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## Council

**Date:** May 19, 2021  
**Time:** 9:30 AM  
**Location:** Online Video Conference

### Members

Mayor Bonnie Crombie	
Councillor Stephen Dasko	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

### Participate Virtually and/or via Telephone

Advance registration is required to participate and/or make a comment in the virtual meeting. **Questions for Public Question Period are required to be provided to Clerk's staff at least 24 hours in an advance of the meeting.** Any materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted. Comments submitted will be considered as public information and entered into public record.

To register, please email [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca) and for Residents without access to the internet via computer, smartphone or tablet, can register by calling Stephanie Smith at 905-615-3200 ext. 3795 no later than **Monday, May 17, 2021 before 4:00PM**. You will be provided with directions on how to participate from Clerks' staff.

### Contact

Stephanie Smith, Legislative Coordinator, Legislative Services  
905-615-3200 ext. 3795  
Email [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca)  
Find it Online  
<http://www.mississauga.ca/portal/cityhall/councilcommittees>

Meetings of Council streamed live and archived at [Mississauga.ca/videos](http://Mississauga.ca/videos)

1. **CALL TO ORDER**

2. **INDIGENOUS LAND STATEMENT**

"Welcome to the City of Mississauga Council meeting. We would like to acknowledge that we are gathering here today on the Treaty Lands and Territory of the Mississaugas of the Credit, and the traditional territories of the Anishinaabe, Haudenosaunee, Wyndot and Huron people. We also acknowledge the many First Nations, Inuit, Metis and other global Indigenous peoples who call Mississauga home. We welcome everyone."

3. **APPROVAL OF AGENDA**

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS COUNCIL MEETING**

5.1. Council Minutes - May 5, 2021

6. **PRESENTATIONS**

6.1. Lesley Swan, Marketing Consultant and Patricia Ruzner, Team Leader Community Outreach to present the 2020/2021 MiWay Student Ambassador Program Winners

6.2. In recognition of the Canadian Association of Municipal Administrators Long Service Recognition Award, Mayor Crombie to recognize Paul Mitcham for his 30 years of municipal service in a management capacity

7. **DEPUTATIONS - Nil**

8. **PUBLIC QUESTION PERIOD - 15 Minute Limit**

Public Comments: Advance registration is required to participate and/or to make comments in the virtual public meeting. Any member of the public interested in speaking to an item listed on the agenda must register by calling 905-615-3200 ext. 3795 or by emailing [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca) by Monday, May 17, 2021 before 4:00PM.

Pursuant to Section 42 of the Council Procedure By-law 0139-2013, as amended:

Council may grant permission to a member of the public to ask a question of Council, with the following provisions:

1. Questions shall be submitted to the Clerk at least 24 hours prior to the meeting;
2. A person is limited to two (2) questions and must pertain specific item on the current agenda and the speaker will state which item the question is related to;
3. The total speaking time shall be five (5) minutes maximum, per speaker, unless extended by the Mayor or Chair; and
4. Any response not provided at the meeting will be provided in the format of written response.

**9. MATTERS PERTAINING TO COVID-19**

**10. CONSENT AGENDA**

**11. INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS - Nil**

**12. PRESENTATION OF COMMITTEE REPORTS**

12.1. Audit Committee Report 2 - 2021 - May 3, 2021

12.2. Planning and Development Committee Report 7 - 2021 - May 10, 2021

12.3. General Committee Report 10-2021 - May 12, 2021

**13. UNFINISHED BUSINESS**

13.1. Easement Acquisition During Development Approval Process & Request for Removal of Easement on 1510 Pinetree Crescent (Ward 1)

This matter was referred to Council at the General Committee meeting on May 12, 2021 as per recommendation GC-0254-2021

**14. PETITIONS - Nil**

**15. CORRESPONDENCE**

15.1. Information Items

15.1.1. Emails dated May 3, 2021 and May 6, 2021 from Peter Pelier, regarding Taxi License Fees

15.1.2. An email dated May 5, 2021 from Alexander Mantadis regarding Taxi License Fees

**16. NOTICE OF MOTION**

16.1. A motion to increase the 2021 Automated Speed Enforcement ("ASE") Program (Councillor Saito)

**17. MOTIONS**

17.1. To close to the public a portion of the Council meeting to be held on May 19, 2021 to deal with various matters. (See Item 22 Closed Session)

17.2. A motion to direct staff to review options and recommendations into the upcoming Future Directions Master Plan for Recreation for a 50 meter pool in Mississauga (Councillor Fonseca)

GC-0248-2021/May 12, 2021

**18. INTRODUCTION AND CONSIDERATION OF BY-LAWS**

18.1. A by-law to establish certain lands as part of the municipal highway system - Square One Drive (Ward 4)

SP 19-31

- 18.2. A by-law to establish certain lands as part of the municipal highway system - Tenth Line West (Ward 10)  
SP 19/48
- 18.3. A by-law to establish certain lands as part of the municipal highway system - Battleford Road (Ward 9)  
SP 18/47
- 18.4. A by-law to name un-named municipal highways in the City of Mississauga - RoadHousekeeping Matters (Wards 2, 6 and 11)  
0061-2020/April 4, 2020
- 18.5. A by-law to establish certain lands as part of the municipal highway system - Symphony Court (Ward 11)  
BL 0162-2017
- 18.6. A by-law to establish certain lands as part of the municipal highway system - Glengarry Road (Ward 7)  
B 75/19, A 463/19, A 464/19
- 18.7. A by-law to assume certain roads dedicated through Registered Plan 43M-1957 - Salishan Circle (Ward 5)  
GC-0225-2021/April 28, 2021
- 18.8. A by-law to remove lands located at 6640 Rothschild Trail from part-lot control Di Blasio Corporation On Rothschild Trail, west of McLaughlin Road (Ward 11)  
PLC 21-002 W11
- 18.9. A by-law to approve transfer of funds from the Federal Gas Tax Reserve Fund (35183) and the Tax Capital Reserve Fund (33121) to PN 20496 Meadowvale Theatre Renovation  
GC-0257-2021/May 12, 2021
- 18.10. A by-law to establish certain lands as part of the municipal highway system - Square OneDrive (Ward 4)  
B 64-65/20 W4
- 18.11. A by-law to approve transfer of funds from the Federal Gas Tax Reserve Fund (35183) and the Tax Capital Reserve Fund (33121) to PN 19425 Malton Community Hub (Ward 5)  
BC-0005-2021/February 22, 2021
- 18.12. A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law - Neighbourhood Speed Limit Project, Parking Prohibition, Lower Driveway Blvd Parking (Various Wards)  
Traffic By-law Delegation for routine traffic matters 0051-2020/March 25, 2020

- 18.13. A by-law to amend By-law 0153-2020, being a by-law to authorize the Commissioner of Transportation and Works and the Purchasing Agent to execute agreements required for the Automated Speed Enforcement Program

GC-0253-2021/May 12, 2021

- 18.14. A by-law to establish the Tax Ratios & Levy the Residential, Commercial, Industrial, Multi-Residential, New Multi-Residential, Pipeline, Farmland & Managed Forest Taxes & to levy an amount upon Public Hospitals, Universities & Colleges 2021

GC-0258-2021/May 12, 2021

- 18.15. A by-law to provide for the Collection of the Final Tax Levies for the Year 2021

GC-0258-2021/May 12, 2021

**19. MATTERS PERTAINING TO REGION OF PEEL COUNCIL**

**20. COUNCILLORS' ENQUIRIES**

**21. OTHER BUSINESS/ANNOUNCEMENTS**

**22. CLOSED SESSION**

- 22.1. Personal matters about an identifiable individual, including municipal or local board employees - Citizen Appointments to the Traffic Safety Council

- 22.2. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose - Legal Advice Concerning Municipal Authority Agreement with the GTAA

**23. CONFIRMATORY BILL**

- 23.1. A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on May 19, 2021

**24. ADJOURNMENT**

## **REPORT 2 - 2021**

To: MAYOR AND MEMBERS OF COUNCIL

The Audit Committee presents its second report for 2021 and recommends:

AC-0004-2021

That the 2020 Audited Financial Statements for the City Of Mississauga (consolidated), City of Mississauga Public Library Board, Tourism Mississauga, City of Mississauga Trust Funds, Clarkson Business Improvement Area, Cooksville Business Improvement Area, Port Credit Business Improvement Area, Streetsville Business Improvement Area, Malton Business Improvement Area, and Enersource Corporation be received for information.

(AC-0004-2021)

AC-0005-2021

That the 2020 External Audit Findings Report, dated April 16, 2021 from the Commissioner of Corporate Services and Chief Financial Officer, which includes the Audit Findings Report from KPMG for the fiscal year 2020 for the City of Mississauga (City), be received for information.

(AC-0005-2021)

AC-0006-2021

That the report dated April 15, 2021 from the Director, Internal Audit with respect to final audit reports:

1. Transportation & Works Department, Works Operations and Maintenance Division, Works Admin, Operations and Maintenance Section, Works Maintenance Unit – Works Current Maintenance Contracts Audit; and,
2. Planning & Building Department, Building Division, Inspection Services Section – Building Permit Inspection Processes Audit

be received for information.

(AC-0006-2021)

AC-0007-2021

That the Corporate Report dated April 16, 2021 from the Director, Internal Audit entitled “Internal Audit Work Plan 2021-2023” be approved.

(AC-0007-2021)

## **REPORT 7 - 2021**

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its seventh report for 2021 and recommends:

### **PDC-0027-2021**

That the report dated April 16, 2021, from the Commissioner of Planning and Building regarding the applications by 1997937 Ontario Inc. (Liberty Development Corp.) to permit three apartment buildings with heights of 21, 33 and 42 storeys, under File OZ 20/020 W5, 5081 Hurontario Street, be received for information, and notwithstanding planning protocol, that the recommendation report be brought directly to a future Council meeting.

### **PDC-0028-2021**

1. That the report titled "Dundas Connects Master Plan Implementation – Update" dated, May 10, 2021, from the Commissioner of Planning and Building, be received.
2. That a draft Official Plan Amendment to implement the Dundas Connects Master Plan be presented through an engagement initiative later this year, followed by a Statutory Public Meeting.

### **PDC-0029-2021**

1. That the following report titled "Downtown Urban Growth Centre Office Retention", dated April 26 2021, from the Commissioner of Planning and Building, be received.
2. That staff prepare an Official Plan Amendment for the Downtown Urban Growth Centre to address key challenges identified in this report and help ensure that the Downtown can retain its existing office floor space.
3. That staff are authorized to undertake community engagement to support this work, including holding a public meeting at an upcoming Planning and Development Committee meeting in the spring or fall.

### **PDC-0030-2021**

That the report dated April 16, 2021, from the Commissioner of Planning and Building outlining the details of the proposed development and recommending approval of the removal of the "H" holding provision application from the text of By-law 0225-2007 and the "H" symbol from the zoning map, under File H-OZ 19/002 W4, OMERS Realty Management Corp. and ARI SQ GP Inc., 395 Square One Drive, 4225 and 4235 Confederation Parkway, be adopted and that the Planning and Building Department be authorized to prepare the bylaw for Council's passage.

## PDC-0031-2021

1. That the applications under File OZ 19/017 W7, Mississauga II GP Inc. (Emblem Developments), 85-95 Dundas Street West and 98 Agnes Street, to amend Mississauga Official Plan to Residential High Density; to change the zoning to H-RA4-Exception (Apartments) to permit an 18 storey apartment building with ground floor commercial uses in conformity with the provisions outlined in Appendix 2; be approved subject to the conditions referenced in the staff report dated April 16, 2021 from the Commissioner of Planning and Building.
2. 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, any further notice regarding the proposed amendment is hereby waived.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
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 18 months of the Council decision.
5. That the "H" holding symbol is to be removed from the H-RA4-Exception (Apartments) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated April 16, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.
6. Notwithstanding subsection 45.1.3 of the Planning Act, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.

## PDC-0032-2021

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, any further notice regarding the proposed amendment is hereby waived.
2. That the applications under File 20/002 W1, 2726984 Ontario Ltd. (c/o Fountain Hill Construction and Consulting), 2207 Dixie Road to amend Mississauga Official Plan to Residential Medium Density and change the zoning to RM4-Exceptions (Townhouses-Exception) to permit four townhouses that are four storeys in height, be approved subject to the conditions referenced in the staff report dated April 16, 2021, from the Commissioner of Planning and Building.
3. That the "H" holding symbol is to be removed from the H-RM4-Exception (Townhouses-Exception) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated



April 16, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.

4. Notwithstanding subsection 45.1.3 of the Planning Act, subsequent to approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.
5. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend the Local Planning Appeal Tribunal (LPAT) hearing on the subject applications under File OZ 20/002 W1, 2726984 Ontario Ltd. (c/o Fountain Hill Construction and Consulting).
6. That City Council provide the Planning and Building Department with the authority to instruct Legal Services on modifications to the position deemed necessary during or before the Local Planning Appeal Tribunal hearing process, if any.
7. That the City Solicitor, be authorized to execute Minutes of Settlement with 2726984 Ontario Ltd., if required, and that the Commissioner of Planning and Building and the City Clerk be authorized to execute any other documents which may be necessary to implement the proposed development.
8. That two oral submission be received.

PDC-0033-2021

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend the Local Planning Appeal Tribunal hearing on the subject applications under File OZ 20/018 W1, City Park (Lakeshore) Inc., 1381 Lakeshore Road East to permit an 8 to 15 storey condominium apartment building with ground floor commercial space, in support of the recommendations outlined in the report dated April 16, 2021, from the Commissioner of Planning and Building, that concludes that the proposed Official Plan Amendment and Rezoning applications are not acceptable from a planning standpoint and should not be approved.
2. That City Council provide the Planning and Building Department with the authority to instruct Legal Services on modifications to the position deemed necessary during or before the Local Planning Appeal Tribunal hearing process, however, if there is a potential for settlement then a report shall be brought back to Council by Legal Services.
3. That two oral submissions be received.

## **REPORT 10 - 2021**

To: MAYOR AND MEMBERS OF COUNCIL

The General Committee presents its tenth report for 2021 and recommends:

### GC-0248-2021

1. That the deputation and associated presentation by Kevin Anderson, Director of Swimming, Mississauga Aquatic Club regarding Olympic Pool Project be received.
2. That Clerks' staff be directed to draft a motion for the May 19, 2021 Council meeting regarding incorporating the public consultation surrounding the feasibility of an Olympic pool into the Community Services Master Plans (Future Directions).

### GC-0249-2021

That the deputation and associated presentation by Robert Trewartha, Director, Strategic Initiatives regarding the corporate report dated April 26, 2021 entitled "Results of the City of Mississauga's 2020 Employee Diversity and Inclusion Survey" be received.

### GC-0250-2021

That the deputation and associated presentation by Margaret Dunn, Resident regarding the corporate report dated April 27, 2021 entitled "Easement Acquisition During Development Approval Process & Request for Removal of Easement on 1510 Pinetree Crescent," be received.

### GC-0251-2021

The following items were approved on the consent agenda:

- 9.4 - Proposed Street Names to be assigned to public and private roads within the Brightwater development site in the City of Mississauga (Ward 1)
- 9.5 - Naming of Park P-524 and Park P-525 as "Fairwinds Park", northeast corner of Eglinton Avenue West and Fairwind Drive (Ward 5)
- 9.6 - Additional Funding Request for Meadowvale Theatre Renovation – Ward 9
- 9.8 - Expansion and Continued Lifecycle of Cisco Network Hardware, Software, and Collaboration Infrastructure; File Ref: PRC001284/FA.49.607-12 (Cisco), PRC001292/FA.211-13 (OnX)
- 9.9 - Single Source Procurement of Zoll AED3 Defibrillators
- \*15.1. - An letter dated Monday, May 10, 2021 from Jim Holmes, President, Mississauga Sports Council supporting the Olympic Pool Project
- \*15.2. - An letter dated Monday, May 10, 2021 from Ellen McGregor, CEO, Fielding Environmental regarding RioTrin Properties LPAT decision

## GC-0252-2021

1. That the report entitled dated April 26, 2021 from the City Manager and Chief Administrative Officer "Results of the City of Mississauga's 2020 Employee Diversity and Inclusion Survey" be received for information.
2. That staff be directed to report back with a detailed Diversity and Inclusion Action Plan that includes the definition of success.

## GC-0253-2021

That a by-law be enacted to amend By-law 0153-2020 to authorize the Purchasing Agent to execute an agreement with the City of Toronto and other partnering municipalities, including any ancillary documents and amending agreements, in the estimated amount of \$880,000.00 excluding taxes, for the City of Toronto to undertake the processing of Mississauga's Automated Speed Enforcement offence notices until July 15, 2026 and to execute amendments to the agreement with the City of Toronto and other partnering municipalities to increase the value as required to accommodate growth and expansion of the Automated Speed Enforcement Program where approved in the budget, all in a form satisfactory to Legal Services.

## GC-0254-2021

That the Corporate Report dated April 27, 2021 from the Commissioner of Transportation & Works regarding "Easement Acquisition During Development Approval Process & Request for Removal of Easement on 1510 Pinetree Crescent," be referred to the May 19, 2021 Council meeting without a recommendation for staff to have the opportunity to meet with the resident Margaret Dunn directly to provide a detailed review of the corporate report.

## GC-0255-2021

1. That the following street names be approved to name new public and private roads within a new mixed-use development at 70 Mississauga Road South, Ward 1 (Brightwater):  
**Beachside, Bow, Catamaran, Coveside, Coveview, Dockfield, Dockpoint, Dockview, Dockyard, Dragonboat, Furlan, Headwind, Highwater, Kiln, Masonry, Missinhe, Mortar, Pierview, River Run, Riverboat, Rowboat, Sailboat, Sailor, Sailors, Shining Water, Ships Landing, Shorefield, Shorepoint, Shoreside, Shoreview, Skipjack, Snow Apple, Steamship, The Brightwater, Trusting, Tugboat, Turtle, Wharf, and Yacht.**
2. That any names not assigned to the roads within the Brightwater development site be added to the City of Mississauga Approved Street Name Reserve List for use elsewhere in Ward 1.

## GC-0256-2021

1. That General Committee consider, for a period of 30 days, the naming of Park P-524 and Park P-525 as "Fairwinds Park".
2. That Community Services staff be directed to provide notice as set out in the "Facility Naming" Corporate Policy 05-02-02 of the proposed naming of Park P-524 and Park P-525 as "Fairwinds Park".

## GC-0257-2021

1. That the Corporate Report entitled “Additional Funding Request for Meadowvale Theatre Renovation (Ward 9)” dated April 1, 2021 from the Commissioner of Community Services be approved.
2. That funding of \$915,000 be transferred from the Federal Gas Tax Reserve Fund (35183) and \$35,000 from the Tax Capital Reserve Fund (33121) for a total of \$950,000 to PN 20496 Meadowvale Theatre Renovation; resulting in a revised net budget of \$6,382,700.
3. That all necessary by-law(s) be enacted.

## GC-0258-2021

1. That the report of the Commissioner of Corporate Services and Chief Financial Officer dated April 5, 2021 entitled “2021 Tax Ratios, Rates and Due Dates” be approved with the exception of the Business Improvement Area (BIA) component which is to come back to the next General Committee meeting.
2. That the 2021 net operating municipal property tax levy be approved at \$555,050,439.
3. That the tax ratios for the City of Mississauga be approved as follows:
  - Residential - 1.000000
  - Commercial - 1.516977
  - Industrial - 1.615021
  - Multi-Residential - 1.265604
  - New Multi-Residential - 1.000000
  - Pipeline - 1.313120
  - Farmland - 0.250000
  - Managed Forest - 0.250000
4. That the 2021 tax rates for the City of Mississauga be established as outlined in Appendix 1 of this report.
5. That the 2021 residential property tax due dates be set for July 8, August 5 and September 2, 2021.
6. That the 2021 non-residential property tax due date be set for August 5, 2021.
7. That the 2021 due dates for properties enrolled in the City's pre-authorized Tax Payment Plan be set based on their chosen withdrawal date.
8. That the 2021 operating budget be adjusted to reflect a transfer to the Capital Reserve Fund (#33121) in the amount of \$709,431.
9. That all necessary by-laws be enacted.

## GC-0259-2021

That the corporate report entitled, “Expansion and Continued Lifecycle of Cisco Network Hardware, Software, and Collaboration Infrastructure; File Ref: PRC001284/FA.49.607-12 (Cisco), PRC001292/FA.49.211-31 (OnX)”, dated March 31, 2021 from the Commissioner of Corporate Services and Chief Financial Officer be received for information.

## GC-0260-2021

1. That Zoll Medical Canada, Inc. be approved as a single source supplier for the supply, delivery and maintenance of 62 frontline semi-automatic defibrillator units for use by Mississauga Fire & Emergency Services (MFES) for a period of 5 years, with the option to extend the term for an additional 5 years (Purchase).
2. That the Purchasing Agent or designate be authorized to execute all contracts and related ancillary documents with respect to the Purchase between the City and Zoll Medical Canada, Inc. for an estimated amount of \$170,000 exclusive of taxes and consumables.

## GC-0261-2021

1. That the Speeding Awareness Campaign presented by Catherine Nguyen-Pham be received for information.
2. That the Road Safety Committee approves the creative concept and design of the Communications tactic design and concept for the Speeding Awareness Campaign.

(RSC-0016-2021)

## GC-0262-2021

That the presentation by Seema Ansari, Technical Analyst, Region of Peel, with respect to the 2019 Vision Zero Road Safety Strategic Plan - year two update be received for information.

(RSC-0017-2021)

## GC-0263-2021

That the Let's Move Mississauga Certificate of Participation design as presented by Catherine Nguyen-Pham be approved as amended.

(RSC-0018-2021)

## GC-0264-2021

1. That the email dated April 17, 2021 from James Fan, Citizen Member with respect to his resignation from the Road Safety Committee be received.
2. That due to the resignation of James Fan, Citizen Member, a vacancy exists on the Road Safety Committee, and that the City Clerk be directed to fill the vacancy in accordance with the Corporate Policy #02-01-01 on Citizen Appointments to Committees, Boards and Authorities.

(RSC-0019-2021)

## GC-0265-2021

That the Road Watch Statistics for the period ending April 16, 2021 be received for information.

(RSC-0020-2021)

## GC-0266-2021

That the closed session report dated May 5, 2021 from City Solicitor entitled "RioTrin Properties (Burnhamthorpe) Inc., 3900-3980 Grand Park Drive, LPAT Decision, Ward 7" be received.

# City of Mississauga Corporate Report



Date: April 27, 2021

To: Chair and Members of General Committee

From: Geoff Wright, P.Eng, MBA, Commissioner of  
Transportation and Works

Originator's files:  
MG.23.REP

Meeting date:  
May 12, 2021

## Subject

**Easement Acquisition During Development Approval Process & Request for Removal of Easement on 1510 Pinetree Crescent (Ward 1)**

## Recommendations

1. That the Corporate Report dated April 27, 2021 from the Commissioner of Transportation & Works regarding "Easement Acquisition During Development Approval Process & Request for Removal of Easement on 1510 Pinetree Crescent," be received for information; and
2. That, pursuant to a deputation from the resident at 1510 Pinetree Crescent, the easement acquired through the Site Plan Approval process at 1510 Pinetree Crescent remain as-is in order to continue the City's ability to access infrastructure for maintenance purposes and protect natural assets.

## Executive Summary

- The ability to secure an easement or dedication related to drainage and conservation, through the development approval process, is established in the *Planning Act*.
- The acquisition of easements through the development approval process provides the municipality an opportunity to secure lands for maintenance of infrastructure and conservation of natural assets, and the rationale behind the requirement is further substantiated in Sections 6 (Value the Environment) and 19 (Implementation) of the City's Official Plan.
- Easements do not enable or oblige the City to undertake private works on behalf of property owners. But rather, enable the City to access the watercourse to undertake rehabilitative works on its infrastructure that serve to protect property and infrastructure adjacent to the watercourse. These works may include projects for erosion control, flood mitigation and storm drainage improvements.

- The easement in question on 1510 Pinetree Crescent was established through Site Plan Approval file SP 04/074 in 2004. This type of easement exists on many properties around the City, including approximately 20 similar easements that have been acquired by the City along the Credit River, between Lakeshore Road and the Queen Elizabeth Way, through the development approval process over the last twenty years alone.
- In the vicinity of 1510 Pinetree Crescent, a future capital project has been flagged on the Credit River to provide erosion protection to the eastern bank of the river south of the Queen Elizabeth Way. In the most recent Council approved Capital Plan (2021-2030) the Environmental Assessment phase is scheduled for 2024 and will be immediately followed by the Design phase. The Construction phase is scheduled for 2026. These timelines are subject to change as part of watercourse evaluations and Capital programming.
- In regards to 1510 Pinetree Crescent, the easement should remain as-is on the basis that: (1) the easement was obtained in a manner consistent with a standard approach utilized through the development approval process; (2) the scope of the easement is necessary for its stated purpose; and, (3) future project work relating to bank stabilization along the Credit River may require use of the easement.

## Background

This report will describe the process and rationale for the City's acquisition of easements related to drainage and conservation through the development approval process. On February 24, 2021 General Committee received a deputation from Margaret Dunn, regarding the request for "Removal of the City's Easement," on her property at 1510 Pinetree Crescent. Council subsequently approved resolution GC-0085-2021 that staff respond to the request through a report back to General Committee. Although this report is prompted by the deputation, the question echoes a broader inquiry that has arisen many times in recent years.

The easement in question on 1510 Pinetree Crescent was established through Site Plan Approval file SP 04/074 in 2004. During the Site Plan approval process the greatest natural hazard on the property was delineated, which considers the floodplain, top-of-bank, stable slope or erosion setback. The principle is that a hazard limit was established and the easement conveyed prior to Site Plan Approval in favour of the City of Mississauga for the following purposes: "*namely to operate, maintain, improve, inspect, alter, channelize and repair an open natural watercourse known as the Credit River*".

This type of easement exists on many properties around the City, as secured through various development approval processes that will be described later. At 1510 Pinetree Crescent specifically, the concerns raised to Council were that:

1. The request for an easement is not a standard condition;
2. The scope of the easement is not necessary for its stated purpose; and,
3. The scope of the easement is excessive.

As such, this report will speak to the broader inquiry beyond the subject property, while also addressing the specific points above relating to the easement removal at 1510 Pinetree Crescent. This report will respond to the above points respectively by speaking to:

1. The standard process for acquisition of easements of this nature through the development approval process;
2. The intended use of these easements; and,
3. Examples that support use of these easements

## Comments

### STANDARD PROCESS FOR EASEMENT ACQUISITION

The ability to secure an easement or dedication, through the development approval process, is established in the *Planning Act*. An easement or dedication may be requested by the Municipality for conservation and maintenance purposes through Draft Plans of Subdivision and Applications for Consent. In addition, an easement may be requested through Site Plan Applications.

The establishment of the greatest natural hazard requires delineation on the property. This is undertaken primarily for maintenance purposes but also for conservation of natural assets. Consideration of these natural hazards includes:

- A site walk with Conservation Authority staff to stake a visually identifiable “top-of-bank,” which is the point at which the flatter developable land is separated from steeper valley land. Often, the top-of-bank is the greatest hazard, however there are some instances where another hazard may govern to establish the easement limit.
- Reflecting the limit of the floodplain on the proposed development plan, based on latest information from the Conservation Authority.
- Indicating the top of stable slope line based on pertinent soils investigation.
- Showing any erosion setback based on technical findings related to the watercourse.

Once the hazards are established and documented on the proposed development plan, the greatest limit is used to set the easement. The rationale for securing such an easement is further substantiated in the City’s Official Plan under Section 6 – Value the Environment and Section 19 - Implementation.

There are multiple sections (e.g. 6.11, 6.3.1, 6.3.24, 6.3.38) that identify that Mississauga will protect, enhance, restore and expand the Natural Heritage System. These sections speak to placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible. Consideration is given to public acquisition of these areas through the development approval process or through the City’s land securement process.



In Section 19.18 Greenlands, the following sections also speak to the acquisition of natural hazard lands:

*“19.18.1 As a condition of development approval, **natural hazard lands** may be placed in public ownership for their long term protection.*

*19.18.2 Greenlands is determined on a site by site basis and is defined by natural hazards associated with **watercourse** corridors and Lake Ontario, and the limits of identified natural areas. The limits of the Greenlands are determined in consultation with the City and appropriate conservation authority and through studies, where required, completed by the proponent to the satisfaction of the City and the appropriate conservation authority.”*

As evidence of the City’s application of this practice, it is noted that between Lakeshore Road and the Queen Elizabeth Way, there are approximately 20 similar easements that have been acquired by the City along the Credit River through development processes over the last twenty years alone. In some limited instances, there may be cases when the property owners are voluntarily granting easements for rehabilitation of the Credit River banks.

In regard to 1510 Pinetree Crescent, some confusion arose as to why an easement was not requested for a building renovation on a neighbouring property. It has since been clarified that although the adjacent property is subject to Site Plan Control, the renovation was considered to be minor in nature, and not defined as development under the *Planning Act*. As a result, it was processed as a Site Plan Express application. In addition, the property in question applied for a Building Permit. Following on the above commentary, easement acquisition cannot be requested through the Site Plan Express or Building Permit processes.

#### INTENDED USE OF THE EASEMENT

The terms of each easement are registered on title along with the easement description and accompanying reference plan that illustrates the limits. For the type of easements being discussed in this report, the terms generally speak to the ability for the City to be able to maintain its infrastructure. With respect to 1510 Pinetree Crescent, as stated earlier, the easement is for the following purposes: *“namely to operate, maintain, improve, inspect, alter, channelize and repair an open natural watercourse known as the Credit River”*.

These easements do not enable or oblige the City to undertake private works on behalf of property owners. But rather, enable the City to access the watercourse to deal with stormwater-related issues. To that end, there are often prohibitions to the landowner that the easement lands should be kept clear of structures (e.g. garage, shed) while soft landscaping is generally permissible. In instances where the City requires access to the easement, notice is typically given to the landowner for purposes of coordination.

#### EXAMPLES THAT SUPPORT USE OF THE EASEMENT

The easements along watercourses allow the City the opportunity to undertake rehabilitative works on its infrastructure that serve to protect property and infrastructure adjacent to the

watercourse. These works may include projects for erosion control, flood mitigation and storm drainage improvements.

The City's watercourse infrastructure is assessed on a regular basis through the Watercourse Monitoring Program, and issues that are identified may be programmed for appropriate works in the City's forecast. It is important to note that the projects in the City's forecast are re-evaluated annually, may be re-prioritized accordingly and are all subject to Council approval. **Table 1** below lists some of the projects that have been recently completed. Note that all the listed projects involve lands on which the City has an easement in its favour.

**Table 1:** Recently completed watercourse projects (selected):

Watercourse Name	Project Location
Cooksville Creek	Willa Road to Orano Avenue (Ward 1)
Little Etobicoke Creek	5226 Timberlea Boulevard (Ward 5)
Applewood Creek	1582 Myron Drive (Ward 1)
Kenolie Creek	1376 Mineola Road West (Ward 1)
Mullet Creek	2030 Montcrest Court (Ward 11)
Cooksville Creek	Q.E.W. to Elaine Trail (Ward 1)

In the vicinity of 1510 Pinetree Crescent, a future capital project has been flagged on the Credit River to provide erosion protection to the eastern bank of the Credit River south of the Queen Elizabeth Way. In the most recent Council approved Capital Plan (2021-2030) the Environmental Assessment phase is scheduled for 2024 and will be immediately followed by the Design phase. The Construction phase is scheduled for 2026. As previously noted, these timelines are subject to change as part of watercourse evaluations and Capital programming.

## CONCLUSION

Based on the foregoing commentary, in regards to 1510 Pinetree Crescent, the easement should remain as-is on the basis that:

1. The easement was obtained in a manner consistent with a standard approach utilized through the development approval process;
2. The scope of the easement is necessary for its stated purpose; and,
3. Future project work relating to bank stabilization along the Credit River may require use of the easement.

## Strategic Plan

Acquisition of easements for the purposes of maintaining infrastructure, as described herein, falls within the *Connect* Strategic Pillar under its strategic goal to *Build and Maintain Infrastructure*. Additionally, the conservation of natural assets falls within the *Green* Strategic Pillar under its strategic goal to *Conserve, Enhance and Connect Natural Environments*.

## Financial Impact

There are no financial impacts resulting from the recommendations in this report.

## Conclusion

The acquisition of easements through the development approval process provides the municipality an opportunity to secure lands for maintenance of infrastructure and conservation of natural assets. In order to uphold these initiatives, the easement on 1510 Pinetree Crescent should remain as-is.

## Attachments

Appendix 1: Deputation of February 24, 2021 by Margaret Dunn, Resident, regarding the request for “Removal of the City’s Easement”



---

Geoff Wright, P.Eng, MBA, Commissioner of Transportation and Works

Prepared by: Muneef Ahmad, Manager Stormwater Projects & Approvals  
Emma Calvert, Manager Development Engineering & Construction

Good morning.

My name is Margaret Dunn. I have been a resident of Mississauga since 1987 residing at my current address since 1995.

My presentation today concerns a “Top of Bank Easement” which was taken on my property by the City in 2004 as a necessary condition of a site plan approval. I respectfully request that this Council act to remove the easement for three reasons.

First, despite the representations of the City, similar easements have not been required from similarly situated residents and are not a “standard condition” of obtaining site plan approval. Second, the easement is not necessary or proportionate to the City’s interest in its stated purpose. And third, even if the purpose was accepted, the scope of the easement is excessive.

For your reference, I provide a number of figures and diagrams. Figure 1 is the location of my property (encircled). Figure 2 shows the extent of my property covered by the easement, representing approximately 55.75% of the lot. Figure 3 provides the text of the easement.

First, I submit that an easement of this nature is not a standard condition of site plan approvals, contrary to the representations of the City. At the time of my

application for site plan approval I did not anticipate the need to grant an easement because I was aware of several properties backing onto the Credit River in my neighbourhood which had obtained approval without providing any easement. However, City Representatives at the time communicated that my application would, under no circumstances, be granted in the absence of an easement. Figure 4 provides written confirmation of the City's position its representative Mr. Terminese, stating that a top of bank easement was a "standard condition" imposed by the City "for all lands below regional flood lines or top of bank, whichever is greater". Despite these representations, several properties backing onto the Credit have been granted site plan approval in the intervening years without the need for an easement. Most recently, in July 2020, my immediate neighbour, shown as 1496 in Figure 5 beside my home at 1510, commenced a significant renovation of their home - which is similar in size and style to my own - for which no easement was required. The City confirmed that no easement was imposed through an access application pursuant to the Municipal Freedom of Information and Protection of Privacy Act attached as Figures 6A – 6D. This inequitable application imposes a direct financial burden on me because the impairment created by the easement is not reflected in my MPAC Property Assessment, which I attach as Figure 7. I therefore am assessed for tax purposes on the same basis as my neighbour, yet have had to cede a significant property interest in my lot that has not been uniformly applied. I therefore submit to the Council that the City's misrepresentation of what

constituted a standard condition of site plan approval and subsequent failure to implement that standard on similarly situated properties has placed an inequitable and uncompensated impairment on my property that should be removed.

Second, the stated purpose of the easement, “namely to operate, maintain, improve, inspect, alter, channelize and repair an open natural watercourse known as the Credit River” is not served by the easement. During discussions with Mr. Terminesi in 2004, he represented that work pursuant to the easement would be done on the riverbank and, specifically, that the City would have the right in the event of flooding to enter onto my property to remove any structure that could exacerbate flooding upstream. The nexus of this flooding-related concern to my site plan approval has always been unclear, given that no work was contemplated near the riverbank. This lack of connection was independently confirmed by the Credit Valley Conservation authority in 2004, shown in Figure 8, which had “no concerns” with the building proposal and did not require a permit. Subsequent events have shown that the easement bears little, if any, connection to the City’s interests. Specifically, during the extensive flooding of 2017 and 2019, the lower portion of my property was flooded for several months in the summer, which led to the death of a variety of bushes (specifically selected at the direction of the Conservation Authority) and a large willow tree, shown in figures 9A – 9G. The willow tree when felled did, in fact, exacerbate upstream flooding

by impairing flow of the river. In October 2019 I met with Graham Walsh of the City of Mississauga Legal Services and Jessica Wiley of the City Forestry Service, following assistance from Councillor Dasko, to inquire how the City planned to remedy the flooding which it had been so concerned about and on which the easement was based. Mr. Walsh and Ms. Wiley communicated that the City had no interest in taking any action, despite the actual exacerbation of flooding. Jointly, these facts demonstrate that the easement is not serving any City interest while continuing to significantly impair my rights as a resident and landowner.

Third, and finally, even if the basis for the easement was stipulated, its extent is grossly disproportionate to the flooding-related interest. As Figures 9A to 9G demonstrate, even in a year of significant flooding, the water levels approached, at maximum around 5% of my lot. Given the topography of the land, which includes a significant incline from the river to my home, the placement of the easement at the top of the bank is unjustified and fails to adequately balance my interests as a private owner with those of the City.

To conclude, I submit that the top of bank easement obtained by the City on my property in 2004 should be removed because (1) it is not a standard condition of site plan approval and has not been required of similarly situated residents, (2) the site plan approval it was obtained in connection with lacked any recognizable

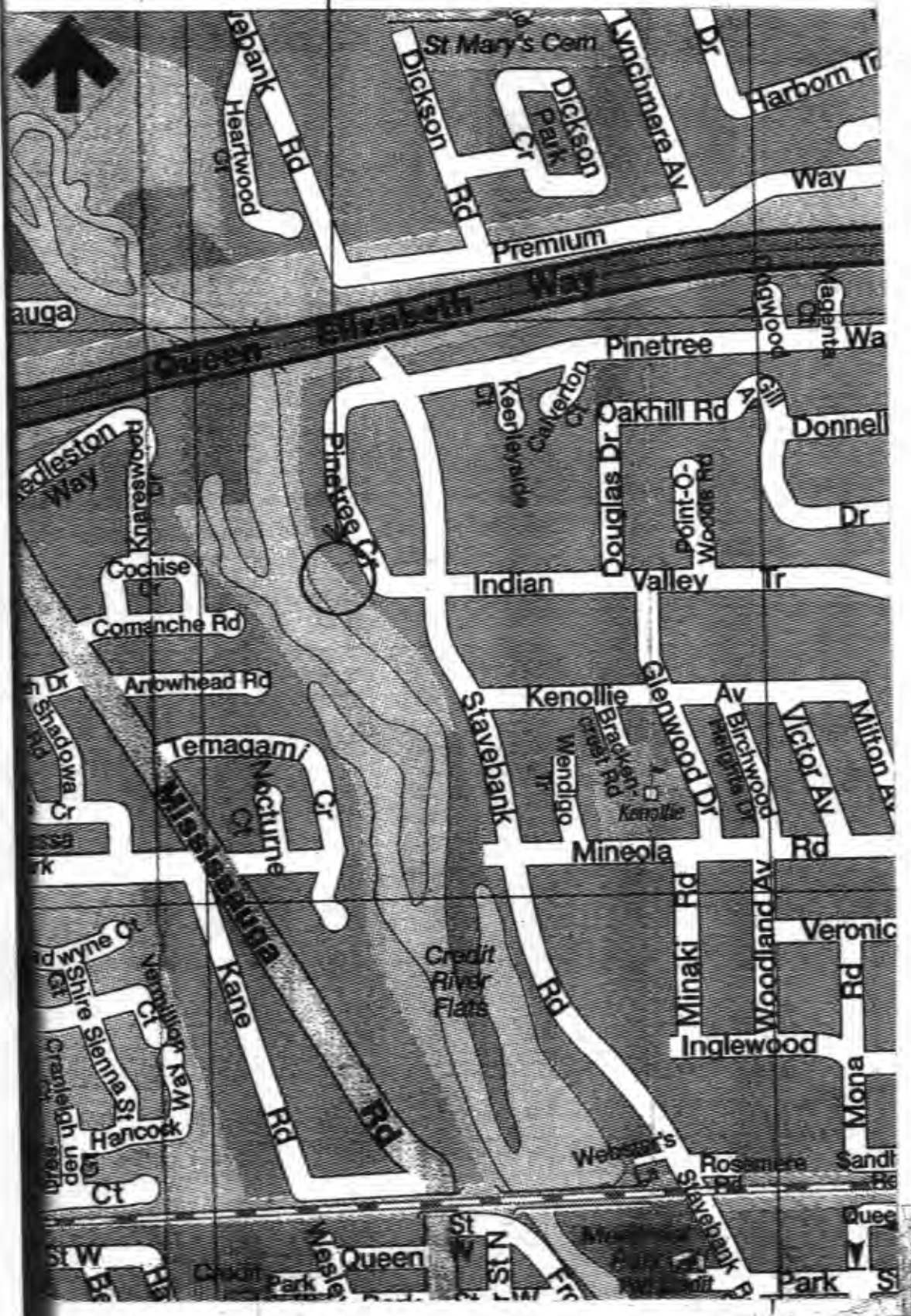
connection with the City's stated interests, and (3) it is disproportionate, inequitable and fails to properly account for my interests as a resident and landowner.

Thank you for your consideration,

Margaret Dunn



FIGURE 1



APPLICANT'S  
APPLICANT'S

OWNER'S  
OWNER'S

REVISION #1

LOT 9  
CITY

SPI 04

1510 PIN  
PROPOSE  
RESIDEN

Mil

KEY PLAN

SCALE 1:10 000

Easement occupies  $\approx$  55.75% of area of lot

### TOP OF BANK EASEMENT

1. The Transferor transfers to the Transferee, its successors and assigns, an easement in perpetuity upon, over, on, across and thorough the lands of the Transferor described as Part 3 on Plan 43R29433, herein being the servient tenement (the "Servient Lands") for the following purposes, namely to operate, maintain, improve, inspect, alter, channelize and repair an open natural watercourse known as the Credit River.

And for every such purpose and for all purposes reasonably necessary to the exercise of the rights hereby created, the Transferee, its successors and assigns, shall have access to the Servient Lands by its servants, agents and contractors and their machinery, materials, supplies and equipment.

The Transferee and its successors and assigns, in exercising the rights hereby created, shall take such actions as are necessary in the opinion of the Transferee to restore the elevation and surface conditions of the Servient Lands but shall not be liable for damages occasioned thereby except for the negligent performance of such restoration.

The Dominant Tenement of the Transferee consists of the system of storm sewer pipes and open watercourse system of the Transferee situate in the City of Mississauga, Regional Municipality of Peel, together with the buildings and plant of the Transferee situate on land owned by the Transferee and including in part the public highways proximate thereto and vested in the Transferee.

Nothing in the foregoing easement grants public access to the Servient Lands and the Transferor and Transferee agree that the Servient Lands remain private lands owned by the Transferor and used as an essential amenity to her adjoining residential use of Lot 9, Plan 595 designated as Parts 1, 2 and 3 on Plan 43R29433.

Notwithstanding any rule of law or equity, any pipes, drains or the construction and appurtenances thereto, located upon the Servient Lands pursuant to this easement, shall be the property of the Transferee, even though the same may have become annexed or affixed to the Servient Lands.

2. The Transferor, for herself and her heirs, executors, administrators and assigns, further covenants and agrees with the Transferee, its successors and assigns, for those lands described as Parts 2 and 3 on Plan 43R29433, herein called the "Restricted Lands", that:

The Transferor will not deposit any fill on, or remove existing earth from the Restricted Lands except as may be approved in writing by the Transferee, such approval not to be unreasonably withheld; provided that the foregoing restriction will not prevent the maintenance and repair of existing buildings and structures on Parts 1, 2 and 3, Plan 43R29433.

The Transferor will not use the Restricted Lands except for private open space uses and will not pave with concrete or construct any buildings or structures requiring building permits on the Restricted Lands without the prior approval of the Transferee granted by means of site plan approval. Nothing in the foregoing prevents the use by the Transferor of the Restricted lands for flower beds, gardens, grass, shrubs and ground cover and maintenance of trees.

FIGURE 4.

A

**From:** Ozzie Terminesi  
**To:** Jane Rodman  
**Date:** 2004/07/06 4:02:17 pm  
**Subject:** 1510 Pinetree Crescent-Mrs Dunn (SP047/04)

Hi Jane

Mrs Dunn is required to obtain site plan approval for a proposed second storey addition to her house. The property backs on to the Credit River and a standard condition that we impose is that the applicant has to provide the City an easement for all lands below regional flood lines or top of bank, whichever is greater.

The applicant was aware of this requirement back in March 2004 as it was noted in our site plan comments.

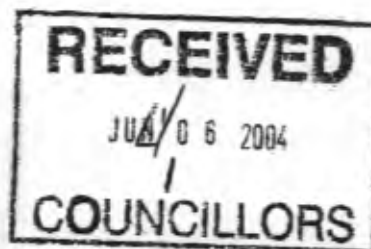
On May 5, 2004 the CVC staked the top of bank which is the limit of the required easement. To date we have not received this easement.

Mrs Dunn will not be able to obtain a building permit until she receives Site Plan approval and this easement is required prior to our Department clearing the Site Plan.

Please advise if you need more information

Ozzie

**CC:** Martin Powell; Scott Holmes



With the compliments of

**Carmen Corbasson**

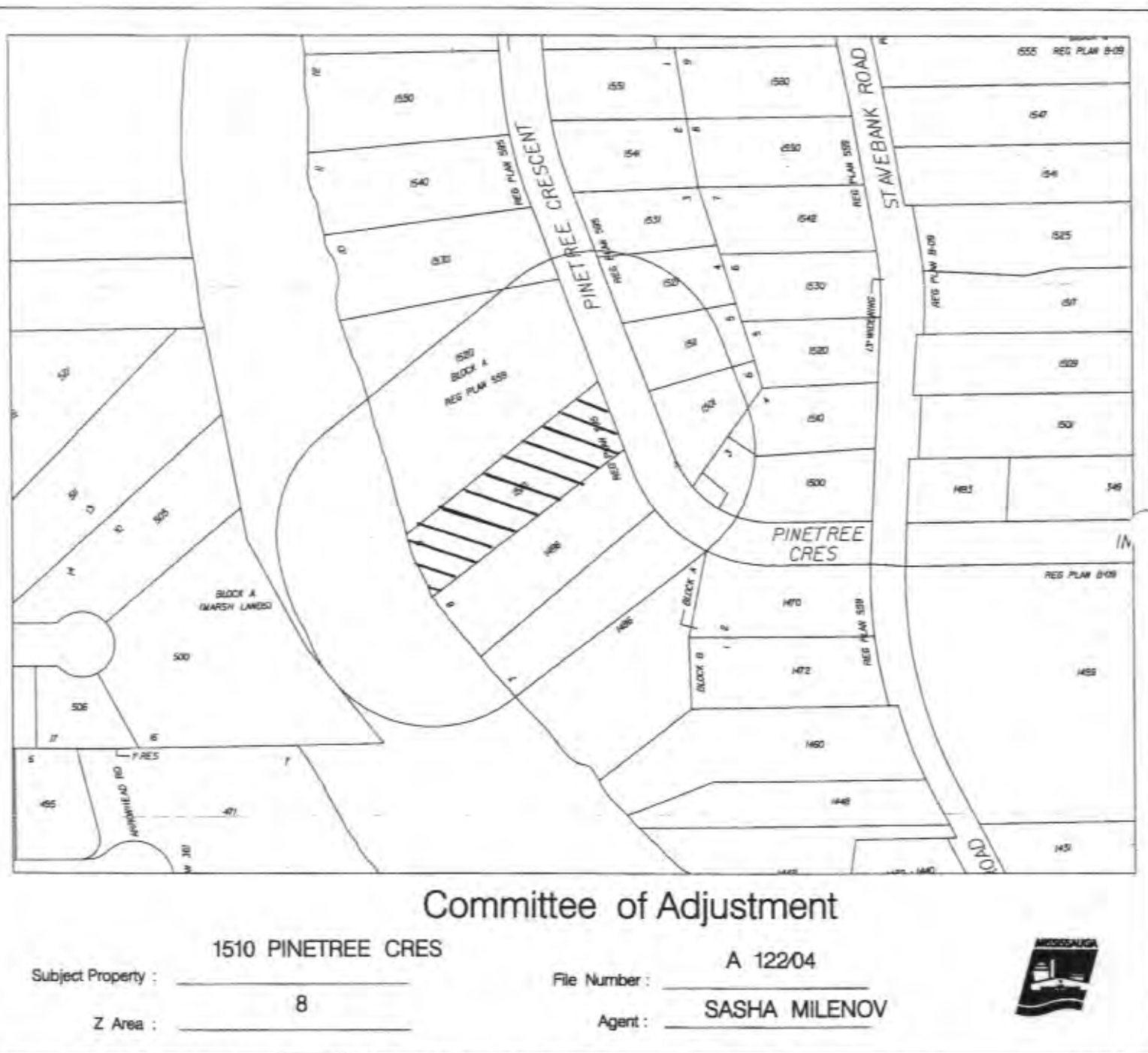
Councillor, Ward 1

**City of Mississauga**  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1  
Tel: 905-896-5100  
Res: 905-278-4111  
FAX: 905-896-5463

carmen.corbasson@city.mississauga.on.ca



Figure 5



:\prj\nml\dgn\10608.rdl 2004/02/25 12:24:45 PM

Figure 6A

13.1



margaret dunn [REDACTED]

---

**RE: Freedom of information Request; FOI Request  
2020-0515**

6 messages

---

**Paul Wan** <Paul.Wan@mississauga.ca>

25 November 2020 at 10:38

To: margaret dunn [REDACTED]

Cc: Rita Najm <Rita.Najm@mississauga.ca>

Dear Margaret,

Thank you for your email inquiries sent to our  
privacy.info@mississauga.ca

We apologies for the delays in our response.

\* We have conducted a search for any City owned easement records but did not find any. Notwithstanding, you may wish to obtain a parcel abstract from the province's Land Registry Office which will show all the easements registered on the property. Please visit their website here:  
<https://www.onland.ca/ui/>

I have attached a copy of the property report which is publicly available from the City website concerning 1496 Pinetree Crescent. It lists all of the building permits as well as site plan application(s) associated to the address.

Please do not hesitate to let me know if you require any of the records contained in these applications or have any questions concerning this matter.

Once again, please accept our sincere apologies for the delay. We genuinely appreciate your patience during this difficult time.

Sincerely,



**Paul Wan, CIAPP-P, MIS**

Access & Privacy Officer

T 905-615-3200 ext.5952

[paul.wan@mississauga.ca](mailto:paul.wan@mississauga.ca)

City of Mississauga | Corporate Services Department,

Legislative Services Division

[Click here to learn more about Freedom of Information \(FOI\)](#)

Figure 6B

13.1

# Access or Correction Request

under the Municipal Freedom of Information and Protection of Privacy Act

Information about Freedom of Information requests is available on the City's website:  
www.mississauga.ca/portal/cityhall/freedomofinformation



Mail or deliver with the \$5 application (payable to City of Mississauga) to:  
Office of the City Clerk  
City of Mississauga  
300 City Centre Dr., 2<sup>nd</sup> Floor  
Mississauga ON L5B 3C1

The City has 30 days to respond to this request; however the response time for drawing/plan requests is usually 10 working days. If you have any questions, please email [privacy.info@mississauga.ca](mailto:privacy.info@mississauga.ca) or phone 905-615-3200 ext. 5181 or 5952.

Personal information on this form is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act. The personal information will be used for the processing and administration of your request. Questions about this collection should be directed to the Access and Privacy Officer, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1, Telephone 905-615-3200 ext. 5181.

## Requester's Information

<input type="checkbox"/> Mr. <input type="checkbox"/> Miss	<input type="checkbox"/> Mrs. <input checked="" type="checkbox"/> Ms	First Name <b>MARGARET</b>	Last Name <b>DUNN</b>
Company/Organization Name (if applicable)			

Mailing Address [REDACTED]		
City <input checked="" type="checkbox"/> Mississauga or	Province <b>ONT</b>	Postal Code <b>L5G 2S8</b>
Telephone Number (daytime)	Other Telephone Number	Email Address

## Type of Request (check one only)

<input type="checkbox"/> Architectural drawings/plans only:	Are you the owner of the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No - If no, attach the permission of the owner.
<input checked="" type="checkbox"/> General Records	<input type="checkbox"/> Your Own Personal Information	<input type="checkbox"/> Another's Personal Information by Authorized Party - Attach authorization document.
		<input type="checkbox"/> Correction of Personal Information - Attach any supporting documentation.

Preferred method of access to records: ☒ Receive copy of records ☐ Examine original records

## Description of Records Requested or Correction to be Made

Property address(es) (if applicable) and detailed description of records or correction. Include the names of any staff members or offices that may be involved with the records and/or actions related to the subject of the request.

**1496 Pinetree Crescent Mississauga.**

Please confirm and advise whether any Easement and/or restrictive covenant has been requested from or granted by the owner/owners of 1496 Pinetree Crescent to the city of Mississauga in connection with any site plan approval or

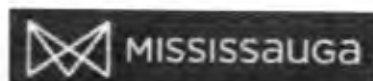
building permit or for any other purpose. Please forward a copy of same if it exists including the particulars of the easement.

Time period of the records (if applicable) From: <b>[REDACTED]</b> To:	Date <b>Nov 2, 2020</b>
Your signature <b>Margaret</b>	

For Office Use Only		
Date received	Request number	Comments



# Figure 6C



## Property Information Report

City of Mississauga, 300 City Centre Drive, Mississauga, Ontario Canada L5B 3C1

### Property Details

**Address:** 1496 PINETREE CRES  
**Legal Description:** PLAN 595 PT LOT 8  
**Roll Number:** 21-05-010-018-04400-0000  
**Common Name:**  
**Property Code:** SINGLE FAMILY DETACHED (NOT ON WATER)  
**Ward:** 1  
**Councillor:** STEPHEN DASKO  
**Area:** 3.558 51

### Detail Map



### Property Zoning Information

The zone(s) for this property are listed below. To access the Mississauga Zoning By-law, please visit [www.mississauga.ca/zoningbylaw](http://www.mississauga.ca/zoningbylaw). If you have any questions about the zoning information displayed below, please contact 311 (905-615-4311 outside City limits) or visit [www.mississauga.ca/zoning](http://www.mississauga.ca/zoning).

Zone	Master Bylaw	Enacting Bylaw	OMB Case/File No.	Status
G1	0225-2007	BL-0225/07	N/A	In Force
R1-2	0225-2007	BL-0131/18	N/A	In Force

### Aerial Map



### Property Building Permits

Below is a listing of all Building Permits associated with the property. Since properties may contain multiple buildings, you may see different addresses than originally requested in your lookup. Building permit data is displayed in order of Application Date with the most recent application appearing first in the list below. If you have any questions about the building permit data displayed below, please contact 311 (905-615-4311 outside City limits) or visit [www.mississauga.ca/permits](http://www.mississauga.ca/permits).

App Number	App Date	Address	Description	Scope	Type Description	Issue Date	Status
BP 9ALT 20-2334	2020-07-10	1416 PINETREE CRES	DEMO AND RECONFIGURE REAR WALL, INTERIOR ALTERATIONS, PARTIAL NEW ROOF, REAR PORCH & BALCONY	ADDITION AND ALTERATION	DETACHED DWELLING	2020-10-08	ISSUED PERMIT
BP 9ALT 20-2334	2020-07-10	1496 PINETREE CRES	DEMO AND RECONFIGURE REAR WALL, INTERIOR ALTERATIONS, PARTIAL NEW ROOF, REAR PORCH & BALCONY	ADDITION AND ALTERATION	DETACHED DWELLING	2020-10-08	ISSUED PERMIT
HCC 84-195874	1984-10-09	1416 PINETREE CRES	ALTERATIONS, ENTRY HALL ONLY, CODE: 3166 PER#59291 NOV 8/84				HISTORY COMMENT PERMIT

## Figure 6D



## Property Information Report

City of Mississauga, 300 City Centre Drive, Mississauga, Ontario Canada L5B 3C1

HCC 84-195874	1984-10-09	1496 PINETREE CRES	ALTERATIONS, ENTRY HALL ONLY, CODE: 3166 PER#59291 NOV 8/84	HISTORY COMMENT PERMIT
HCC 84-207322	1984-09-27	1416 PINETREE CRES	A415/84 MINOR VARIANCE	HISTORY COMMENT PERMIT
HCC 84-207322	1984-09-27	1496 PINETREE CRES	A415/84 MINOR VARIANCE	HISTORY COMMENT PERMIT
HCC 84-195873	1984-07-27	1416 PINETREE CRES	ADDITION & ALT. CODE 1917 PER#58107 SEPT 6/84	HISTORY COMMENT PERMIT
HCC 84-195873	1984-07-27	1496 PINETREE CRES	ADDITION & ALT. CODE 1917 PER#58107 SEPT 6/84	HISTORY COMMENT PERMIT
HCC 81-207321	1981-04-27	1416 PINETREE CRES	ABCO CONCRETE & DRAIN DRAIN CONVERSION CODE 1636 38035	HISTORY COMMENT PERMIT
HCC 81-207321	1981-04-27	1496 PINETREE CRES	ABCO CONCRETE & DRAIN DRAIN CONVERSION CODE 1636 38035	HISTORY COMMENT PERMIT
HCC 62-207320	1962-01-22	1416 PINETREE CRES	PLG PERMIT 6781	HISTORY COMMENT PERMIT
HCC 62-207320	1962-01-22	1496 PINETREE CRES	PLG PERMIT 6781	HISTORY COMMENT PERMIT
HCC 61-207319	1961-11-08	1416 PINETREE CRES	POOL	HISTORY COMMENT PERMIT
HCC 61-207319	1961-11-08	1496 PINETREE CRES	POOL	HISTORY COMMENT PERMIT
HCC 61-207318	1961-10-27	1416 PINETREE CRES	SINGLE FAMILY DWELLING 2630	HISTORY COMMENT PERMIT
HCC 61-207318	1961-10-27	1496 PINETREE CRES	SINGLE FAMILY DWELLING 2630	HISTORY COMMENT PERMIT

## Development Applications

Below is a listing of all Development Applications associated with the property. Development Applications are, in some cases, the pre-requisite to a Building Permit. These applications include Re-zoning, Site Plan and Official Plan Amendment. Development Application data is displayed in order of Application Date with the most recent application appearing first in the list below. If you have any questions about the development application data displayed below, please contact our Planning Division at (905) 615-3200 ext 3541.

App Number	Type	Location	Description	App Date	Status
SPAX 20-41	SITE PLAN EXPRESS	South of the QEW, West of Hurontario Street	Interior alterations to existing dwellings, enclose rear 2nd floor balcony	2020-03-24	APPROVED

## Committee of Adjustment Applications

The Committee of Adjustment is authorized by the Ontario Planning Act to grant minor variances from the provisions of the Zoning By-law, to permit extensions, enlargements or variations of existing legal non-conforming uses and give consent to an owner of land who wishes to sell, convey or transfer an interest "part" of their land

Address/Description: 1416 PINETREE CRES

App Number: A 20-337

App Date: 16-Sep-2020



MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION

Figure 7

13.1

Issue Date:  
November 18, 2020

## Property Assessment Notice

For the 2021  
property tax year

008325 000002211  
DUNN MARGARET



### THIS IS NOT A TAX BILL.

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying all properties in Ontario. Your municipality will use your assessment to calculate your 2021 property taxes.

Your property's assessed value as of January 1, 2016 is: **\$4,029,000**

#### PROPERTY OVERVIEW:

Roll number:

Location  
and description: 1510 PINETREE CRES  
PLAN 595 LOT 9

Municipality: MISSISSAUGA CITY

Tax class: Residential Taxable

School support: English-Public

This notice contains important information about an update made to your property during the year.

Please visit [mpac.ca](http://mpac.ca) to learn more about why you are receiving this notice.

Please review and keep for your records.

#### ASSESSMENT OVERVIEW:

Your property's assessed value as of **January 1, 2016:** **\$4,029,000**

Your property's assessed value as of **January 1, 2012:** **\$3,517,000**

Between **2012** and **2016**, your property's assessed value changed by: **\$512,000**

#### What happens if my assessed value has changed?

Your updated assessed value will be used to calculate your property taxes for the 2021 tax year.

Tax year	Assessed value
2021	\$4,029,000

To learn more about how phase in works, please visit [mpac.ca](http://mpac.ca).

MPAC assesses and classifies all properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario.

#### IMPORTANT UPDATE:

The Ontario



## Figure 8

March 11, 2004

City of Mississauga  
Planning and Building  
300 City Centre Drive,  
Mississauga, Ontario L5B 3C1

Attention: John Hardcastle

Dear Mr. Hardcastle:

Re: SP 04/074  
Margaret Dunn  
1510 Pinetree Crescent  
Part of Lots 4 & 7, Range 2 CIR  
City of Mississauga

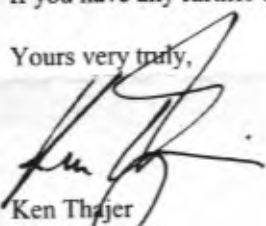
Staff of the Credit Valley Conservation have had an opportunity to review the above noted application and provide the following comments.

The subject property is partially within the Flood Regulated area and entirely within the Fill Regulated area associated with the Credit River. Therefore the Fill, Construction and Alteration to Waterways Regulation (Ontario Regulation 146/90, as amended) applies and a permit may be required. Also, the subject property is traversed by a valley slope and contains portions of the Credit River – QEW – CNR Environmentally Significant Area.

The proposal is for a second story addition to an existing dwelling. Staff have reviewed this proposal found that the proposed works are adequately setback from the top of bank and do not intrude into the ESA. Therefore, CVC has no concerns and because there will be no filling or grading associated with the works, a permit from the CVC is not required.

If you have any further questions, please do not hesitate to contact this office.

Yours very truly,

  
Ken Thayer  
Junior Planner

KT/rf

cc: Sasha Milenov  
63 St. Clements Avenue  
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Margaret Dunn  
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City of Mississauga  
Zoning Plans Examiner - Manager

Credit Valley Conservation 1255 Old Derry Road, Mississauga, Ontario L5N 6R4  
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"Conservation Through Cooperation"



**Figure 9A**





**Figure 9B**





**Figure 9C**



**Figure 9D**



**Figure 9E**



**Figure 9F**



**Figure 9G**

**From:** \_\_\_\_\_  
**To:** [Mayor Bonnie Crombie](#); [Stephen Dasko](#); [Karen Ras](#); [Chris Fonseca](#); [John Kovac](#); [Carolyn Parrish](#); [Ron Starr](#); [Dipika Damerla](#); [Matt Mahoney](#); [Pat Saito](#); [Sue McFadden](#); [George Carlson](#)  
**Cc:** [Geoff Wright](#); [Samuel Rogers](#); [Michael Foley](#); [Stephanie Smith](#)  
**Subject:** TAXI LICENCE FEES  
**Date:** Monday, May 3, 2021 6:54:37 AM

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THE MAYOR & MEMBERS OF COUNCIL,  
CITY OF MISSISSAUGA.

Of late, no other business sector has suffered greater financial hardship than the taxi industry. Those in doubt need only take note of the sheer number of plates sitting on the shelf - many for an extended period. While the holders of these plates earn zero income, they face licence renewal fees in the amount of \$655, should Council reject extending some measure of relief. It begs the question, where is the money supposed to come from in the absence of any revenue?

For those owners who continue to operate their plates, or who have entered into a lease agreement, revenues have plummeted, not just in the past year, but since Uber entered Mississauga's Vehicle-For-Hire market.

For your information, plates are leasing for \$100 per month, yielding an annual income of \$1,200 - assuming no interruption in payments. Meanwhile, expenses, (as per the 2020 fee schedule), total \$746.25: \$480 for the plate; \$175 for the taxi driver's licence; and, (where applicable), \$91.25 to file a lease.

Many taxi owners, myself included, are retired. Our plates are either leased, or on the shelf. Perhaps it's time the City considers eliminating the requirement for inactive owners to be in possession of a taxi driver's licence. After all, what purpose does it serve other than to generate additional revenue for the City. The days when the City sought to guard against outside investors buying up plates are long gone.

Time was when the City could justify the licence fees charged its cabbies, seeing as, for years, the taxi industry was profitable. With the number of cabs carefully regulated, there was sufficient business for everyone. Uber's entry changed everything, given its business model imposes no limits on affiliated operators. Predictably, both earnings and plate values declined precipitously.

Quite frankly, the taxi licence fee structure is no longer sustainable nor justifiable - certainly not when many members of the industry are obliged to direct other resources, including a portion of their government pensions, towards paying fees on an inactive plate, and certainly not for active owners who are earning a fraction of what they once did.

In the short term, you are urged to provide some measure of relief in the form of reduced licence fees for the current year. Commencing in 2022, a revised fee schedule is in order - one that reflects existing market conditions. Simply put, we can no longer afford to pay fees that reflect a bygone era.

Thank you.

PETER D. PELLIER

**From:** \_\_\_\_\_  
**To:** [Mayor Bonnie Crombie](#); [Stephen Dasko](#); [Karen Ras](#); [Chris Fonseca](#); [John Kovac](#); [Carolyn Parrish](#); [Ron Starr](#); [Dipika Damerla](#); [Matt Mahoney](#); [Pat Saito](#); [Sue McFadden](#); [George Carlson](#)  
**Cc:** [Geoff Wright](#); [Samuel Rogers](#); [Michael Foley](#); [Stephanie Smith](#)  
**Subject:** 2021 TAXI LICENCE FEES - AN ADDENDUM  
**Date:** Thursday, May 6, 2021 9:03:50 AM

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THE MAYOR & MEMBERS OF COUNCIL,  
CITY OF MISSISSAUGA.

As of May 4, 2021, fully 339 of the 706 plates issued by the City were on the shelf. That represents 48% of the total. It's hard to imagine a more accurate indicator of the taxi industry's precarious state, not to mention the severe hardship faced by drivers and owners. In light of the fact nearly one-half of the plates have been rendered inactive due to a lack of business, it is crystal clear Mississauga's cabbies are in dire straits.

It is interesting to note that in 2011, when the number of plates on the shelf was negligible, licence renewal fees totalled \$594.49 - \$365 for the owner; \$147 for the driver, and a lease filing fee of \$82.49. Should Council insist the 2020 fees be applied to the current year, the total amount owed, including a lease, would be \$746.25 - an increase of 25.5% over 10 years - notwithstanding earnings during that period have plummeted by an amount well in excess of 25.5%. In short, no longer is there any correlation between the health of the taxi industry and the amount paid in fees. Squeezing blood from a stone comes to mind. More to the point, the City's cabbies would be hard put to pay such an amount.

In September 2020, there were 263 inactive plates. Eight months later, that numbers stands at 339, an increase of 28.9%. Quite frankly, the situation cries out for a restructuring of taxi licence fees commencing in 2022, in a way that reflects economic realities. The days of automatically increasing fees strictly on the basis of an inflation-related index are over. Failure to do so would merely exacerbate the hardship cabbies and their families currently face.

Thank you.

PETER D. PELLIER,



**From:** [alex man](#)  
**To:** [Mayor Bonnie Crombie](#); [Stephen Dasko](#); [Karen Ras](#); [Chris Fonseca](#); [John Kovac](#); [Carolyn Parrish](#); [Ron Starr](#); [Dipika Damerla](#); [Matt Mahoney](#); [Pat Saito](#); [Sue McFadden](#); [George Carlson](#)  
**Cc:** [Geoff Wright](#); [Samuel Rogers](#); [Michael Foley](#); [Stephanie Smith](#)  
**Subject:** Taxi Licence Fees  
**Date:** Wednesday, May 5, 2021 3:33:43 PM

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The Mayor & Members of Council:

City of Mississauga

The current fee structure that is applied to the City's Taxi system is unequal and unfair compared to the fee structure that is offered to ride hailing enterprises. An impartial, upfront fee comparison illustrates the preferential treatment given to ride hailing, clearly contrary to the spirit of fair competition goals espoused by the Competition Bureau of Canada.

It is unsustainable for Mississauga taxi plate owners to continue to pay the City \$ 480 dollars on an annual per plate basis when income has severely plummeted both due to the pandemic, and due to the fundamentally changed regulatory environment which provides unequal and overwhelming advantage to ride hailing over the taxi industry.

Shelved taxi plates produce no income! Moving forward, The City of Mississauga ought to emulate the fairer approach currently being applied in the Town of Oakville. There, a shelved plate costs \$ 50 dollars annually and fees are only required when the plate is actually placed on the road. Consider this fair approach, after all, taxi plates were not stolen, they were obtained by legal means following all regulations in place set by the municipality, often costing many thousands of dollars. (By the way: The City continues to collect fees on a plate transfer from one entity to another: something the ride hailing entity is entirely exempt! The fee to transfer a plate is \$256 and a new registration to a new owner is \$ 1079. These fees do not apply to ride hailing businesses nor drivers! Yet, they are applied to those in the Taxi industry.)

Overall, the current fees applied to the Taxi business in the City reflect a bygone era when there was value contained within the earning potential of the taxi plate. With ride hailing approval: where anybody with a car can be a cab driver, without the need for municipal licensing fees nor individual commercial insurance, the earning potential of a taxi plate has been substantially devalued.

The City must recognize this reality and sharply reduce annual fees and other applicable fees both to meet the spirit of the Competition Bureau and provide consideration to an industry which has, over the last 6 years, paid disproportionately higher fees to the City and which fees no longer reflect the actual value of the current business.

These fees are in excess of reasonable and are no longer justifiable.

Alexander Mantadis

**Moved by Pat Saito**

**Seconded by Stephen Dasko**

Whereas The City of Mississauga (the “City”) is implementing a limited Phase 1 Automated Speed Enforcement (“ASE”) Program with an anticipated start in July 2021, which was approved through the 2020 Budget Planning Process (the “ASE Program”);

And Whereas the ASE Program consists of operating 2 mobile ASE cameras that will be deployed to neighbourhood Community Safety Zones where known speeding concerns exist;

And Whereas the original timeline would not see additional cameras until 2022;

And Whereas the City adopted Vision Zero in 2018 with a goal of zero injuries or fatalities on our roads;

And Whereas Peel Regional Police have advised that speeding is a very serious concern in Mississauga and support the implementation of the ASE cameras;

And Whereas Mississauga’s Road Safety Committee has given its support for expansion of the ASE Program as soon as possible;

And Whereas surrounding municipalities have implemented the ASE cameras across their cities to help reduce speeding on their roads;

And Whereas limited judicial resources impact court administration’s ability to accommodate trial requests arising from tickets issued through the ASE program;

And Whereas Mississauga will continue to work towards eliminating factors which limit the ASE Program;

And Whereas the intent of the ASE program is to reduce speeding and save lives and should be prioritized;

And Whereas having 2 cameras in each ward (22 citywide) will provide a much greater coverage of the city;

And Whereas the City of Toronto, through a Request for Proposal on behalf of partnering municipalities, selected Redflex Traffic Systems (Canada) Limited (“Redflex”) for the supply, installation, operation, maintenance and decommissioning of ASE systems (the “Services”);

And Whereas the City of Toronto has implemented a centralized municipal processing centre on behalf of Toronto and partnering municipalities and the City of Toronto will process the City’s ASE offence notices;

And Whereas the City entered into an agreement with Redflex on March 18, 2021 to provide the Services and the City is in the process of finalizing its agreement with the City of Toronto and other partnering municipalities for the processing of the City’s offence notices;

**Now therefore, be it resolved that:**

1. The ASE Program Budget for 2021 be increased in the estimated amount of \$467,000 to expand the ASE Program from 2 mobile ASE cameras to 22 mobile ASE cameras in 2021.
2. The Purchasing Agent be authorized to increase the value of the City's agreement (Contract No. 4600017966) with Redflex to provide the Services for 22 ASE cameras by an additional amount of \$2,000,000, to a revised total estimated amount of \$2,520,000 (excluding taxes) during the agreement term (until July 15, 2024).
3. That Council approve the following in 2021:
  - a. The expansion of 22 ASE cameras
  - b. The additional resources of four (4) permanent FTEs with a start date of July 1, 2021:
    - i. Three (3) traffic technologists (Grade E)
    - ii. One (1) communications coordinator (Grade E)
  - c. That the net budget be increased by \$467,000 and be allocated to Cost Centre 23971.
  - d. That funding be allocated from the Tax Capital Reserve Fund (Account #33121) and will be reimbursed by the future Automated Enforcement Reserve Fund from the net revenues generated by the ASE Program.
4. Further increases to the ASE Program Budget beyond 2021 will be approved through the annual Budget process.
5. All necessary by-law(s) be enacted.
6. Staff continue to work towards exploring and developing ASE Program alternatives to allow for the expansion and future growth of the ASE Program.

A handwritten signature in black ink, reading "Pat Santo". The signature is written in a cursive, flowing style with a large initial "P" and a distinct dot over the "i" in "Santo".



Whereas the Mississauga Aquatics Club has invested in and commissioned a feasibility study and capital fundraising study for a 50 meter pool in Mississauga;

Whereas the study provides options for possible models and costing for a 50 meter pool and proposes a business case for its use by both community and competitive programming;

Whereas a 50 meter pool represents a sport tourism opportunity for the City of Mississauga;

Whereas City staff require time and resources to review and validate these studies;

Therefore Be It Resolved:

City staff be directed to review the studies, identify feasible options and verify costing estimates and to incorporate analysis and recommendations into the upcoming Future Directions Master Plan for Recreation, including the public consultation process and recommendations.

A handwritten signature in black ink that reads "Chris Farnecy". The signature is written in a cursive, flowing style with a large initial "C".