (3.3 ft.)	2 m (6.6 ft.)	

Semi-Detached Dwellings internal to subdivision

	RM2 Zone	Proposed RM2-Exception B	RM2-42 Zone (existing Semi- Detached Zoning)
Permitted Use	Semi-Detached Dwellings, and Detached Dwellings in accordance with R5 zone	<i>Semi-Detached Dwellings</i>	Semi-Detached Dwellings, and Public School
Min. Lot Area			
Interior	200 m ² (2,153 ft ²)	210 m² (2,260 ft²)	210 m ² (2,260 ft ²)
Corner	280 m ² (3,014 ft ²)	260 m² (2,799 ft²)	260 m ² (2,798 ft ²)
Min. Lot Frontage			
Interior	6.8 m (22.3 ft.)		6.5 m (21.3 ft.)
Corner	9.8 m (32.2 ft.)		8.3 m (27.2 ft.)
Min. Front Yard	4.5 m (14.7 ft.)		
Min. Garage Face	6.0 m (19.7 ft.)	7.0 m (23 ft.)	
Min. Exterior Side Yard	4.5 m (14.7 ft.)		
Min. Interior Side Yard	0 m (0 ft.) attached side, 0.9 m (3 ft.) unattached side		
Min. Rear Yard	7.5 m (24.6 ft.)	7.0 m (23 ft.)	
Max. Lot Coverage	45%	50%	
Max. encroachment of a covered or uncovered porch	1.6 m (5.2 ft.)	2 m (6.6 ft.)	
Max. encroachment of a balcony	1 m (3.3 ft.)	2 m (6.6 ft.)	

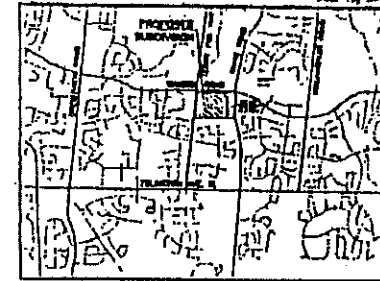
DRAFT PLAN OF SUBDIVISION OF
PART OF THE NORTH HALF OF LOT 2,
CONCESSION 2, W.H.S.
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:1250



REVISED 21T-86095M

DATE: DEC 11, 2003



KEY PLAN

SECTION 51, PLANNING ACT,
ADDITIONAL INFORMATION

- AS SHOWN ON DRAFT PLAN
- AS SHOWN ON DRAFT PLAN
- AS SHOWN ON DRAFT PLAN
- SEE SCHEDULE OF LAND USE
- AS SHOWN ON DRAFT PLAN
- AS SHOWN ON DRAFT PLAN
- AS SHOWN ON DRAFT PLAN
- MINORIAL PAPER NUMBER AVAILABLE AT TIME OF DEVELOPMENT
- PLAN-100M
- AS SHOWN ON DRAFT PLAN
- EMERGENCY AND TOWING SERVICE, WASTE COLLECTION, FIRE PROTECTION
- AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

DATE: JANUARY 14, 2004

J. J. J. J.
JOHN J. J. J.
SURVEYOR

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

DATE:

GATESHEAD ENTERPRISES LIMITED

MICHAEL BAKER
200 BRITANNIA AVENUE WEST
SUITE 200
TORONTO, ONTARIO
M5V 1B1

M. B.
MICHAEL BAKER
ENGINEER

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 10.41 (10.41) (25.7322) ACRES

LOTS FOR SINGLE DETACHED DWELLINGS

LOTS 3-4, 11-12 and 13-14	31	31	0.113	0.700
LOTS 15-16 and 17-18	0	0	0.010	0.000

LOTS FOR SEMI-DETACHED DWELLINGS

LOTS 1, 2, 3, 4, 5 and 6	0	0	0.010	0.700
LOTS 7-8 and 9-10	12	34	0.004	0.000
LOTS 11-12, 13-14 and 15-16	30	34	1.561	0.004
LOTS 17-18	37	34	1.642	0.001

SUBTOTAL 100 100 0.007 0.000

BLOCK 107 - SCHOOL	1	7.183	0.000
BLOCK 108 - PARK	1	1.199	0.000
BLOCK 109 - BUFFER	1	0.000	0.000
BLOCKS 110 and 111 - 0.25 ACRES	2	0.004	0.000

STREETS 1.706 0.010

2.00 ACRES (2.00) (2.00) (2.00) (2.00)

11.00 ACRES (11.00) (11.00) (11.00) (11.00)

1.00 ACRES (1.00) (1.00) (1.00) (1.00)

TOTAL 0 506 100 10.410 0.000

NOTE - ELEVATIONS RELATED TO
CANADIAN MEASUREMENT SYSTEM

PROJECT No. P-05894

(0.000000) 0.000000 (0.000000) DEC. 11, 2003

DWG. No. - 03:12

KI M PLANNING PARTNERS INC.

