



Corporate Report

Clerk's Files

Originator's
Files 'A' 47/11 W5

PDC MAY 30 2011

DATE: May 10, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 30, 2011

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Appeal to the Ontario Municipal Board
Committee of Adjustment Decision
C of A 'A' 47/11 W5
305 Matheson Boulevard East
South of Matheson Boulevard East, west of Kennedy Road
Owner: 2030509 Ontario Inc. -
ABC Montessori School**

Ward 5

RECOMMENDATION: That the Report dated May 10, 2011, from the Commissioner of Planning and Building regarding the appeal filed by Legal Services by letter be continued and that Legal Services, together with other appropriate City staff attend the Ontario Municipal Board hearing in support of the appeal of the decision of the Committee of Adjustment under file 'A' 47/11 W5, 2030509 Ontario Inc. - ABC Montessori School, granted on March 24, 2011, regarding the property at 305 Matheson Boulevard East.

BACKGROUND: On March 24, 2011, the Committee of Adjustment approved minor variance application, 'A' 47/11 W5, to continue to permit the operation of a private school on the subject property (as previously approved pursuant to Committee of Adjustment Decision File 'A' 53/06); whereas Zoning By-law 0225-2007, as amended, does not permit such a use in an "E2-1" (Employment Exception Zone), and being located within the Lester B. Pearson International

Airport (LBPIA) Operating Area Restrictions identified on Schedule 2.1.23 in this instance.

Background information is provided in Appendix 1.

COMMENTS:

The private school was previously the subject of minor variance applications in 2000 and 2006, as well as appeals to the Ontario Municipal Board. The most recent application before the Committee of Adjustment (file 'A' 47/11 W5) was to continue to permit the operation of a private school on the subject property until more suitable premises are found. The Planning and Building Department is of the opinion that sufficient time has been provided to the operator to allow the private school to relocate outside of the Airport Operating Area. Therefore, this Department recommended that the variance application be refused on the basis that the request to continue to permit a private school use on the subject property does not maintain the general intent and purpose of the Official Plan or the Zoning By-law, is not minor in nature, nor desirable for the appropriate use of the land.

Official Plan

The subject property is designated "Business Employment" under the Gateway District policies of Mississauga Plan, which allows for an integrated mix of employment activities inclusive of manufacturing, assembling, processing, fabricating, research and development, accessory sales and service, warehousing, distributing and wholesaling, mainly within enclosed buildings. A private school is a community use that is permitted in all designations, except Greenbelt. However, since the subject property is located within the LBPIA Operating Area [30-35 NEP (Noise Exposure Projection)/NEF (Noise Exposure Forecast) composite noise contours], the Aircraft Noise policies of Mississauga Plan also apply. Policy 3.11.2.1.6 of the Aircraft Noise policies states that "New development and redevelopment or infilling for hospitals, nursing homes, daycare facilities and public and private schools within the LBPIA Operating Area will not be permitted as a principal or accessory use." Therefore, a private school use on the subject property is not permitted and does not maintain the general intent and purpose of the Official Plan.

With respect to the proposed new Mississauga Official Plan, which was endorsed by Council on September 29, 2010, the subject property continues to be designated as "Business Employment" under the Gateway Employment Area policies and located within the Airport Operating Area. Policy 6.9.2.4 of the Aircraft Noise policies continues to prohibit new development and redevelopment or infilling for private schools within the Airport Operating Area as a principal or accessory use. Therefore, the proposal does not maintain the general intent and purpose of the Council endorsed Mississauga Official Plan.

Region of Peel Official Plan

We note that Region of Peel staff did not object to the most recent variance application as Peel Regional Council adopted an amendment to the Region's Official Plan (ROPA 22, Transportation Policies) on November 19, 2009 by By-law 108-2009. This amendment removed the restriction on sensitive land uses within the Airport Operating Area and replaced it with a policy that allows the local municipalities to permit sensitive land uses subject to the following:

- That such exceptions are limited to redevelopment of existing residential uses and other sensitive land use;
- Such exceptions prohibit, above the 35 NEF/NEP contour, redevelopment or infilling of new sensitive land uses such as (but not limited to) daycare facilities and public and private schools in this instance;
- Development proponents demonstrate that there will be no negative impacts to the long-term function of the airport;
- That cities such as Mississauga define areas to which the exception apply;
- Ministry of the Environment (MOE) acoustical design standards are met; and
- Development proponents may be required to demonstrate that proposed new sensitive land uses are appropriately designed, separated and/or buffered from major facilities to prevent adverse effects from noise and other contaminants and minimize risk to the public health and safety.

The Region recommended that the Committee consider the comments from the City of Mississauga's Planning and Building Department in this regard.

ROPA 22 indicates that the municipality will define the areas where the exception for sensitive land uses applies. Under the proposed new Mississauga Official Plan, permission for sensitive land uses including public and private schools may be permitted within the Malton, Meadowvale Village and East Credit neighbourhoods inside the Airport Operating Area on an individual basis below the 35 NEP/NEF composite noise contour. In addition, an accessory daycare to an employment use may be permitted within both the Gateway and Airport Corporate Centre Character Areas below the 35 NEP/NEF composite noise contour, but this permission does not extend to the Gateway Employment Area or to public and private schools.

Zoning By-law

The subject property is zoned "E2-1" (Employment Exception Zone). The applicable zone provisions permit a variety of business activities, inclusive of office, commercial uses, motor vehicle service, hospitality associated uses and other uses. A private school is not a permitted use. Further, the subject property is located within the LBPIA Operating Area Restrictions identified on Schedule 2.1.23 of Zoning By-law 0225-2007, as amended, which does not permit a private school use. Therefore, a private school use on the subject property does not maintain the general intent and purpose of the Zoning By-law.

Four Tests of a Minor Variance

An application for a minor variance from a Zoning By-law must meet all four tests established under the *Planning Act*, namely, the application must: maintain the general intent and purpose of the Official Plan; maintain the general intent and purpose of the Zoning By-law; be desirable for the appropriate development or use of the land; and, be minor in nature. Failure to satisfy just one of these tests is fatal to the application.

The Committee of Adjustment considered the submissions put forward and was satisfied that the amended request is a desirable use for the subject property. The Committee indicated that they have had an opportunity to re-visit the site and noted that there are other schools and daycare facilities within the vicinity that are also located within the LBPIA Operating Area. The Committee indicated that to uproot the school to another location would have a negative impact on the community. The application was approved subject to the condition that the decision is personal to "ABC Montessori School" and shall be in effect so long as the subject premises are leased and/or occupied by the same.

OMB Appeal

The Committee of Adjustment's decision to approve the variance was to be final and binding on April 20, 2011. Based on Council endorsed protocol, the Planning and Building Department will prepare a Corporate Report to the Planning and Development Committee recommending that the City appeal a decision of the Committee of Adjustment, when in this Department's opinion, the Committee's decision does not maintain the general intent and purpose of the Official Plan. Accordingly, the Planning and Building Department requested that Legal Services prepare the appropriate Notice of Appeal to the Ontario Municipal Board (OMB) and have filed a "placeholder" appeal prior to the appeal period expiring and pending further instruction from Council.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: The minor variance approved by the Committee of Adjustment under file 'A' 47/11 W5, does not maintain the general intent of the Official Plan or the Zoning By-law, is not minor in nature and is not desirable for the appropriate use of the land.

ATTACHMENTS:

- Appendix 1: Committee of Adjustment Decision 'A' 47/11
- Appendix 2: Land Use Map
- Appendix 3: Zoning Map
- Appendix 4: Aerial Photograph
- Appendix 5: General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

*Prepared By: Stephanie Segreti, Committee of Adjustment
Planner*



File: "A" 047/11
WARD 5

COMMITTEE OF ADJUSTMENT

IN THE MATTER OF SECTION 45(1) OR (2)
of The Planning Act R.S.O. 1990, c.P.13, as amended

- and -

IN THE MATTER OF ZONING BY-LAW 0225-2007
as amended

- and -

IN THE MATTER OF AN APPLICATION BY

2030509 ONTARIO INC.

on Thursday, March 24, 2011

2030509 Ontario Inc. is the owner of Part of Block 20, Registered Plan M-364, located and known as 305 Matheson Boulevard East, zoned E2-1, Employment. The applicant requests the Committee to authorize a minor variance to continue to permit the operation of a private school on the subject property (as previously approved pursuant to Ontario Municipal Board Decision Number 0592); whereas By-law 0225-2007, as amended, does not permit a private school use in this instance.

On February 10, 2011 Mr. C. Stobie, authorized agent, attended and requested that the application be deferred to allow for further discussions with Planning staff and the Greater Toronto Airport Authority. He noted that each respective stakeholder had significant concerns and he wished to attempt to resolve them before proceeding.

The Committee reviewed the information and plans submitted with the application.

The City of Mississauga Planning and Building Department commented as follows (February 8, 2011):

1.0 RECOMMENDATION

The Planning and Building Department recommends that the application be refused.

2.0 BACKGROUND

Mississauga Plan

Planning District: Gateway
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: "E2-1", Employment

3.0 OTHER APPLICATIONS

No other applications are currently in process.

4.0 COMMENTS

We note that the subject private school use was previously approved by the Committee in 2000 and 2006. The subject property is located within the 30-35 NEP (Noise Exposure Projection)/NEF (Noise Exposure Forecast) composite noise contour and the Lester B. Pearson International Airport (LBPIA) Operating Area, which does not permit a private school use. Therefore, an additional variance will be required as follows:

To continue to permit the operation of a private school on the subject property as previously approved pursuant to Committee of Adjustment Decision File "A" 53/06; whereas By-law 0225-2007, as amended, does not permit such a use in an E2-1, Employment Zone and

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WARD 5

being located within the (LBPIA) Operating Area Restrictions identified on Schedule 2.1.23 in this instance.

When the original variance application 'A' 539/00 was before the Committee, the Aircraft/Airport Noise Policies in the Official Plan had been recently developed to be in conformity with the Region of Peel Official Plan and were approved in 1998. At the time, the Official Plan stated that sensitive land uses may be considered within the Airport Operating Area, if it can be demonstrated that there will be "no negative impacts" on the long-term function of the Airport. The variance application was approved by the Committee and subsequently appealed to and approved in part by the Ontario Municipal Board (OMB) under Decision/Order No. 0592, subject to conditions of approval formulated by the Region of Peel, City of Mississauga and Greater Toronto Airport Authority (GTAA). One such condition was the approval was granted for a temporary period of five (5) years.

In 2002, the Aircraft/Airport Noise policies were clarified and strengthened in Mississauga Plan and adopted by City Council. It was clarified that the boundary for (LBPIA) Operating Area is fixed and not open to interpretation. The aircraft noise policies apply to every property within the boundary of the (LBPIA) Operating Area, regardless of their location within the Airport Operating Area or proximity to the edge of the boundary. The policies were strengthened by prohibiting new development, redevelopment or infilling for private schools as a principal or accessory use within the Airport Operating Area. Further, the Zoning provisions were amended to exclude specific uses, including private schools, from locating within the (LBPIA) Operating Area.

In 2006, a variance application to continue to permit the operation of the private school on the subject property, under file 'A' 53/06, was considered under the revised policies and provisions. At the time, this Department recommended that the variance be approved for a maximum period of two (2) years in order to allow the subject private school to relocate to an appropriate location outside of the Airport Operating Area. The Committee approved the application for a temporary period of five (5) years to expire and terminate on or before March 31, 2011, and subject to similar conditions imposed by the OMB in 2001.

The current application before the Committee is to continue to permit the operation of a private school on the subject property until more suitable premises are found. This Department is of the opinion that sufficient time has been provided to the operator to allow the private school to relocate outside of the Airport Operating Area. Further, having regard for the proposed new Mississauga Official Plan, which was endorsed by Council on September 29, 2010, the subject private school continues to be a prohibited use."

The City of Mississauga Transportation and Works Department commented as follows (February 4, 2011):

"Enclosed for Committee's easy reference are some photo's which depict the existing private school."

The Region of Peel, Environment, Transportation and Planning Services, commented as follows (February 1, 2011):

"Regional staff have no objection to the application by ABC Montessori- 2030509 Ontario Inc. to allow a minor variance to continue to permit the operation of a private school at 305 Matheson Boulevard East in the City of Mississauga. (as previously approved by OMB Decision No.0592, on September 19th, 2006). Peel Region Council adopted an amendment to our Official Plan (ROPA 22, Transportation Policies) on November 19, 2010. This ROPA removed the restriction on sensitive land uses within the Airport Operating Area and replaced it with a policy that allows our local municipalities, in this case, the City of Mississauga, to allow sensitive land uses subject to;

- that such exceptions are limited to redevelopment of existing residential uses and other sensitive land uses
- such exceptions prohibit, above the 35 NEF/NEP contour, redevelopment or infilling of new sensitive land uses such as (but not limited to) daycare facilities and public and private schools in this instance
- development proponents demonstrate that there will be no negative impacts to the long term function of the airport
- that the Cities such as Mississauga define areas to which the exception apply

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- MOE acoustical design standards are met
- development proponents may be required to demonstrate that proposed new sensitive land uses are appropriately designed separated and/or buffered from major facilities to prevent adverse effects from noise and other contaminants and minimize risk to the public health and safety.

Regional staff recommends that your Committee consider comments from the City Planning Department in this regard.

* Please note that ROPA 22 is currently under appeal to the Ontario Municipal Board by Solmar Corporation, a Caledon developer for reasons unrelated to the issue of sensitive land uses in the Airport Operating Area."

A letter was received from Mr. C. Stobie, authorized agent, requesting a deferral of the subject application. Mr. Stobie noted that he required additional time to meet with interested stakeholders in attempt to resolve their concerns.

A letter was received The Greater Toronto Airports Authority (GTAA), stating their opposition to the requested variances. The GTAA indicated that the subject lands were located in an area that was subject to large amounts of aircraft noise. They noted that the operation of a daycare did not meet the policy objectives as outlined in the Official Plan for sensitive uses within the Pearson Airport Operating Area.

No other persons expressed any interest in the application.

The Committee consented to the request and deferred the application to March 3, 2011.

On March 3, 2011, Mr. C. Stobie, of Keyser Mason Ball, LLP, authorized agent, attended and presented the application. Mr. Stobie advised that permission is being requested to continue to permit the operation of a private school on the subject property. He advised that a minor variance application, submitted in 2000, was appealed to the Ontario Municipal Board and approved for a five year period. A subsequent application was considered by the Committee of Adjustment in 2006 and approved for a further temporary five year period, personal to ABC Montessori School subject to conditions. Mr. Stobie advised that the conditions included:

- a) the posting of signage warning that noise levels from air traffic may interfere with some activities at the school or be of concern.
- b) that marketing materials and application/enrolment forms be provided warning that noise levels from air traffic may interfere with some activities at the school or be of concern.
- c) that the GTAA and the City of Mississauga be in receipt of an acoustical report from a qualified noise engineer certifying that the building drawings submitted for the existing private school are in compliance with all applicable Ministry of Environment noise guidelines.
- d) that the GTAA and the City of Mississauga be in receipt of an acoustical certification from a qualified noise engineer that the building for the existing private school is in compliance with the approved drawings and acoustical report as referred to in (c) above.

Mr. Stobie advised that the conditions have been complied with. Mr. Stobie advised that his client wishes to continue the operation of the private school use. He advised that the Zoning By-law, amended in 2007, does not allow the private school as it is located within the Lester B. Pearson Operating Area and the use is not permitted in the E2-1 zone.

Mr. Stobie advised that the private school is approximately 371.60 m² (4,000.00 sq.ft.) in area and accommodates approximately 70 students and six staff. The school operates from September to June, Mondays to Fridays, with hours from 9:00 a.m. to 3:30 p.m.. Mr. Stobie advised that the students are outside for approximately 45 minutes on Tuesdays, Wednesdays and Thursdays and are bussed to other facilities on Mondays and Fridays for fitness activities. He noted that the students are not outside for long periods of time.

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Mr. Stobie presented a map that indicated the exclusion zone noise contour lines and advised that the property is located within the 30-35 NEF/NEP contour lines. He advised that the noise contour lines are utilized to encourage compatible land use planning in the airport vicinity. He presented a satellite photograph that indicated the location of the school and its proximity to the noise contour lines. He noted that the boundary line of the NEF/NEP is located between the school and the lot lines of residential properties that abut the school. He advised that the school abuts the rear property line of residential properties which is the boundary line for the Lester B. Pearson Operating Area. He noted that the exposure for children would be similar whether they attend the school or live in the residences abutting the school. Mr. Stobie surmised that those living in the dwellings would be exposed to more noise as they are not restricted to being outside a maximum of 45 minutes per day.

Mr. Stobie presented a map showing the location of other schools and daycare centres located in the area and noted that there are many other schools and daycare centres located within the noise contour lines within the Lester B. Pearson Operating Area.

Mr. Stobie advised that the conditions of the previous minor variance approval pertaining to signage and noise warning clauses on marketing materials have been complied with. He noted that the conditions regarding the completion of an acoustical report and a report indicating that the building is in compliance with the report have also been complied with.

Mr. Stobie presented a copy of the Noise Report for the Committee's review and consideration. He noted that the school has been constructed with central air conditioning, fixed and sealed windows, brick exterior wall construction and a roof/ceiling construction that meets the indoor acoustical requirements of the Ministry of Environment with regard to air traffic noise. Mr. Stobie indicated that the report indicates that the sound levels do not interfere with speech in a normal or soft voice inside the school building. He indicated that the report indicates that the outdoor sound levels during an aircraft flyover are high enough to momentarily interfere with speech communication in a normal voice but are not high enough to present any risk of hearing damage. Mr. Stobie indicated that the NEF/NEP contour lines appear to follow the zone boundary line between the school property and the residential properties to the rear. He noted that the school has operated for over ten years and there is no evidence of any negative impact to the residents or students.

Mr. Stobie indicated that parents desire that schools and daycares be located within their community and close to their workplace. Mr. Stobie indicated that his client is trying to find an alternate location for the school in the community but have not been able to find a location that meets their needs.

The Committee reviewed the information and plans accompanying the application.

The City of Mississauga Planning and Building Department commented as follows (February 24, 2011):

1.0 RECOMMENDATION

The Planning and Building Department recommends that the application be refused.

2.0 BACKGROUND

Mississauga Plan

<i>Planning District:</i>	<i>Gateway</i>
<i>Designation:</i>	<i>Business Employment</i>

Zoning By-law 0225-2007

<i>Zoning:</i>	<i>"E2-1", Employment</i>
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3.0 OTHER APPLICATIONS

No other applications are currently in process.

File: "A" 047/11
WARD 5

4.0 COMMENTS

Our comments from the February 10, 2011 hearing remain applicable."

The City of Mississauga Transportation and Works Department commented as follows (February 21, 2011):

"Please refer to our comments submitted for the February 10, 2011 hearing of this application as those comments are still applicable."

No other persons expressed any interest in the application.

Mr. Stobie, upon hearing the comments of the Committee and the Planning and Building Department, requested that the application be amended in accordance with their recommendations.

The Committee consented to the requested amendment and proceeded to consider the amended application. The Committee discussed whether an updated Noise Report should be submitted for review and consideration by the Committee. The Committee was unable to come to a majority decision with respect to the application. The Committee deferred the application to a future meeting where it is expected that an uneven number of members would be present to consider the amended request.

The application was deferred to March 24, 2011.

On March 24, 2011, Mr. C. Stobie of Keyser Mason Ball, LLP, authorized agent, attended and further presented the application by highlighting the key points that were explained at the previous hearing. He advised that the school has been operating since 2001. Mr. Stobie presented a map indicating the noise contour boundary lines. He noted that the Lester B. Pearson Operating Area boundary line is located at the rear of the property and abuts residential properties. He noted that the play area for the school is located adjacent to the residential properties. Mr. Stobie advised that there are other daycares and schools located within the Lester B. Pearson Operating Area and presented a sketch indicating their locations. Mr. Stobie advised that an Engineering Report was submitted in May, 2006 and confirmed that the building complies with the Ministry of Environment standards with respect to noise. He advised that the Lester B. Pearson Operating Area appears to be based on the residential property line rather than the boundaries of the NEF/NEP contour lines. Mr. Stobie indicated that the play area for the school is utilized three times a week for approximately 45 minutes and indicated that the children playing the backyard of the residential properties are likely exposed to more noise than the children attending the school. Mr. Stobie itemized the key points of the Engineering Report and indicated that he believes that there is no adverse impact to the children as the school has operated for ten years in this location, without incident. Mr. Stobie requested that the school continue to operate at this location.

The Committee reviewed the information and plans accompanying the application.

The City of Mississauga Planning and Building Department commented as follows (March 18, 2011):

1.0 RECOMMENDATION

The Planning and Building Department recommends that the application be refused.

2.0 BACKGROUND

Mississauga Plan

<i>Planning District:</i>	Gateway
<i>Designation:</i>	Business Employment

Zoning By-law 0225-2007

<i>Zoning:</i>	"E2-1", Employment
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File: "A" 047/11
WARD 5

3.0 OTHER APPLICATIONS

No other applications are currently in process.

4.0 COMMENTS

Our comments from the February 10, 2011 hearing remain applicable."

The City of Mississauga Transportation and Works Department commented as follows (March 15, 2011):

"Please refer to our comments submitted for the February 10, 2011 hearing of this application as those comments are still applicable."

No other persons expressed any interest in the application.

The Committee, after considering the submissions put forward by Mr. Stobie and having reviewed the plans, is satisfied that the amended request is desirable for the appropriate further development of the subject property. The Committee indicated that they have had an opportunity to re-visit the site. They noted that there are other schools and day care facilities located in the vicinity and they are also located within the Lester B. Pearson Operating Area. The Committee indicated that parents desire that schools and day care centres be located within their community and close to their workplace. The Committee indicated that to uproot the school to another location would have a negative impact on the community.

The Committee is satisfied that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained in this instance.

The Committee is of the opinion that the requested variance is minor in nature in this instance.

Accordingly, the Committee resolves to authorize and grant the amended request to continue to permit the operation of a private school on the subject property as previously approved pursuant to Committee of Adjustment Decision File "A" 53/06; whereas By-law 0225-2007, as amended, does not permit such a use in an E2-1, Employment Zone and being located within the (LBPIA) Operating Area Restrictions identified on Schedule 2.1.23 in this instance.

This application is subject to the following condition:

1. This decision is personal to "ABC Montessori School" and shall be in effect so long as the subject premises are leased and/or occupied by same.

MOVED BY: B. Butt

SECONDED BY: R. Bennett

CARRIED

File: "A" 047/11
WARD 5

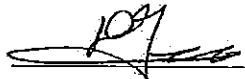
Application Approved, as amended, on condition as stated.

Dated at the City of Mississauga on March 31, 2011.

THIS DECISION IS SUBJECT TO APPEAL TO THE ONTARIO MUNICIPAL BOARD BY FILING WITH THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT A WRITTEN NOTIFICATION, GIVING REASONS FOR THE APPEAL, ACCOMPANIED WITH THE PRESCRIBED FEE ON OR BEFORE APRIL 20, 2011.


Date of mailing is April 4, 2011.


S. PATRIZIO (CHAIR)


D. GEORGE


R. BENNETT


B. BUTT


G. MALONEY


DISSENTED
C.L. VUN

DISSENTED
J. THOMAS

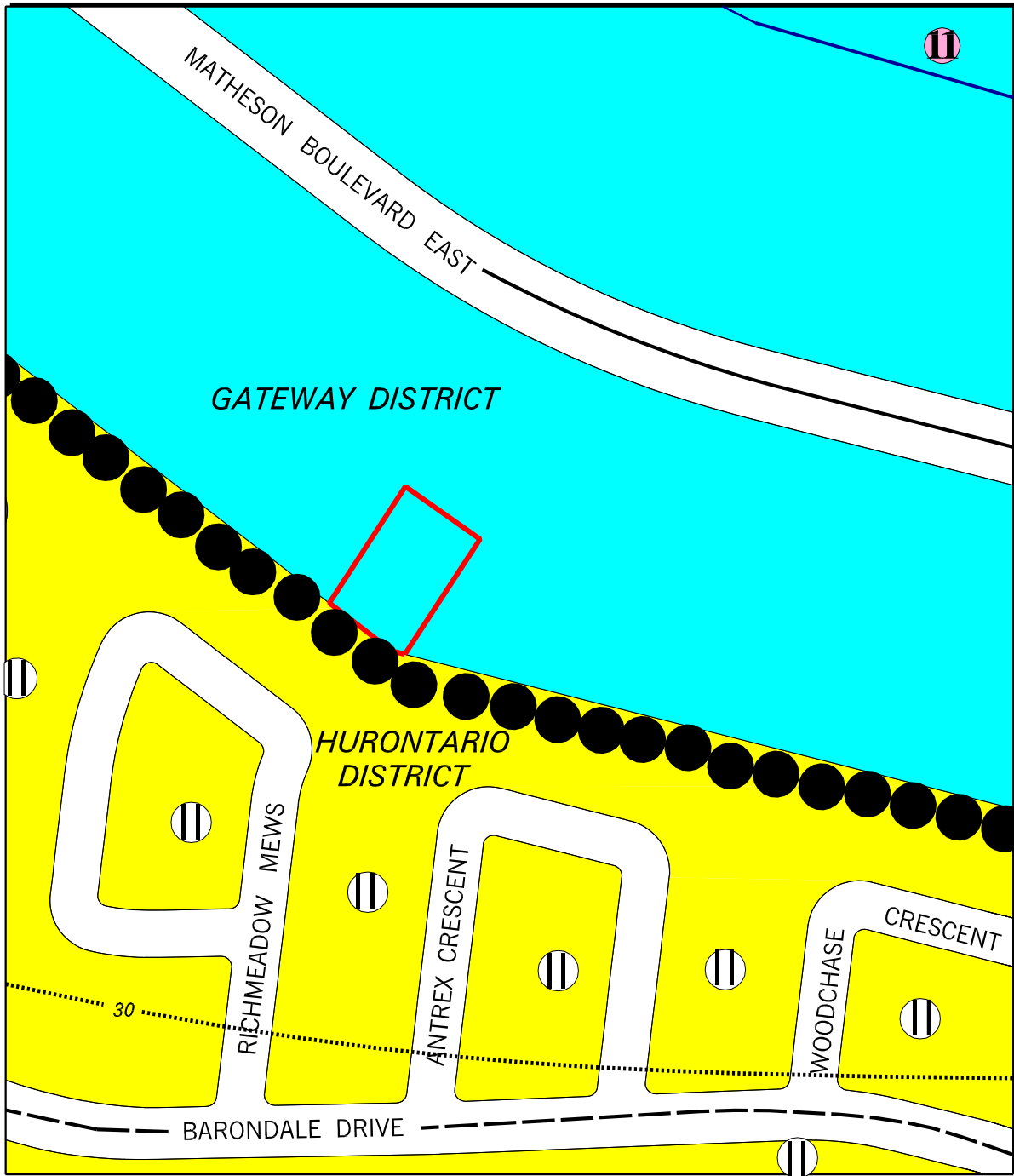
I certify this to be a true copy of the Committee's decision given on March 31, 2011.


DAVID L. MARTIN, SECRETARY-TREASURER

A copy of Section 45 of the Planning Act, as amended, is attached.

NOTES:

- A Development Charge may be payable prior to the issuance of a Building Permit.
- Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.



PART OF GATEWAY DISTRICT LAND USE MAP GATEWAY DISTRICT POLICIES OF MISSISSAUGA PLAN

LAND USE DESIGNATIONS

- General Retail Commercial
- Motor Vehicle Commercial
- Business Employment
- Industrial
- Public Open Space
- Private Open Space
- Greenbelt
- Parkway Belt West
- RESIDENTIAL - LOW DENSITY
- Utility

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Future Major Collector (conceptual)
- Minor Collector
- Local Road
- Major Transit Corridor

LAND USE LEGEND

- Regulatory Floodplain
- LBPIA Operating Area Boundary - See Aircraft Noise Policies
Note: In Gateway, all lands are within the LBPIA Operating Area
- Node Boundary
- Cem - Cemetery
- Existing Stormwater Management Facility
- Proposed Stormwater Management Facility
- Special Site Areas (See Special Site Policies)
- 1996 NEP/2000 NEF Composite Noise Contours
- Planning District

SUBJECT LANDS

Note: In Gateway, all lands are within the LBPIA Operating Area

Amendment No. 35 Appealed to the Ontario Municipal Board.
Delete and replace with Higher Order Transit Corridor

SUBJECT: 2030509 ONTARIO INC. - ABC MONTESSORI

FILE NO:
'A' 47/11

DWG. NO:
112542 A47L

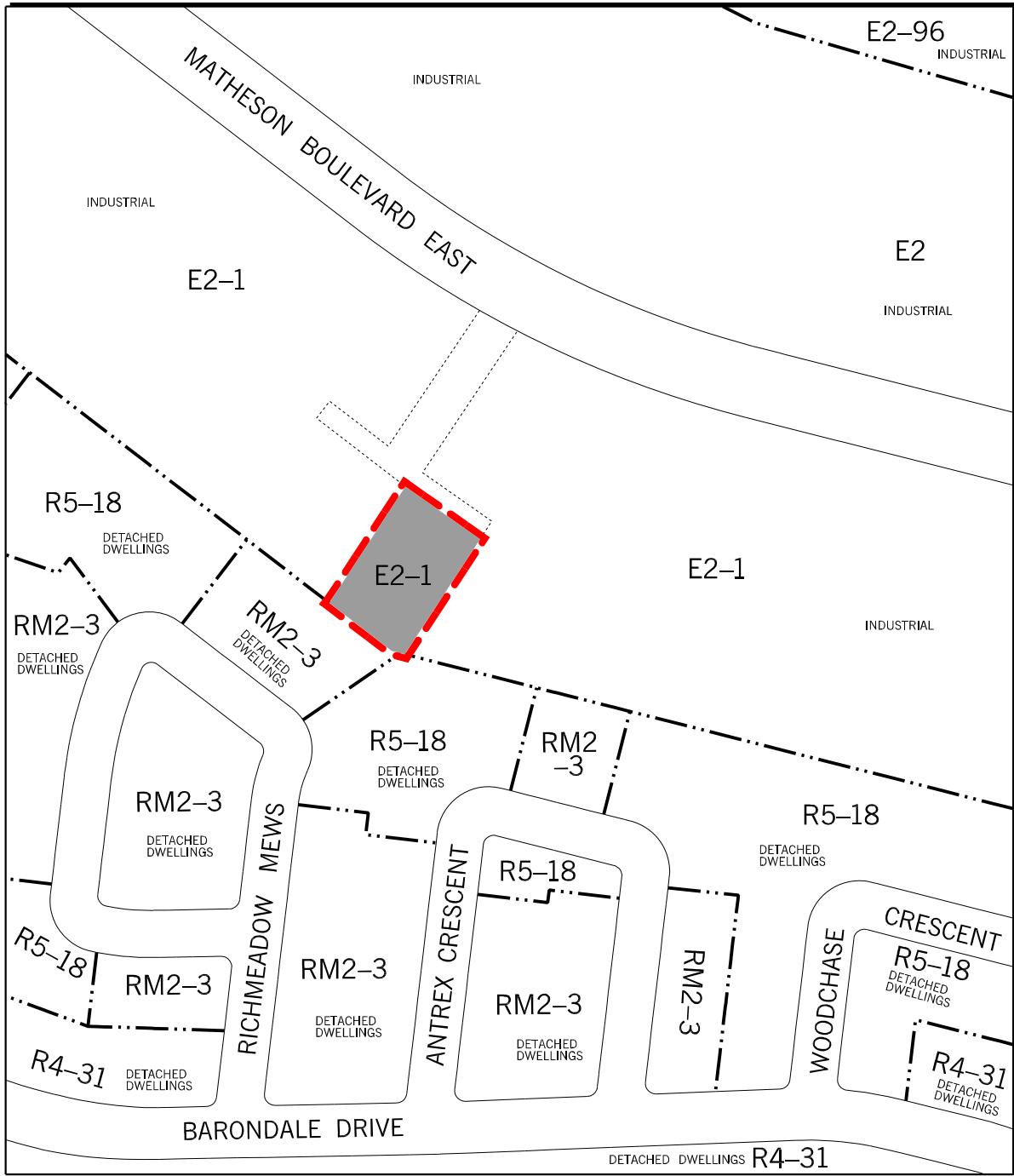
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PDC DATE:
2011 05 30


DRAWN BY:
K. PROKOP


Produced by
T&W, Geomatics

APPENDIX 2

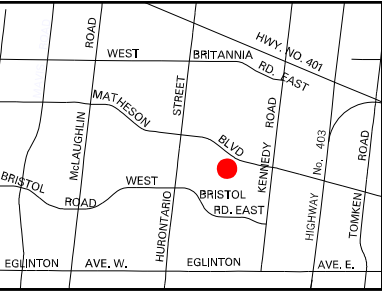


LEGEND:

 305 MATHESON BOULEVARD EAST



SUBJECT: 2030509 ONTARIO INC. - ABC MONTESSORI



FILE NO:
'A' 47/11

DWG. NO:
112542 A47R

SCALE:
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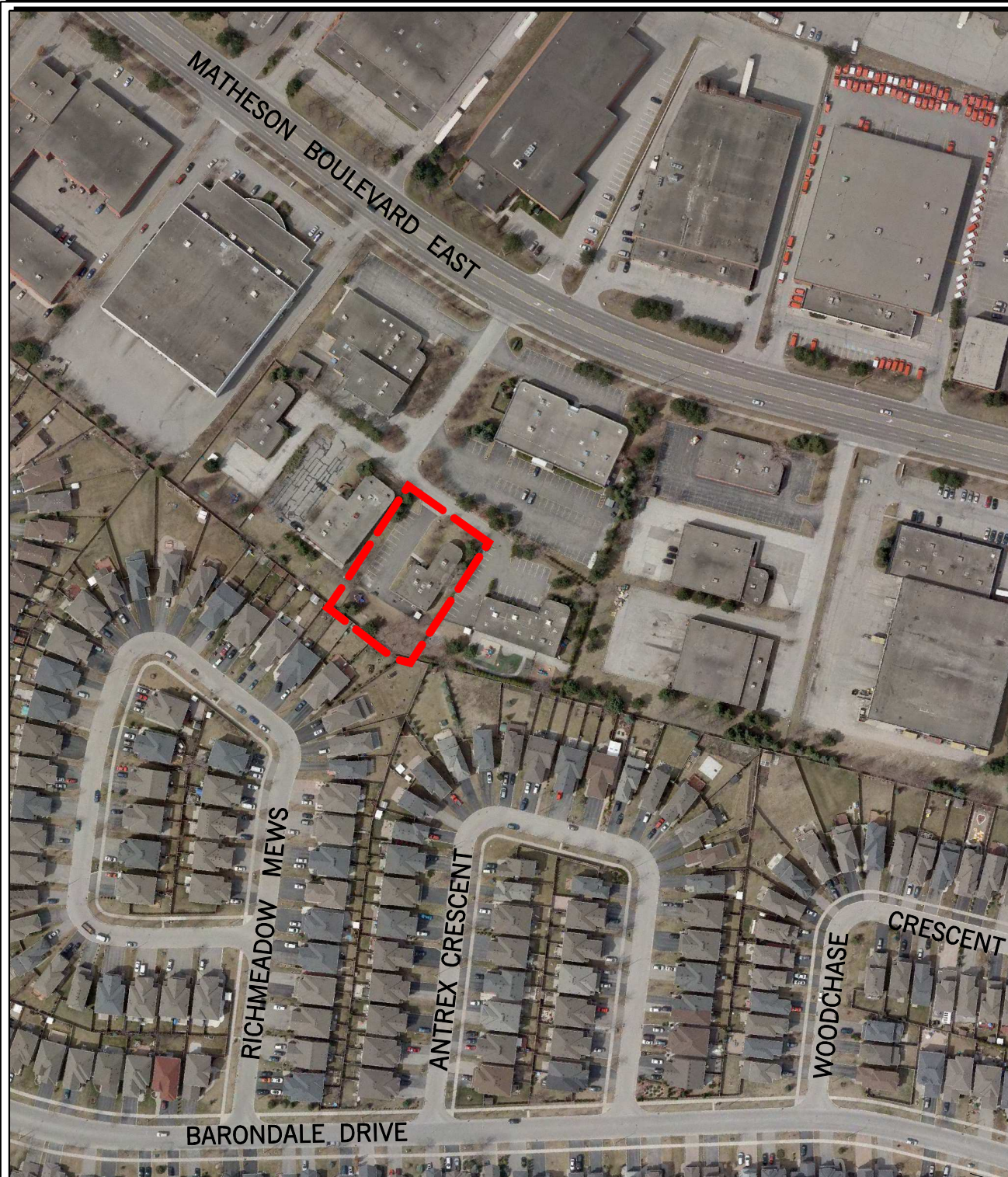
PDC DATE:
2011 05 30

DRAWN BY:
K. PROKOP

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX 3



LEGEND:

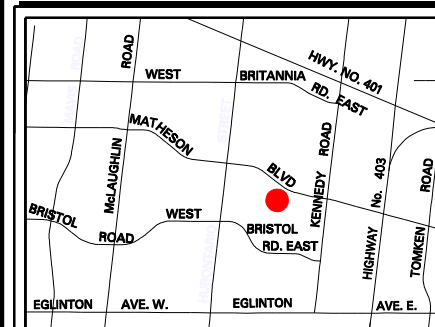


305 MATHESON BOULEVARD EAST

DATE OF AERIAL PHOTO: 03 2010



**SUBJECT: 2030509 ONTARIO INC. -
ABC MONTESSORI**



**FILE NO:
'A' 47/11**

**DWG. NO:
112542 A47A**

**SCALE:
1:2500**

**PDC DATE:
2011 05 30**

**DRAWN BY:
K. PROKOP**

**APPENDIX
4**

MISSISSAUGA
Planning and Building

*Produced by
T&W, Geomatics*

