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## REVISED Council

**Date:** June 2, 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 31, 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)

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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 19, 2021

6. **PRESENTATIONS - Nil**

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 31, 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**

11.1. Tax Adjustments pursuant to Section 357 and 358 of the Municipal Act

**12. PRESENTATION OF COMMITTEE REPORTS**

- 12.1. General Committee Report 11-2021 - May 26, 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 the June 2, 2021 Council meeting at the May 19, 2021 Council meeting.*

- 13.2. Review of Business Licensing Fees and Relief Options

*This matter was referred to Council at the General Committee meeting on May 26, 2021 as per GC-0308-2021*

- \*13.3. REVISED Amendment to the Business Licensing By-Law 01-2006 to Permit Outdoor Clothing Donation Drop Boxes on Properties Zoned Residential, subject to Minor Variance Approval

*This matter was referred to Council at the General Committee meeting on May 26, 2021 as per GC-0281-2021*

**14. PETITIONS - Nil**

**15. CORRESPONDENCE**

- 15.1. INFORMATION ITEMS

- 15.1.1. An email dated May 17, 2021 from Jessie Malone, Waterdown to Finch Project, Imperial Oil entitled Imperial Waterdown to Finch Project: Construction Update - May 2021

- \*15.1.2. An email from Sami Khairallah, Aeroport Taxi Limousine Service regarding Taxi Regulations & Licensing Fees in The City of Mississauga

**16. NOTICE OF MOTION**

- 16.1. A motion to direct staff to provide options to deal with infill sites in our neighbourhoods, including construction hoarding (Councillor Dasko)

- 16.2. A motion to amend the City's Sign By-law 54-2002 to extend provisions for portable signs and sidewalk signs until December 31, 2021 (Councillor Saito)

- \*16.3. A motion to address illegal construction through strengthening the Ontario Building Code through increased penalties and enforcement (Councillor Ras)

**17. MOTIONS**

- 17.1. To close to the public a portion of the Council meeting to be held on June 2, 2021 to deal with various matters. (See Item 22 Closed Session)

- 17.2. To express sincere condolences to the family of Joseph Burak retired City of Mississauga employee, who passed away on March 29, 2021

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

- 18.1. A by-law to authorize the execution of a Development Agreement (Consent) between Derry Ten Limited and the City of Mississauga Block 1, Plan M-1447 ('B' 10/21 W5)
- 'B' 10/21 W5
- 18.2. A by-law to Adopt Mississauga Official Plan Amendment No. 118 - 85-95 Dundas Street West and 98 Agnes Street (Ward 7)
- PDC-0031-2021/May 10, 2021
- 18.3. A by-law to amend Zoning By-law Number 0225-2007, as amended - 85-95 Dundas Street West and 98 Agnes Street (Ward 7)
- PDC-0031-2021/May 10, 2021
- 18.4. A by-law to delegate authority to the Commissioner of Community Services to enter into a public art agreement with Quartier des Spectacles Partnership
- GC-0287-2021/May 26, 2021
- 18.5. A by-law to approve transfer of funds the Stormwater Capital Reserve Fund (35992) to PN18-015, Little Etobicoke Creek Channel Improvement Dixie/Dundas Area
- GC-0283-2021/May 26, 2021
- 18.6. A by-law to transfer funds from the Tax Capital Reserve Fund (Account 33121) to the City's Automated Speed Enforcement (ASE) Program (23971)
- Resolution 0105-2021/May 5, 2021
- 18.7. A by-law to amend Sign By-law 54-02, to extend the period that permits BIAs to erect sidewalk signs inside existing planters located on City blvds within BIAs and to extend the exemption period for persons that erect portable signs to December 31, 2021
- Item 16.2
- 18.8. A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law - Speed Limit Project, Lower Driveway Blvd Parking, Commercial Vehicle Loading Zones (Various Wards)
- Traffic By-law Delegation for routine traffic matters 0051-2020/March 25, 2020
- 18.9. A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law All Way Stop - Aviation Road and Montbeck Crescent Ward 1
- GC-0282-2021/May 26, 2021
- \*18.10. A by-law to amend the City's Business Licensing By-law 1-06, to permit clothing donation boxes on residential property subject to a minor variance & confirmation from the Region that the application affiliates with the Region's textile collection program
- Item 13.3

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

**20. COUNCILLORS' ENQUIRIES**

**21. OTHER BUSINESS/ANNOUNCEMENTS**

**22. CLOSED SESSION**

*(Pursuant to Subsection 2 of the Municipal Act, 2001)*

- 22.1. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose: Legal Advice regarding Grants to Business Improvement Area Associations

*This matter was referred to Council at the General Committee meeting on May 26, 2021 as per recommendation GC-0310-2021*

- 22.2. A proposed or pending acquisition or disposition of land by the municipality or local board: Authority to Negotiate for Land Acquisition from Alectra Utilities Corporation (Ward 6)

*This matter was referred to Council at the General Committee meeting on May 26, 2021 as per recommendation GC-0311-2021*

- 22.3. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board -

Appeal of the Decision of the Committee of Adjustment with respect to File No. A394/20, 1330 Eglinton Avenue East, 2451681 Ontario Inc. & Greycan 6 Properties GP Inc. c/o Panattoni Development Co. (Ward 3)

- 22.4. Personal matters about an identifiable individual, including municipal or local board employees - Appointment of an Integrity Commissioner for a four year term (July 1, 2021 to June 30, 2025)

- 22.5. Personal matters about an identifiable individual, including municipal or local board employees - Appointment of CEO, Tourism Mississauga

- 22.6. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board - 4005 Hickory Drive Ltd. LPAT Decision (Ward 3)

- 22.7. Personal matters about an identifiable individual, including municipal or local board employees - Commissioner of Corporate Services (Verbal Update)

**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 June 2, 2021

**24. ADJOURNMENT**

# City of Mississauga

# Corporate Report



Date: May 7, 2021  To: Mayor and Members of Council	Originator's files:
From: Shawn Slack, MBA, Acting Commissioner of Corporate Services and Chief Financial Officer	Meeting date: June 2, 2021

## Subject

**Tax Adjustments pursuant to Section 357 and 358 of the Municipal Act**

## Recommendation

1. That the report of the Acting Commissioner of Corporate Services and Chief Financial Officer dated May 7, 2021 entitled Tax Adjustments pursuant to Section 357 and 358 of the *Municipal Act* be received.
2. That the tax adjustments outlined in Appendix 1 attached to this report for applications for cancellation or refund of taxes pursuant to Sections 357 and 358 of the *Municipal Act* be approved.

## Background

Sections 357 and 358 of the *Municipal Act, 2001, S.O. 2001, c.25* allow a property owner or the Treasurer to make an application for the cancellation, reduction or refund of taxes for a number of specific reasons. Taxes may be adjusted when a building has been demolished or razed by fire or if a property has become exempt, changed class or has been overcharged by reason of gross or manifest error.

## Comments

A total of 67 applications for tax adjustments have been prepared for Council's consideration.

The total cancellation or refund of taxes as recommended is \$191,779.15. Appendix 1 outlines the tax cancellations being recommended by property and summarizes by reason the number of applications and tax dollars recommended for reduction.

Following Council's decision, a Notice of Decision will be mailed to all applicants and their taxes will be adjusted accordingly. With the exception of section 358 applications, if the applicant disagrees with the amount of the tax adjustment, they have 35 days from the date of the Notice of Decision to appeal Council's decision to the Assessment Review Board. Council's decision with respect to section 358 tax adjustments is final.

## Financial Impact

The tax cancellations resulting from the section 357 and 358 applications as listed in Appendix 1 will be charged back as follows:

	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
City	6,596.31	14,167.87	24,235.03	<b>\$ 44,999.21</b>
Region	8,428.94	17,850.26	30,286.09	<b>\$ 56,565.29</b>
Education	16,883.18	25,766.96	47,564.51	<b>\$ 90,214.65</b>
Total	<b>\$ 31,908.43</b>	<b>\$ 57,785.09</b>	<b>\$ 102,085.63</b>	<b>\$ 191,779.15</b>

## Conclusion

Tax adjustments for 2018, 2019 and 2020 taxation years are listed in Appendix 1. The *Municipal Act* requires Council to approve the tax adjustments.

## Attachments

Appendix 1: Tax Adjustments Pursuant to the Municipal Act for Meeting on June 2, 2021



Shawn Slack, MBA, Acting Commissioner of Corporate Services and Chief Financial Officer

Prepared by: Louise Cooke, Manager, Revenue and Taxation

# Tax Adjustments Pursuant to the Municipal Act

## For Hearing On June 2, 2021

11.1  
Appendix 1

Corporate Services

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Adjustment No	Roll No	Ward	Location	Reason for Adjustment	Tax Adjustment Totals	City	Region	Education	BIA	LI
<b>Section 357 : 2019</b>										
10631	05-02-0-025-11050-0000	2	2500 ROYAL WINDSOR DR	Unusable minimum 3 months	0.00	0.00	0.00	0.00	0.00	0.00
Section Sub-total					0.00	0.00	0.00	0.00	0.00	0.00
<b>Section 357 : 2020</b>										
10819	05-01-0-002-17900-0000	1	425 LAKESHORE RD E	Became exempt	-12.52	-4.67	-5.84	-2.01	0.00	0.00
10770	05-01-0-004-01800-0000	1	1046 ROOSEVELT RD	Demolished/razed-fire	-99.54	-35.63	-44.53	-19.38	0.00	0.00
10796	05-01-0-012-07400-0000	1	1255 BROADMOOR AVE	Demolished/razed-unusable	-1,068.90	-382.64	-478.18	-208.08	0.00	0.00
10782	05-01-0-012-12200-0000	1	1408 BROADMOOR AVE	Demolished/razed-unusable	-237.08	-84.87	-106.06	-46.15	0.00	0.00
10714	05-01-0-014-06901-0000	1	372 SOUTH SERVICE RD	Gross/manifest error	0.00	0.00	0.00	0.00	0.00	0.00
10715	05-01-0-014-06902-0000	1	374 SOUTH SERVICE RD	Gross/manifest error	0.00	0.00	0.00	0.00	0.00	0.00
10717	05-01-0-014-07505-0000	1	0 SOUTH SERVICE RD	Became exempt	-432.28	-154.75	-193.38	-84.15	0.00	0.00
10716	05-01-0-014-07510-0000	1	0 SOUTH SERVICE RD	Became exempt	-314.38	-112.54	-140.64	-61.20	0.00	0.00
10777	05-01-0-015-16000-0000	1	1365 STAVEBANK RD	Demolished/razed-unusable	-703.33	-251.78	-314.64	-136.91	0.00	0.00
10750	05-01-0-015-18000-0000	1	0 STAVEBANK RD	Became exempt	-668.46	-145.45	-181.77	-341.24	0.00	0.00
10768	05-01-0-063-21300-0000	7	2451 HENSALL ST	Demolished/razed-fire	-1,076.77	-385.46	-481.70	-209.61	0.00	0.00
10801	05-01-0-065-03610-0000	7	2182 CORSAIR RD	Became exempt	-6,059.76	-2,169.25	-2,710.88	-1,179.63	0.00	0.00
10767	05-01-0-067-14950-0000	7	2171 CAMILLA RD	Became exempt	-483.97	-173.25	-216.51	-94.21	0.00	0.00
10833	05-02-0-024-02211-0000	2	1697 VALENTINE GDN	Gross/manifest error	-188.42	-67.45	-84.29	-36.68	0.00	0.00
10797	05-02-0-024-07700-0000	2	1990 LUSHES AVE	Demolished/razed-unusable	0.00	0.00	0.00	0.00	0.00	0.00
10781	05-02-0-026-15700-0000	2	495 ARROWHEAD RD	Demolished/razed-fire	-405.87	-145.29	-181.57	-79.01	0.00	0.00
10769	05-02-0-029-05200-0000	2	1264 TECUMSEH PARK DR	Demolished/razed-fire	-10,695.96	-3,828.90	-4,784.92	-2,082.14	0.00	0.00
10776	05-02-0-030-13200-0000	2	1363 ALDO DR	Demolished/razed-fire	-443.88	-158.90	-198.57	-86.41	0.00	0.00
10809	05-02-0-032-24706-0000	2	1127 KOS BLVD	Demolished/razed-unusable	-597.33	-213.83	-267.22	-116.28	0.00	0.00
10718	05-04-0-096-02663-0000	11	0 RAYAH CRT	Became exempt	-550.17	-196.95	-246.12	-107.10	0.00	0.00
10719	05-04-0-096-02664-0000	11	0 RAYAH CRT	Became exempt	-542.32	-194.14	-242.61	-105.57	0.00	0.00
10720	05-04-0-096-02666-0000	11	0 SECOND LINE W	Became exempt	-715.22	-256.03	-319.96	-139.23	0.00	0.00
10802	05-04-0-116-22920-0000	5	5206 TIMBERLEA BLVD	Unusable minimum 3 months	-741.53	-166.15	-207.63	-367.75	0.00	0.00
10834	05-04-0-152-12202-0000	6	4032 TEAKWOOD DR	Demolished/razed-unusable	-321.00	-114.91	-143.60	-62.49	0.00	0.00
10804	05-04-0-154-00440-0000	4	151 CITY CENTRE DR	Class change	-19,784.29	-1,471.62	-1,839.05	-16,473.62	0.00	0.00

# Tax Adjustments Pursuant to the Municipal Act

## For Hearing On June 2, 2021

Corporate Services

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Adjustment No	Roll No	Ward	Location	Reason for Adjustment	Tax Adjustment Totals	City	Region	Education	BIA	LI
10805	05-04-0-164-62407-0000	5	644 ROSELAIRE TRAIL	Demolished/razed-fire	-576.10	-206.23	-257.72	-112.15	0.00	0.00
10807	05-05-0-108-17000-0000	5	7073 JUSTINE DR	Demolished/razed-fire	-566.93	-202.95	-253.62	-110.36	0.00	0.00
10783	05-05-0-115-13310-0000	5	2611 DREW RD	Demolished/razed-fire	-6,148.42	-1,738.02	-2,171.98	-2,238.42	0.00	0.00
10740	05-05-0-116-03850-0000	5	5959 SHAWSON DR	Gross/manifest error	-2,164.24	-325.59	-406.88	-1,431.77	0.00	0.00
10738	05-05-0-116-39111-0000	5	1180 COURTNEYPARK DR E	Gross/manifest error	-9,263.45	-1,393.59	-1,741.53	-6,128.33	0.00	0.00
10772	05-06-0-125-02000-0000	7	2482 CONFEDERATION PKY	Demolished/razed-fire	-328.30	-117.52	-146.87	-63.91	0.00	0.00
10773	05-06-0-125-02100-0000	7	2476 CONFEDERATION PKY	Demolished/razed-fire	-254.65	-91.16	-113.92	-49.57	0.00	0.00
10711	05-06-0-126-11400-0000	7	2092 DICKSON RD	Demolished/razed-fire	-2,110.31	-755.44	-944.06	-410.81	0.00	0.00
10721	05-06-0-131-07400-0000	8	2375 MISSISSAUGA RD	Demolished/razed-fire	-2,837.53	-1,015.77	-1,269.39	-552.37	0.00	0.00
10810	05-06-0-132-12000-0000	8	2394 HAMMOND RD	Unusable minimum 3 months	-444.33	-159.06	-198.77	-86.50	0.00	0.00
10788	05-06-0-132-13500-0000	2	2267 FIFTH LINE W	Demolished/razed-fire	-43.08	-15.42	-19.27	-8.39	0.00	0.00
10759	05-06-0-134-10600-0000	2	2612 VINELAND RD	Demolished/razed-unusable	-125.22	-44.83	-56.02	-24.37	0.00	0.00
10789	05-07-0-055-13600-0000	1	2045 RUSSETT RD	Demolished/razed-fire	-778.10	-278.54	-348.09	-151.47	0.00	0.00
10739	05-07-0-157-13000-0000	1	1690 LINCOLNSHIRE BLVD	Demolished/razed-fire	-614.34	-219.92	-274.83	-119.59	0.00	0.00
10771	05-07-0-163-00600-0000	1	1035 ALEXANDRA AVE	Demolished/razed-fire	-340.93	-122.04	-152.52	-66.37	0.00	0.00
10812	05-07-0-164-00700-0000	1	983 WALES AVE	Demolished/razed-fire	-163.55	-58.55	-73.17	-31.83	0.00	0.00
10849	05-09-0-004-12600-0000	1	28 ANN ST	Demolished/razed-fire	0.00	0.00	0.00	0.00	0.00	0.00
10850	05-09-0-004-12700-0000	1	26 ANN ST	Demolished/razed-fire	-49.18	-17.61	-22.00	-9.57	0.00	0.00
10851	05-09-0-004-12900-0000	1	22 ANN ST	Demolished/razed-fire	-305.82	-109.48	-136.81	-59.53	0.00	0.00
10848	05-09-0-005-00300-0000	1	78 PARK ST E	Demolished/razed-fire	0.00	0.00	0.00	0.00	0.00	0.00
10732	05-09-0-005-22700-0000	1	32 MAPLE AVE S	Demolished/razed-fire	-411.79	-147.41	-184.22	-80.16	0.00	0.00
10724	05-09-0-007-17000-0000	1	37 PINE AVE N	Demolished/razed-fire	0.00	0.00	0.00	0.00	0.00	0.00
10745	05-11-0-002-05537-0000	11	12 FALCONER DR 14	Became exempt	-3,105.02	-695.70	-869.41	-1,539.91	0.00	0.00
10837	05-11-0-002-32500-0000	11	14 COME BY CHANCE MEWS	Gross/manifest error	-100.75	-36.07	-45.07	-19.61	0.00	0.00
10798	05-12-0-006-07200-0000	11	1 BROOKSIDE DR	Demolished/razed-fire	-903.86	-323.56	-404.35	-175.95	0.00	0.00
10816	05-15-0-070-18732-0000	10	3389 EGLINTON AVE W	Unusable minimum 3 months	0.00	0.00	0.00	0.00	0.00	0.00
Section Sub-total					-77,778.88	-18,788.92	-23,480.17	-35,509.79	0.00	0.00
<b>Section Total</b>					<b>-77,778.88</b>	<b>-18,788.92</b>	<b>-23,480.17</b>	<b>-35,509.79</b>	<b>0.00</b>	<b>0.00</b>

Section 358 : 2018

# Tax Adjustments Pursuant to the Municipal Act

## For Hearing On June 2, 2021

Corporate Services

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Adjustment No	Roll No	Ward	Location	Reason for Adjustment	Tax Adjustment Totals	City	Region	Education	BIA	LI
10779	05-04-0-116-32506-0000	5	290 TRADERS BLVD E A	Gross/manifest error	-6,001.38	-1,281.88	-1,638.03	-3,081.47	0.00	0.00
10778	05-04-0-116-32507-0000	5	290 TRADERS BLVD E B	Gross/manifest error	-5,711.13	-1,219.88	-1,558.81	-2,932.44	0.00	0.00
10736	05-05-0-116-39111-0000	5	1180 COURTNEYPARK DR E	Gross/manifest error	-7,138.17	-942.94	-1,204.89	-4,990.34	0.00	0.00
10757	05-05-0-116-61000-0000	5	7075 TOMKEN RD	Gross/manifest error	-7,581.63	-1,243.82	-1,589.38	-4,748.43	0.00	0.00
10755	05-07-0-054-19000-0000	1	1215 NORTH SERVICE RD	Gross/manifest error	-5,476.12	-1,907.79	-2,437.83	-1,130.50	0.00	0.00
Section Sub-total					-31,908.43	-6,596.31	-8,428.94	-16,883.18	0.00	0.00
<b>Section 358 : 2019</b>										
10795	05-01-0-012-07400-0000	1	1255 BROADMOOR AVE	Gross/manifest error	-1,042.98	-368.80	-464.66	-209.52	0.00	0.00
10864	05-05-0-113-16104-0000	5	0 AIRPORT RD	Gross/manifest error	-24,439.62	-5,350.29	-6,740.88	-12,348.45	0.00	0.00
10737	05-05-0-116-39111-0000	5	1180 COURTNEYPARK DR E	Gross/manifest error	-8,537.16	-1,311.71	-1,652.66	-5,572.79	0.00	0.00
10758	05-05-0-116-61000-0000	5	7075 TOMKEN RD	Gross/manifest error	-6,806.30	-1,140.29	-1,436.67	-4,229.34	0.00	0.00
10859	05-06-0-155-44900-0000	8	2358 BUTTONBUSH CRES	Gross/manifest error	-240.18	-84.93	-107.00	-48.25	0.00	0.00
10753	05-07-0-054-17600-0000	1	1317 NORTH SERVICE RD	Gross/manifest error	-5,167.31	-1,827.18	-2,302.08	-1,038.05	0.00	0.00
10754	05-07-0-054-17700-0000	1	1311 NORTH SERVICE RD	Gross/manifest error	-4,886.81	-1,727.99	-2,177.12	-981.70	0.00	0.00
10756	05-07-0-054-19000-0000	1	1215 NORTH SERVICE RD	Gross/manifest error	-5,746.34	-2,031.93	-2,560.04	-1,154.37	0.00	0.00
10723	05-09-0-007-17000-0000	1	37 PINE AVE N	Gross/manifest error	-918.39	-324.75	-409.15	-184.49	0.00	0.00
Section Sub-total					-57,785.09	-14,167.87	-17,850.26	-25,766.96	0.00	0.00
<b>Section 358 : 2020</b>										
10865	05-05-0-113-16104-0000	5	0 AIRPORT RD	Gross/manifest error	-24,306.75	-5,446.11	-6,805.92	-12,054.72	0.00	0.00
Section Sub-total					-24,306.75	-5,446.11	-6,805.92	-12,054.72	0.00	0.00
<b>Section Total</b>					<b>-114,000.27</b>	<b>-26,210.29</b>	<b>-33,085.12</b>	<b>-54,704.86</b>	<b>0.00</b>	<b>0.00</b>
<b>Grand Total</b>					<b>-191,779.15</b>	<b>-44,999.21</b>	<b>-56,565.29</b>	<b>-90,214.65</b>	<b>0.00</b>	<b>0.00</b>

**Tax Adjustments Pursuant to the Municipal Act**  
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**Tax Adjustment Totals**

Section 357	2019	0.00
	2020	-77,778.88
Section 358	2018	-31,908.43
	2019	-57,785.09
	2020	-24,306.75
Grand Total		-191,779.15

**Tax Adjustments Pursuant to the Municipal Act  
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**Summary of Tax Adjustment by Type**

Count	Description	City	Region	Education	BIA	LI	Total
4	Unusable minimum 3 months	-325.21	-406.40	-454.25	0.00	0.00	- 1,185.86
21	Gross/manifest error	-28,032.99	-35,362.89	-62,321.25	0.00	0.00	- 125,717.13
24	Demolished/razed-fire	-9,973.80	-12,464.11	-6,717.00	0.00	0.00	- 29,154.91
1	Class change	-1,471.62	-1,839.05	-16,473.62	0.00	0.00	- 19,784.29
7	Demolished/razed-unusable	-1,092.86	-1,365.72	-594.28	0.00	0.00	- 3,052.86
10	Became exempt	-4,102.73	-5,127.12	-3,654.25	0.00	0.00	- 12,884.10
<b>Total</b>		<b>- 44,999.21</b>	<b>- 56,565.29</b>	<b>- 90,214.65</b>	<b>0.00</b>	<b>0.00</b>	<b>- 191,779.15</b>

# Tax Adjustments Pursuant to the Municipal Act

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Adjustment No	Roll No	Ward	Location	Reason for Adjustment	Tax Adjustment Totals
<b>Section 357 : 2019</b>					
10631	05-02-0-025-11050-0000	2	2500 ROYAL WINDSOR DR	Unusable minimum 3 months	0.00
				Section Sub-total	0.00
<b>Section 357 : 2020</b>					
10819	05-01-0-002-17900-0000	1	425 LAKESHORE RD E	Became exempt	-12.52
10770	05-01-0-004-01800-0000	1	1046 ROOSEVELT RD	Demolished/razed-fire	-99.54
10796	05-01-0-012-07400-0000	1	1255 BROADMOOR AVE	Demolished/razed-unusable	-1,068.90
10782	05-01-0-012-12200-0000	1	1408 BROADMOOR AVE	Demolished/razed-unusable	-237.08
10714	05-01-0-014-06901-0000	1	372 SOUTH SERVICE RD	Gross/manifest error	0.00
10715	05-01-0-014-06902-0000	1	374 SOUTH SERVICE RD	Gross/manifest error	0.00
10717	05-01-0-014-07505-0000	1	0 SOUTH SERVICE RD	Became exempt	-432.28
10716	05-01-0-014-07510-0000	1	0 SOUTH SERVICE RD	Became exempt	-314.38
10777	05-01-0-015-16000-0000	1	1365 STAVEBANK RD	Demolished/razed-unusable	-703.33
10750	05-01-0-015-18000-0000	1	0 STAVEBANK RD	Became exempt	-668.46
10768	05-01-0-063-21300-0000	7	2451 HENSALL ST	Demolished/razed-fire	-1,076.77
10801	05-01-0-065-03610-0000	7	2182 CORSAIR RD	Became exempt	-6,059.76
10767	05-01-0-067-14950-0000	7	2171 CAMILLA RD	Became exempt	-483.97
10833	05-02-0-024-02211-0000	2	1697 VALENTINE GDN	Gross/manifest error	-188.42
10797	05-02-0-024-07700-0000	2	1990 LUSHES AVE	Demolished/razed-unusable	0.00
10781	05-02-0-026-15700-0000	2	495 ARROWHEAD RD	Demolished/razed-fire	-405.87
10769	05-02-0-029-05200-0000	2	1264 TECUMSEH PARK DR	Demolished/razed-fire	-10,695.96
10776	05-02-0-030-13200-0000	2	1363 ALDO DR	Demolished/razed-fire	-443.88
10809	05-02-0-032-24706-0000	2	1127 KOS BLVD	Demolished/razed-unusable	-597.33
10718	05-04-0-096-02663-0000	11	0 RAYAH CRT	Became exempt	-550.17
10719	05-04-0-096-02664-0000	11	0 RAYAH CRT	Became exempt	-542.32
10720	05-04-0-096-02666-0000	11	0 SECOND LINE W	Became exempt	-715.22
10802	05-04-0-116-22920-0000	5	5206 TIMBERLEA BLVD	Unusable minimum 3 months	-741.53

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Adjustment No	Roll No	Ward	Location	Reason for Adjustment	Tax Adjustment Totals
10834	05-04-0-152-12202-0000	6	4032 TEAKWOOD DR	Demolished/razed-unusable	-321.00
10804	05-04-0-154-00440-0000	4	151 CITY CENTRE DR	Class change	-19,784.29
10805	05-04-0-164-62407-0000	5	644 ROSELAIRE TRAIL	Demolished/razed-fire	-576.10
10807	05-05-0-108-17000-0000	5	7073 JUSTINE DR	Demolished/razed-fire	-566.93
10783	05-05-0-115-13310-0000	5	2611 DREW RD	Demolished/razed-fire	-6,148.42
10740	05-05-0-116-03850-0000	5	5959 SHAWSON DR	Gross/manifest error	-2,164.24
10738	05-05-0-116-39111-0000	5	1180 COURTNEYPARK DR E	Gross/manifest error	-9,263.45
10772	05-06-0-125-02000-0000	7	2482 CONFEDERATION PKY	Demolished/razed-fire	-328.30
10773	05-06-0-125-02100-0000	7	2476 CONFEDERATION PKY	Demolished/razed-fire	-254.65
10711	05-06-0-126-11400-0000	7	2092 DICKSON RD	Demolished/razed-fire	-2,110.31
10721	05-06-0-131-07400-0000	8	2375 MISSISSAUGA RD	Demolished/razed-fire	-2,837.53
10810	05-06-0-132-12000-0000	8	2394 HAMMOND RD	Unusable minimum 3 months	-444.33
10788	05-06-0-132-13500-0000	2	2267 FIFTH LINE W	Demolished/razed-fire	-43.08
10759	05-06-0-134-10600-0000	2	2612 VINELAND RD	Demolished/razed-unusable	-125.22
10789	05-07-0-055-13600-0000	1	2045 RUSSETT RD	Demolished/razed-fire	-778.10
10739	05-07-0-157-13000-0000	1	1690 LINCOLNSHIRE BLVD	Demolished/razed-fire	-614.34
10771	05-07-0-163-00600-0000	1	1035 ALEXANDRA AVE	Demolished/razed-fire	-340.93
10812	05-07-0-164-00700-0000	1	983 WALES AVE	Demolished/razed-fire	-163.55
10849	05-09-0-004-12600-0000	1	28 ANN ST	Demolished/razed-fire	0.00
10850	05-09-0-004-12700-0000	1	26 ANN ST	Demolished/razed-fire	-49.18
10851	05-09-0-004-12900-0000	1	22 ANN ST	Demolished/razed-fire	-305.82
10848	05-09-0-005-00300-0000	1	78 PARK ST E	Demolished/razed-fire	0.00
10732	05-09-0-005-22700-0000	1	32 MAPLE AVE S	Demolished/razed-fire	-411.79
10724	05-09-0-007-17000-0000	1	37 PINE AVE N	Demolished/razed-fire	0.00
10745	05-11-0-002-05537-0000	11	12 FALCONER DR 14	Became exempt	-3,105.02
10837	05-11-0-002-32500-0000	11	14 COME BY CHANCE MEWS	Gross/manifest error	-100.75
10798	05-12-0-006-07200-0000	11	1 BROOKSIDE DR	Demolished/razed-fire	-903.86

# Tax Adjustments Pursuant to the Municipal Act

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Adjustment No	Roll No	Ward	Location	Reason for Adjustment	Tax Adjustment Totals
10816	05-15-0-070-18732-0000	10	3389 EGLINTON AVE W	Unusable minimum 3 months	0.00
Section Sub-total					-77,778.88
<b>Section Total</b>					<b>-77,778.88</b>
<b>Section 358 : 2018</b>					
10779	05-04-0-116-32506-0000	5	290 TRADERS BLVD E A	Gross/manifest error	-6,001.38
10778	05-04-0-116-32507-0000	5	290 TRADERS BLVD E B	Gross/manifest error	-5,711.13
10736	05-05-0-116-39111-0000	5	1180 COURTNEYPARK DR E	Gross/manifest error	-7,138.17
10757	05-05-0-116-61000-0000	5	7075 TOMKEN RD	Gross/manifest error	-7,581.63
10755	05-07-0-054-19000-0000	1	1215 NORTH SERVICE RD	Gross/manifest error	-5,476.12
Section Sub-total					-31,908.43
<b>Section 358 : 2019</b>					
10795	05-01-0-012-07400-0000	1	1255 BROADMOOR AVE	Gross/manifest error	-1,042.98
10864	05-05-0-113-16104-0000	5	0 AIRPORT RD	Gross/manifest error	-24,439.62
10737	05-05-0-116-39111-0000	5	1180 COURTNEYPARK DR E	Gross/manifest error	-8,537.16
10758	05-05-0-116-61000-0000	5	7075 TOMKEN RD	Gross/manifest error	-6,806.30
10859	05-06-0-155-44900-0000	8	2358 BUTTONBUSH CRES	Gross/manifest error	-240.18
10753	05-07-0-054-17600-0000	1	1317 NORTH SERVICE RD	Gross/manifest error	-5,167.31
10754	05-07-0-054-17700-0000	1	1311 NORTH SERVICE RD	Gross/manifest error	-4,886.81
10756	05-07-0-054-19000-0000	1	1215 NORTH SERVICE RD	Gross/manifest error	-5,746.34
10723	05-09-0-007-17000-0000	1	37 PINE AVE N	Gross/manifest error	-918.39
Section Sub-total					-57,785.09
<b>Section 358 : 2020</b>					

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Adjustment No	Roll No	Ward	Location	Reason for Adjustment	Tax Adjustment Totals
10865	05-05-0-113-16104-0000	5	0 AIRPORT RD	Gross/manifest error	-24,306.75
				Section Sub-total	-24,306.75
				<b>Section Total</b>	<b>-114,000.27</b>
				<b>Grand Total</b>	<b>-191,779.15</b>

## **REPORT 11 - 2021**

To: MAYOR AND MEMBERS OF COUNCIL

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

GC-0267-2021

That the deputation and associated presentation by Brian Bentz, CEO, Alectra Inc. with respect to the Annual Update on Alectra Inc. be received for information.

GC-0268-2021

That the Education Session conducted by Brian Bentz, CEO, Alectra Inc. with respect to Alectra's Strategic Plan be received for information.

GC-0269-2021

1. That the report titled "Amendments to Alectra Unanimous Shareholder Agreement" from the Commissioner of Corporate Services and Chief Financial Officer dated May 6, 2021 (the "Report") be received for information.
2. That Council approve and delegate to the City Manager the execution and delivery by the City of a resolution of the shareholders of Enersource Corporation ("Enersource"), authorizing Enersource to approve the amendments to the Alectra Unanimous Shareholder Agreement attached as Appendix 4 to the Report, including any additional minor amendments that are to the satisfaction of the Chair of Enersource, the City Manager and the City Solicitor.

GC-0270-2021

That the deputation and associated presentation by David Warner, Chair, Enersource Board regarding corporate report dated May 4, 2021 entitled "2020 Audited Financial Statements for Enersource Corporation" be received for information.

GC-0271-2021

That the deputation and associated presentation by Dimitri Soudas and Normand Latourelle, Board of Cavalia regarding the Illumi Proposal be received.

GC-0272-2021

Notwithstanding subsection 45.1.3 of *the Planning Act*, subsequent to Council approval of the development application, 91 Eglinton Limited Partnership (Liberty), 91 Eglinton Avenue East, 5055 Eglinton Avenue West and 131 Eglinton Avenue East, the applicant can apply for a minor variance application, provided that the maximum heights and FSI permitted on the subject lands shall not increase.

## GC-0273-2021

That the deputation and associated presentation by Brad Butt, Vice-President Government and Stakeholder Relations regarding corporate report dated May 12, 2021 entitled "Review of Business Licensing Fees and Relief Options" be received for information.

## GC-0274-2021

That the deputation and associated presentation by Kulbir Gill, Alliance Personal Care regarding corporate report dated May 12, 2021 entitled "Review of Business Licensing Fees and Relief Options" be received for information.

## GC-0275-2021

The following items were approved on the consent agenda:

- 11.2 - Enersource Corporation – Shareholders Resolution in Lieu of Annual General Meeting and Approval of Alectra Resolutions
- 11.3 - Annual Treasurer's Statement Report: Summary of Activity in 2020
- 11.4 Single Source Recommendation for VFA Canada Corporation Contract Renewal, File Ref: PRC002306
- 11.10 - Torbram Road Grade Separations Project – Contract Amendment (Ward 5)
- 11.11 - Designation of Bicycle Lanes and Multi-Use Trails – Various Locations (Wards 5, 6, 7, 8, 9 and 11)
- 12.1 - Heritage Advisory Committee Report 5-2021 - May 11, 2021
- 12.2 - Mississauga Cycling Advisory Committee Report 5-2021 - May 11, 2021
- 12.3 - Diversity and Inclusion Advisory Committee Report 2-2021 - May 12, 2021
- 18.1 - An email dated Friday, May 21, 2021 from Peter D. Pellier regarding Business Licensing Fees Relief Options

## GC-0276-2021

That the report dated May 4, 2021 from the Acting Commissioner of Corporate Services and Chief Financial Officer with respect to the 2020 Audited Financial Statements for Enersource Corporation, be received for information.

## GC-0277-2021

1. That the financial statements of Enersource Corporation, as contained in the report from the Acting Commissioner of Corporate Services and Chief Financial Officer dated May 4, 2021 entitled "Enersource Corporation – 2020 Audited Financial Statements," be approved in lieu of an Annual General Meeting.
2. That the Mayor and City Clerk be authorized to execute the Alectra Resolutions attached as Appendices 1 and 2 to the report from the City Solicitor entitled "Enersource Corporation – Shareholders Resolution in Lieu of Annual General Meeting and Approval of Alectra Resolutions" dated May 12, 2021, confirming the directors of Alectra, appointing its auditor and acknowledging receipt of the financial statements and annual report of Alectra for the financial year ended December 31, 2020.

## GC-0278-2021

1. That the report dated April 30, 2021, entitled "Annual Treasurer's Statement Report: Summary of Activity in 2020" from the Acting Commissioner of Corporate Services and Chief Financial Officer, required by the Development Charges Act, 1997 and Planning Act, be received for information.
2. That Council endorse that the "Annual Treasurer's Statement Report: Summary of Activity in 2020" complies with the reporting requirements of the Development Charges Act, 1997 and the Planning Act.
3. That the City of Mississauga's "Annual Treasurer's Statement Report: Summary of Activity in 2020" be made available to the public on the City of Mississauga's website.

## GC-0279-2021

1. That the single source procurement of VFA Facility Asset Management Solution for a period of five (5) years, as detailed in the corporate report entitled, "Single Source Recommendation for VFA Canada Corporation Contract Renewal", dated March 22, 2021, from the Commissioner of Corporate Services and Chief Financial Officer ("Purchase"), File Ref: PRC002306 be approved;
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 VFA Canada Corporation for an estimated amount of \$135,954.82 exclusive of taxes, from May 1, 2021 to April 30, 2026, in accordance with the City's Purchasing By-law 374-06, as amended;
3. That the Purchasing Agent or designate be authorized to execute the necessary amendments to increase the value of the contract between the City and VFA Canada Corporation for software subscription services and professional services, for the purpose of accommodating growth or maintaining a state of good repair as required, if the funding for such contract increase has been approved by Council;
4. That Council approve VFA Facility Asset Management Solution as a City Standard for a period of five (5) years, in accordance with the City's Purchasing By-law 374-06, as amended.

## GC-0280-2021

1. That the report entitled "Mississauga Matters: Summary of Priority Issues and Engagement Strategy for the 2021 Federal Election" from the City Manager and Chief Administrative Officer dated May 11, 2021, be endorsed as the City of Mississauga's priority issues pertaining to the potential 2021 federal election; and
2. That the engagement tactics outlined in the report be approved for implementation, in the event of a 2021 federal election.

## GC-0281-2021

That the Corporate Report dated April 22, 2021 from the Commissioner of Transportation & Works entitled "Amendment to the Business Licensing By-Law 01-2006 to Permit Outdoor Clothing Donation Drop Boxes on Properties Zoned Residential, subject to Minor Variance Approval" be referred to the June 2, 2021 Council meeting without a recommendation for staff to provide more information regarding the criteria and parameters.

## GC-0282-2021

That a by-law be enacted to amend the Traffic By-law 555-00, as amended to implement an all-way stop control at the intersection of Aviation Road at Montbeck Crescent, as outlined in the report from the Commissioner of Transportation and Works, dated April 27, 2021 and entitled “All-way Stop – Aviation Road at Montbeck Crescent (Ward 1)”.

## GC-0283-2021

1. That the Purchasing Agent or designate be authorized to increase the contract with Matrix Solutions Inc. (Procurement No. PRC001249) to include additional Consulting services for the Dixie-Dundas Flood Mitigation Study by an estimated additional amount of \$520,000 to an estimated revised total contract value of \$1,020,000 (excluding taxes);
2. That funding of \$520,000 be transferred from the Stormwater Capital Reserve Fund (35992) to PN18- 015, Little Etobicoke Creek Channel Improvement Dixie/Dundas Area, for a revised net budget of \$1,220,000; and
3. That all necessary bylaw(s) be enacted.

## GC-0284-2021

1. That capital project PN 19-188 Noise Wall Program Retrofit be amended to a gross budget of \$2,300,000 to be funded from the Tax-Capital Reserve Fund (33121) and the DCA Roads and Related Infrastructure Reserve Fund (31335);
2. That funding of \$650,000 be transferred from the Tax-Capital Reserve Fund (33121) to PN 19-188 Noise Wall Program Retrofit;
3. That funding of \$650,000 be transferred from the DCA Roads and Related Infrastructure Reserve Fund (31335) to PN 19-188 Noise Wall Program Retrofit;
4. That Council express its intent to fund PN 19-188 Noise Wall Program Retrofit to the extent allowable from current and future development charges; and,
5. That all necessary bylaws be enacted.

## GC-0285-2021

That the Purchasing Agent or designate be authorized to increase the contract with AECOM Canada Ltd., for engineering consulting services, which includes contract administration and detailed design for the Torbram Road Grade Separations Project (PN 6104) from \$7,520,000 to \$8,220,000.

## GC-0286-2021

That a by-law be enacted to make the necessary amendments to Traffic By-Law 555-2000, as amended, including modifications to Schedule 3 (No Parking), Schedule 15 (Lane Designation), Schedule 34 (Bicycle Lanes) and Schedule 35 (Multi-Use Trails), in order to reflect newly constructed bicycle lanes and multi-use trails, as set out in the report titled “Designation of Bicycle Lanes and Multi-Use Trails – Various Locations (Wards 5, 6, 7, 8, 9 and 11)” dated May 10, 2021 from the Commissioner of Transportation and Works.

## GC-0287-2021

1. That the Commissioner of Community Services or designate be authorized to negotiate and enter into a public art agreement with the Quartier des Spectacles Partnership (QDSP) in Montreal, to invest in commissioning a large-format, interactive artwork that will have its world premiere at Celebration Square, and to collect revenue from future third-party rentals of this artwork in the form of royalty fees, including all necessary documents ancillary thereto, in a form satisfactory to Legal Services.
2. That all necessary by-laws be enacted.

## GC-0288-2021

That the request to alter the heritage designated property at 1190 Dixie Road, as per the Corporate Report from the Commissioner of Community Services dated April 27, 2021, be approved.

(HAC-0028-2021)

(Ward 1)

## GC-0289-2021

That the 1970s prefabricated pump house buildings at 385 Southdown Road, which is listed on the City's Heritage Register, are not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services dated April 27, 2021.

(HAC-0029-2021)

(Ward 2)

## GC-0290-2021

That the Memorandum dated April 6, 2021 from Paul Damaso, Director, Arts and Culture Division, entitled "Alteration to a Heritage Listed Property: 1352 Nocturne Court (Ward 2)", be received.

(HAC-0030-2021)

(Ward 2)

## GC-0291-2021

That the Memorandum dated April 20, 2021 from Paul Damaso, Director, Arts and Culture Division, entitled " Alteration to a Heritage Listed Property: 1471 Stavebank Road (Ward 1)", be received.

(HAC-0031-2021)

(Ward 1)

## GC-0292-2021

That the resignation email from Jamie Stevens, Citizen Member Heritage Advisory Committee dated April 14, 2021, be received.

(HAC-0032-2021)

## GC-0293-2021

That Recommendations MVHCD-0003-2021 - MVHCD-0005-2021 inclusive contained in the Meadowvale Village Heritage Conservation District Subcommittee Report 3 - 2021 dated April 6, 2021 be approved.

(HAC-0033-2021)

(Ward 11)

## GC-0294-2021

That Recommendations PCHCD-0005-2021 to PCHCD-0008-2021 inclusive contained in the Port Credit Heritage Conservation District Subcommittee Report 3 - 2021 dated May 3, 2021, be approved.

(HAC-0034-2021)

(Ward 1)

## GC-0295-2021

That Councillor Fonseca be appointed as Chair of the Mississauga Cycling Advisory Committee for the term ending November 14, 2022, or until a successor is appointed.

(MCAC-0033-2021)

## GC-0296-2021

That the deputation from Ian Dance and Shahrzad Nezafati, Dillon Consulting Ltd. regarding the Port Credit Harbour West Master Plan be received.

(MCAC-0034-2021)

## GC-0297-2021

That the deputation from Matthew Sweet, Manager, Active Transportation regarding Cycling Master Plan Update be received.

(MCAC-0035-2021)

## GC-0298-2021

That the Mississauga Cycling Advisory Committee Communications and Promotions Subcommittee be requested to write a letter of condolence on behalf of the Mississauga Cycling Advisory Committee to the family of the five-year-old who passed away at the intersection of Elm Drive and Hurontario Street.

(MCAC-0036-2021)

## GC-0299-2021

That the deputation from Erica Warsh, Project Leader, Vision Zero regarding Vision Zero Update and Action Plan be received.

(MCAC-0037-2021)

## GC-0300-2021

That the Network and Technical Subcommittee Update from Kris Hammel, Citizen Member be received.

(MCAC-0038-2021)

GC-0301-2021

That the Communications and Promotions Subcommittee Update from Paulina Pedziwiatr, Citizen Member be received.

(MCAC-0039-2021)

GC-0302-2021

That the verbal update from Fred Sandoval, Active Transportation Coordinator regarding the Bike the Creek Event be received.

(MCAC-0040-2021)

GC-0303-2021

That the memorandum dated May 6, 2021 from Fred Sandoval, Active Transportation Coordinator, Active Transportation and Amy Parker, Active Transportation Technologist, Active Transportation entitled "2021 Quarterly Cycling Program Update (Q1)" be received for information.

(MCAC-0041-2021)

GC-0304-2021

That the 2021 Mississauga Cycling Advisory Committee Work Plan be approved.

(MCAC-0042-2021)

GC-0305-2021

That the Mississauga Cycling Advisory Committee 2021 Action List be approved.

(MCAC-0043-2021)

GC-0306-2021

That the deputation and associated presentation from Robert Trewartha, Director, Strategic Initiatives regarding the City's Employee Diversity and Inclusion Survey Results be received.

(DIAC-0003-2021)

GC-0307-2021

That the email dated April 17, 2021 from Cindy Stevens, Citizen Member with respect to her resignation, from the Diversity and Inclusion Advisory Committee be received.

(DIAC-0004-2021)

GC-0308-2021

That the Corporate Report dated May 12, 2021 from the Commissioner of Transportation & Works entitled "Review of Business Licensing Fees and Relief Options" be referred to the June 2, 2021 Council meeting without a recommendation for staff to provide more information regarding the tiered businesses.

GC-0309-2021

1. That the Corporate Report titled "Authority to Sign a Letter of Intent with the Region of Peel in Connection with the Acquisition of rail Lands for trail purposes (Ward 11)" as set out in the report dated May 17, 2021 from the Commissioner of Community Services, be received.

2. That the Commissioner of Community Services be authorized to sign a binding letter of intent with the Region of Peel, in a form satisfactory to Legal Services setting out acceptable terms for the acquisition and ownership of lands associated with the development of railway corridor trail.

**GC-0310-2021**

That the Closed Session Corporate Report dated May 13, 2021 from the Acting Commissioner of Corporate Services and Chief Financial Officer entitled "Authority to Negotiate for Land Acquisition from Alectra Utilities Corporation (Ward 6)" be referred to the June 2, 2021 Council meeting without a recommendation.

**GC-0311-2021**

That the Closed Session Corporate Report dated May 19, 2021 from the City Solicitor entitled "Legal Advice regarding Grants to Business Improvement Area Associations" be referred to the June 2, 2021 Council meeting without a recommendation.

# 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

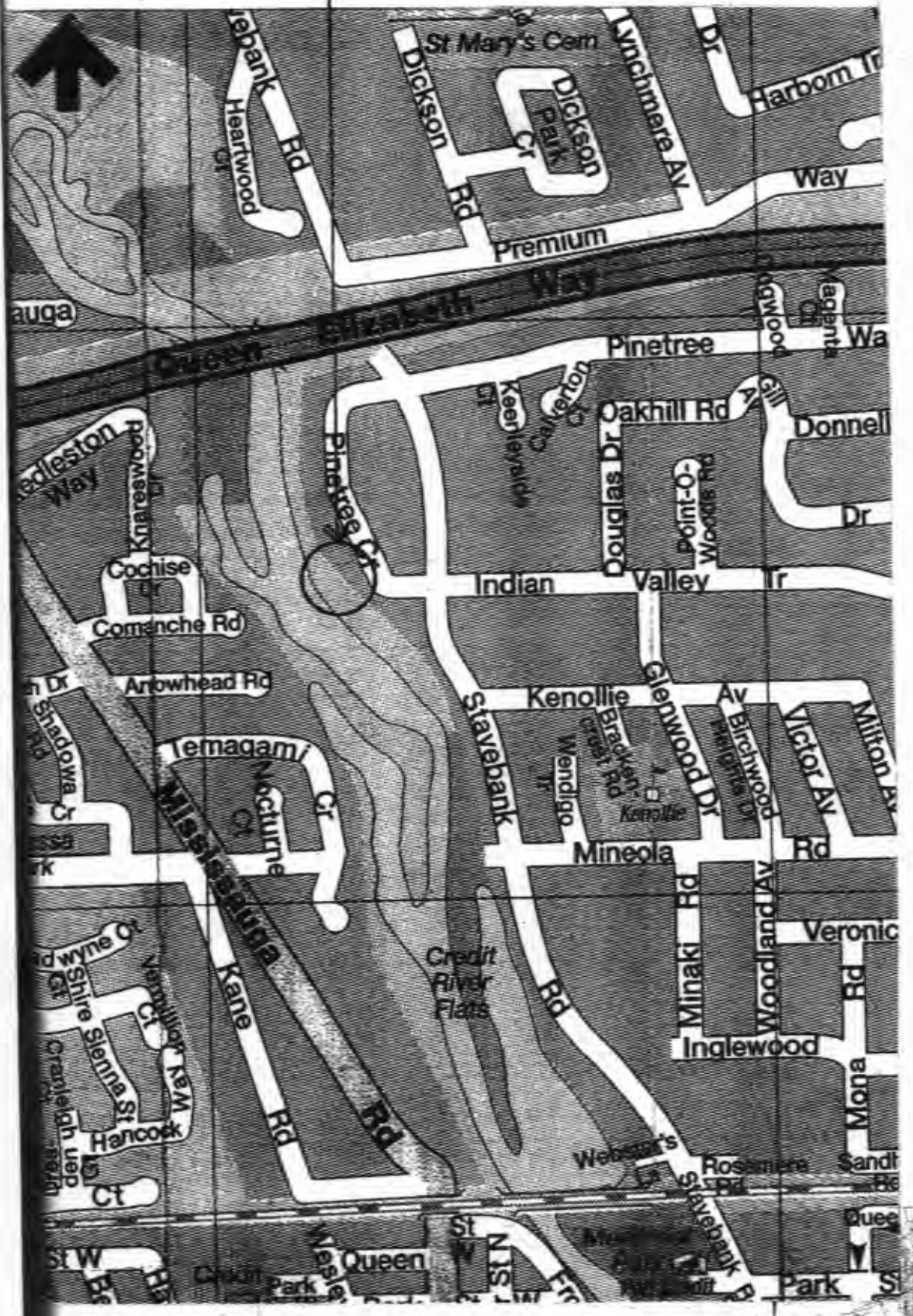
connection with the City's stated interests, and (3) it is disproportionate, inequitable and fails to properly account for my interests as a resident and landowner.

Thank you for your consideration,

Margaret Dunn

FIGURE 1

13.1



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 a lot  
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.

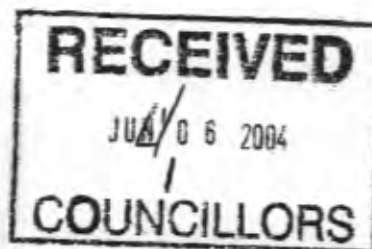
On May 5, 2004 the CVC staked the top of bank which is the limit of the required easement. To date we have not received this easement.

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



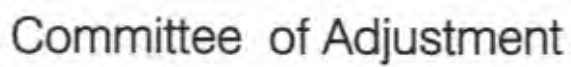
With the compliments of

**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



Agent : SASHA MILENOV



Figure 6A

13.1



margaret dunn [REDACTED]

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

6 messages

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**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)

Mail/Address

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>Jan 2020</b>	To: <b>Nov 2, 2020</b>
Your signature <b>Margaret</b>	Date <b>Nov 2, 2020</b>

## For Office Use Only

Date received	Request number	Comments
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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  
Toronto, Ontario M4R 1H1

Margaret Dunn  
1510 Pinetree Crescent  
Mississauga, Ontario L5G 2S8

John D. Oates  
City of Mississauga  
Zoning Plans Examiner - Manager

Credit Valley Conservation 1255 Old Derry Road, Mississauga, Ontario L5N 6R4  
Phone (905) 670-1615 Fax (905) 670-2210

"Conservation Through Cooperation"

**Figure 9A**



**Figure 9B**



**Figure 9C**

**Figure 9D**

**Figure 9E**

**Figure 9F**

**Figure 9G**

# City of Mississauga Corporate Report



Date: May 12, 2021

To: Chair and Members of Council

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

Originator's files:

Meeting date:  
May 19, 2021

## Subject

**Review of Business Licensing Fees and Relief Options**

## Recommendation

1. That the report from the Commissioner of Transportation and Works, dated May 12, 2021, and entitled "Review of Business Licensing Fees and Relief Options" be received.
2. That Council provide direction to staff on licensing fee options as outlined in the report.

## Executive Summary

- Staff were directed to report back providing 2021 licencing relief options and to conduct a review of the hardest hit business sectors due to Covid-19.
- A two-tier model was developed that classified businesses as either 'ordered to close' or 'permitted to open' by provincial regulation in 2021.
- Based on this two-tier model, three options were developed: a 100% / 50% (ordered to close / permitted to open) fee reduction, a 75% / 25% fee reduction, and a 50% / 0% fee reduction.
- The financial impact would range from \$365K to approximately \$1.48M depending on the option selected.

## Background

At the April 28, 2021 Budget Committee the following recommendation was approved:

*"BC-0018-2021*

1. *That the corporate report from the Commissioner of Transportation and Works, dated April 14, 2021 entitled "Review of Business Licensing Fees be referred to the May 19, 2021 Council meeting and that staff be directed to report back providing options and to conduct a review of the hardest hit business sectors.*
2. *That the late Business Licensing Fees be waived pending Council's decision on May 19, 2021."*

Council	2021/05/12	2
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## Comments

### **COVID-19 Business Impact Assessment**

The regulations implemented by the Ontario Government under the *Emergency Management and Civil Protection Act* and subsequently the *Reopening Ontario (A Flexible Response to Covid -19) Act 2020*, have at various times strictly limited, or required the closure of various business types. These actions also had a significant impact on businesses who, while not specifically identified in the regulations, have suffered due to the subsequent general slowing of the economy.

EDO analysis indicates that the magnitude of COVID-19's impact upon a business is largely shaped by three factors:

1. Impact of public health measures on business operations (i.e. full closure or significant restriction)
2. Capacity of business to pivot operations, in response to restrictions
3. Impact of changing consumer behaviour on business operations

Given the complexity of the regulations and the various degrees of impacts that they have had on businesses, staff are unable to determine the precise financial impacts for each licence type. Determining the precise impacts would require a thorough assessment on a case-by-case basis and this would likely involve an application and review process that the City does not have the capacity to perform.

## Options

A two-tier model was developed based whether or not the business was permitted to open in 2021:

- Tier 1 - Ordered closed in 2021 either fully or partially by Provincial Regulation.
- Tier 2 - Permitted to open in 2021 but impacted by the slowing of the economy.

The following tables include the top ten licence categories that represent 95% of all license types and revenue. A complete list of all licence types classified by tier and proposed renewal fees can be found in Appendix 1.

### **Option 1 – 100% and 50% Renewal Fee Reduction**

Business licences identified as Tier 1 would see licence renewal fees reduced by 100% for 2021. Tier 2 licence renewal would be reduced by 50% in 2021.

Tier	Licence Category	2020 Fee	2021 Fee
1	Personal Services	\$203	0
	Body Rub Parlours	\$6999	0
	Adult Entertainment	\$5561	0
	Driving School Services	\$230	0
	Restaurants and Related Food Service	\$194	0

Council	2021/05/12	3
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2	Contractors Trades or Building Renovators	\$194	\$97
	Auto Service Stations	\$260	\$130
	Taxi, Limousine and Airport Transportations Services	\$480	\$240
	Tow Truck Services	\$603	\$301.50
	Tobacco Sales	\$229	114.50

### **Option 2 - 75% and 25% Renewal Fee Reduction**

Business licences identified as Tier 1 would see licence renewal fees reduced by 75% for 2021. Tier 2 Licence renewal would be reduced by 25% in 2021.

Tier	Licence Category	2020 Fee	2021 Fee
1	Personal Services	\$203	\$50.75
	Body Rub Parlours	\$6999	\$1749.75
	Adult Entertainment	\$5561	\$1390.25
	Driving School Services	\$230	\$57.50
	Restaurants and Related Food Service	\$194	\$48.50
2	Contractors Trades or Building Renovators	\$194	\$145.50
	Auto Service Stations	\$260	\$195
	Taxi, Limousine and Airport Transportations Services	\$480	\$360
	Tow Truck Services	\$603	\$452.25
	Tobacco Sales	\$229	\$171.75

### **Option 3 - 50% and 0% Renewal Fee Reduction**

Business licences identified as Tier 1 would see licence renewal fees reduced by 50% for 2021. Tier 2 licence renewal fees would not be reduced in 2021.

Tier	Licence Category	2020 Fee	2021 Fee
1	Personal Services	\$203	\$101.50
	Body Rub Parlours	\$6999	\$3499.50
	Adult Entertainment	\$5561	\$2780.50
	Driving School Services	\$230	\$115
	Restaurants and Related Food Service	\$194	\$97
2	Contractors Trades or Building Renovators	\$194	\$194
	Auto Service Stations	\$260	\$260
	Taxi, Limousine and Airport Transportations Services	\$480	\$480
	Tow Truck Services	\$603	\$603
	Tobacco Sales	\$229	\$229

## Financial Impact

The following projections are based on the assumption that all 2020 licensees will renew their licence in 2021. There is a level of uncertainty as it is unclear what the long term effect of the pandemic and the concomitant provincial regulations will have on the business community.

These options identify only licences that are being “renewed” and will not apply to the issuance of new licences. Some licence categories do not provide a grace period; when a licence expires an application arriving after the expiry date is classified as new, despite the fact that the business may have been in continuous operation. To address this, and for the purpose of issuing these licence types staff will consider any licence application for a business that was licenced at any time in 2020 as being a “renewal” for the purpose of assessing the appropriate fee. The impacted areas would be cost centres 22652 Enforcement -Compliance and Licensing and 22651 Enforcement - Mobile Licensing.

Impact on Licence Fee renewal revenue would be as follows:

Projected Revenue Licence Renewal	No change to 2020 Fees	Option 1 100% and 50%	Option 2 75% and 25%	Option 3 50% and 0%
2021	\$2,229,501	\$747,958	\$1,305,333	\$1,862,709
Projected Variance		(\$1,481,543)	(\$924,168)	(\$366,793)

## Conclusion

Each option would provide some relief to Tier 1 businesses that were ordered to close in 2021. Tier 2 businesses that have been permitted to operate during the pandemic would experience some licence fee relief in Options 1 and 2, and licence fees would remain unchanged for this group under Option 3.

## Attachments

Appendix 1: 2021 Projected Licence Renewal Revenue with Relief Options



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

Prepared by: Michael Foley, Manager, Mobile Licensing Enforcement

## 2021 Projected Licence Renewal Revenue with Relief Options

Business Type	Total Licences Issued	Renewal Licence Fee	Renewal Licence Fee Option 1	Projected Revenue Option 1	Renewal Licence Fee Option 2	Projected Revenue Option 2	Renewal Licence Fee Option 3	Projected Revenue Option 3	Total Revenue	Ordered Closed for A Period of Time by Regulation
Amusement Arcade	24	\$ 323.00	\$ -	\$ -	\$ 80.75	\$ 1,938.00	\$ 161.50	\$ 3,876.00	\$ 7,752.00	Tier 1
Adult Book Store	13	\$ 233.00	\$ -	\$ -	\$ 58.25	\$ 757.25	\$ 116.50	\$ 1,514.50	\$ 3,029.00	Tier 1
Adult Entertainment Parlour	5	\$ 5,561.00	\$ -	\$ -	\$ 1,390.25	\$ 6,951.25	\$ 2,780.50	\$ 13,902.50	\$ 27,805.00	Tier 1
Auto Service Station (Class A & B)	764	\$ 229.00	\$ 114.50	\$ 87,478.00	\$ 171.75	\$ 131,217.00	\$ 229.00	\$ 174,956.00	\$ 174,956.00	Tier 2
Auto Service Station (Class C, D & E)	393	\$ 260.00	\$ 130.00	\$ 51,090.00	\$ 195.00	\$ 76,635.00	\$ 260.00	\$ 102,180.00	\$ 102,180.00	Tier 2
Adult Video Tape Store (Class A)	2	\$ 268.00	\$ -	\$ -	\$ 67.00	\$ 134.00	\$ 134.00	\$ 268.00	\$ 536.00	Tier 1
Adult Video Tape Store (Class B)	1	\$ 233.00	\$ -	\$ -	\$ 58.25	\$ 58.25	\$ 116.50	\$ 116.50	\$ 233.00	Tier 1
Body Rub Parlour Owner	8	\$ 6,999.00	\$ -	\$ -	\$ 1,749.75	\$ 13,998.00	\$ 3,499.50	\$ 27,996.00	\$ 55,992.00	Tier 1
Billiard Parlour	17	\$ 323.00	\$ -	\$ -	\$ 80.75	\$ 1,372.75	\$ 161.50	\$ 2,745.50	\$ 5,491.00	Tier 1
Clothing Donation Box	12	\$ 82.00	\$ 41.00	\$ 492.00	\$ 61.50	\$ 738.00	\$ 82.00	\$ 984.00	\$ 984.00	Tier 2
Eatery (Restaurant, Retail Food Premise, Take Out, Lunch Counter, City Operated)	1652	\$ 194.00	\$ -	\$ -	\$ 48.50	\$ 80,122.00	\$ 97.00	\$ 160,244.00	\$ 320,488.00	Tier 1
Kennel	1	\$ 194.00	\$ -	\$ -	\$ 48.50	\$ 48.50	\$ 97.00	\$ 97.00	\$ 194.00	Tier 1
Methadone (Clinic, Clinical and Pharm)	2	\$ 194.00	\$ 97.00	\$ 194.00	\$ 145.50	\$ 291.00	\$ 194.00	\$ 388.00	\$ 388.00	Tier 2
Medical Marihuana Production Facility	1	\$ 220.00	\$ 110.00	\$ 110.00	\$ 165.00	\$ 165.00	\$ 220.00	\$ 220.00	\$ 220.00	Tier 2
Night Club	2	\$ 3,466.00	\$ -	\$ -	\$ 866.50	\$ 1,733.00	\$ 1,733.00	\$ 3,466.00	\$ 6,932.00	Tier 1
Pawnbroker	3	\$ 229.00	\$ -	\$ -	\$ 57.25	\$ 171.75	\$ 114.50	\$ 343.50	\$ 687.00	Tier 1
Banquet Hall	49	\$ 229.00	\$ -	\$ -	\$ 57.25	\$ 2,805.25	\$ 114.50	\$ 5,610.50	\$ 11,221.00	Tier 1
Pet Shop	6	\$ 225.00	\$ -	\$ -	\$ 56.25	\$ 337.50	\$ 112.50	\$ 675.00	\$ 1,350.00	Tier 1
Personal Services	417	\$ 203.00	\$ -	\$ -	\$ 50.75	\$ 21,162.75	\$ 101.50	\$ 42,325.50	\$ 84,651.00	Tier 1
Second Hand Goods Shop	28	\$ 229.00	\$ -	\$ -	\$ 57.25	\$ 1,603.00	\$ 114.50	\$ 3,206.00	\$ 6,412.00	Tier 1
Salvage Yard	7	\$ 194.00	\$ 97.00	\$ 679.00	\$ 145.50	\$ 1,018.50	\$ 194.00	\$ 1,358.00	\$ 1,358.00	Tier 2
Tanning Facility	12	\$ 192.00	\$ -	\$ -	\$ 48.00	\$ 576.00	\$ 96.00	\$ 1,152.00	\$ 2,304.00	Tier 1
Tobacco Sales	297	\$ 229.00	\$ 114.50	\$ 34,006.50	\$ 171.75	\$ 51,009.75	\$ 229.00	\$ 68,013.00	\$ 68,013.00	Tier 2
Driving School Instructor	356	\$ 170.00	\$ -	\$ -	\$ 42.50	\$ 15,130.00	\$ 85.00	\$ 30,260.00	\$ 60,520.00	Tier 1
Operator - Refreshment Cart and PDU	15	\$ 166.00	\$ 83.00	\$ 1,245.00	\$ 124.50	\$ 1,867.50	\$ 166.00	\$ 2,490.00	\$ 2,490.00	Tier 2
Driver - Taxi	1203	\$ 175.00	\$ 87.50	\$ 105,262.50	\$ 131.25	\$ 157,893.75	\$ 175.00	\$ 210,525.00	\$ 210,525.00	Tier 2
Driver - APTV	482	\$ 175.00	\$ 87.50	\$ 42,175.00	\$ 131.25	\$ 63,262.50	\$ 175.00	\$ 84,350.00	\$ 84,350.00	Tier 2
Driver - Limousine	10	\$ 175.00	\$ 87.50	\$ 875.00	\$ 131.25	\$ 1,312.50	\$ 175.00	\$ 1,750.00	\$ 1,750.00	Tier 2
Driver - Tow Truck	247	\$ 170.00	\$ 85.00	\$ 20,995.00	\$ 127.50	\$ 31,492.50	\$ 170.00	\$ 41,990.00	\$ 41,990.00	Tier 2
Driver - Refreshment Vehicle	10	\$ 170.00	\$ 85.00	\$ 850.00	\$ 127.50	\$ 1,275.00	\$ 170.00	\$ 1,700.00	\$ 1,700.00	Tier 2
Driver - Ice Cream Truck	7	\$ 170.00	\$ 85.00	\$ 595.00	\$ 127.50	\$ 892.50	\$ 170.00	\$ 1,190.00	\$ 1,190.00	Tier 2
Driver - AMTV	103	\$ 175.00	\$ 87.50	\$ 9,012.50	\$ 131.25	\$ 13,518.75	\$ 175.00	\$ 18,025.00	\$ 18,025.00	Tier 2
Driving School Operator (In Class)	36	\$ 166.00	\$ -	\$ -	\$ 41.50	\$ 1,494.00	\$ 83.00	\$ 2,988.00	\$ 5,976.00	Tier 1
Driving School Operator (Road Only)	23	\$ 166.00	\$ -	\$ -	\$ 41.50	\$ 954.50	\$ 83.00	\$ 1,909.00	\$ 3,818.00	Tier 1
APTV Owner (Regular & Special Access)	202	\$ 336.00	\$ 168.00	\$ 33,936.00	\$ 252.00	\$ 50,904.00	\$ 336.00	\$ 67,872.00	\$ 67,872.00	Tier 2
All Brokerages	18	\$ 490.00	\$ 245.00	\$ 4,410.00	\$ 367.50	\$ 6,615.00	\$ 490.00	\$ 8,820.00	\$ 8,820.00	Tier 2
Driving School Veh. Owner	352	\$ 230.00	\$ -	\$ -	\$ 57.50	\$ 20,240.00	\$ 115.00	\$ 40,480.00	\$ 80,960.00	Tier 1
Limousine Owner	4	\$ 404.00	\$ 202.00	\$ 808.00	\$ 303.00	\$ 1,212.00	\$ 404.00	\$ 1,616.00	\$ 1,616.00	Tier 2
AMTV Owner	30	\$ 327.00	\$ 163.50	\$ 4,905.00	\$ 245.25	\$ 7,357.50	\$ 327.00	\$ 9,810.00	\$ 9,810.00	Tier 2
Vendors (Refreshment Carts & PDU)	10	\$ 183.00	\$ 91.50	\$ 915.00	\$ 137.25	\$ 1,372.50	\$ 183.00	\$ 1,830.00	\$ 1,830.00	Tier 2
Refreshment Vehicle Owner	10	\$ 281.00	\$ 140.50	\$ 1,405.00	\$ 210.75	\$ 2,107.50	\$ 281.00	\$ 2,810.00	\$ 2,810.00	Tier 2
Ice Cream Truck - Veh. Owner - Parks	1	\$ 400.00	\$ 200.00	\$ 200.00	\$ 300.00	\$ 300.00	\$ 400.00	\$ 400.00	\$ 400.00	Tier 2
Taxi Cab Owner (Regular)	661	\$ 480.00	\$ 240.00	\$ 158,640.00	\$ 360.00	\$ 237,960.00	\$ 480.00	\$ 317,280.00	\$ 317,280.00	Tier 2
Taxi Cab Owner (Special Accessible)	16	\$ 299.00	\$ 149.50	\$ 2,392.00	\$ 224.25	\$ 3,588.00	\$ 299.00	\$ 4,784.00	\$ 4,784.00	Tier 2
Tow Truck Owner	391	\$ 603.00	\$ 301.50	\$ 117,886.50	\$ 452.25	\$ 176,829.75	\$ 603.00	\$ 235,773.00	\$ 235,773.00	Tier 2
Building Renovator (General & Special)	115	\$ 194.00	\$ 97.00	\$ 11,155.00	\$ 145.50	\$ 16,732.50	\$ 194.00	\$ 22,310.00	\$ 22,310.00	Tier 2
Paving Contractor	19	\$ 194.00	\$ 97.00	\$ 1,843.00	\$ 145.50	\$ 2,764.50	\$ 194.00	\$ 3,686.00	\$ 3,686.00	Tier 2
Contractor (Plumbing, Heating, and Drain Laying Contractors)	207	\$ 194.00	\$ 97.00	\$ 20,079.00	\$ 145.50	\$ 30,118.50	\$ 194.00	\$ 40,158.00	\$ 40,158.00	Tier 2
Trades Master (Plumber, Heater & Drain Layer)	195	\$ 194.00	\$ 97.00	\$ 18,915.00	\$ 145.50	\$ 28,372.50	\$ 194.00	\$ 37,830.00	\$ 37,830.00	Tier 2
Auctioneer	2	\$ 229.00	\$ -	\$ -	\$ 57.25	\$ 114.50	\$ 114.50	\$ 229.00	\$ 458.00	Tier 1
Body Rub Attendant	94	\$ 413.00	\$ -	\$ -	\$ 103.25	\$ 9,705.50	\$ 206.50	\$ 19,411.00	\$ 38,822.00	Tier 1
Second Hand Employee	2	\$ 194.00	\$ -	\$ -	\$ 48.50	\$ 97.00	\$ 97.00	\$ 194.00	\$ 388.00	Tier 1
Trader (Hawker/Peddler)	39	\$ 194.00	\$ -	\$ -	\$ 48.50	\$ 1,891.50	\$ 97.00	\$ 3,783.00	\$ 7,566.00	Tier 1
Parking Lot	89	\$ 194.00	\$ 97.00	\$ 8,633.00	\$ 145.50	\$ 12,949.50	\$ 194.00	\$ 17,266.00	\$ 17,266.00	Tier 2
Vehicle Pound Facility	22	\$ 616.00	\$ 308.00	\$ 6,776.00	\$ 462.00	\$ 10,164.00	\$ 616.00	\$ 13,552.00	\$ 13,552.00	Tier 2
<b>Totals</b>	<b>8687</b>			<b>\$ 747,958.00</b>		<b>\$ 1,305,333.25</b>		<b>\$ 1,862,708.50</b>	<b>\$ 2,229,501.00</b>	
<b>Projected Variance</b>				<b>(1,481,543)</b>		<b>(924,168)</b>		<b>(366,793)</b>		

# City of Mississauga

## Corporate Report



Date: May 27, 2021

To: Mayor and Members of Council

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

Originator's files:

Meeting date:  
June 2, 2021

### Subject

**Amendment to the Business Licensing By-Law 01-2006 to Permit Outdoor Clothing Donation Drop Boxes on Properties Zoned Residential, subject to Minor Variance Approval**

### Recommendation

That a by-law to amend the City's Business Licensing By-law 01-2006, be enacted, to permit clothing donation drop boxes on those multi-residential properties zoned residential where a) an application for a minor variance has been approved by the Committee of Adjustment to permit its use, and b) proof of participation in the Region of Peel's textile collection program has been received by the Licence Manager as outlined in the report from the Commissioner of Transportation and Works dated May 27, 2021 under File BL.01.CLO.

### Executive Summary

- From June 2018 until March 2020, Region of Peel staff worked with City of Mississauga staff on a pilot project for the placement of outdoor clothing donation drop boxes at 45 Peel Living buildings and four private multi-residential locations.
- The pilot program successfully diverted 225 tonnes of textile materials from landfill. As a result, in February 2020 Region of Peel Council approved a larger scale rollout as part of the textile collection program across Mississauga, Brampton and Caledon and at regional locations.
- Eligible participants of the Region of Peel's textile collection program are multi-residential locations (i.e. apartments) and Peel Living sites only. This excludes commercial and institutional locations such as the Legion properties and single-family homes.
- To permit outdoor clothing donation drop boxes on select sites zoned residential, an amendment to the existing Business Licensing By-law 01-2006 is required. Currently, the City's Business Licensing By-law 01-2006 explicitly prohibits clothing donation

drop boxes on any property zoned residential.

- The existing Zoning By-law 225-07 only permits outdoor clothing donation drop boxes on land zoned for employment or commercial use; however, a minor variance may be obtained to permit the placement on land zoned residential through an application to the Committee of Adjustment.
- In order to obtain an outdoor clothing donation drop box licence on land zoned for use other than commercial or employment (Peel Living buildings and multi-residential locations), the charitable organization would be required to obtain a minor variance through the Committee of Adjustment and provide the City with proof of continued participation with the Region of Peel's textile collection program.

## Background

City of Mississauga staff are supportive of identifying waste diversion opportunities to help the Region of Peel meet its 75 per cent waste diversion target by 2034. From June 2018 until March 2020, Region of Peel staff worked with City of Mississauga staff on a pilot project for the placement of outdoor clothing donation drop boxes at 45 Peel Living buildings and four private multi-residential locations. The pilot program successfully diverted 225 tonnes of textile materials from landfill. As a result, in February 2020 Region of Peel Council approved a larger scale rollout as part of the textile bin collection program across Mississauga, Brampton and Caledon and at regional locations.

## Present Status

The requirement of business licensing for outdoor clothing donation drop boxes was in response to the proliferation of unregulated boxes in the City of Mississauga at commercial, institutional and residential locations. The Business Licensing By-law 01-2006 not only created regulations for outdoor clothing donation drop boxes, but also permitted the City's Compliance and Licensing Enforcement staff to remove those boxes not in compliance with the requirements. Section 4.2(2) of the Business Licensing By-law prohibits clothing donation drop boxes to be located on any property zoned residential.

To receive a business licence, persons must meet several additional requirements for placement of their outdoor clothing donation drop boxes according to Schedule 30 of the Business Licensing By-law 01-2006. These additional requirements include:

- only permitted in commercial and employment zones in accordance with the City's Zoning By-law 0225-2007;
- in locations six metres from a residential zone;
- located outside of any required landscaped areas; and
- cannot be located on any property owned or maintained by the City, on any required parking area or obstruct any required parking space.

Council	2021/05/27	3
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There are also requirements as part of the current Outdoor Clothing Donation Drop Box Business Licence terms and conditions that would continue to apply to the proposed amendment at multi-residential locations through the Region of Peel's textile collection program. The Business Licensing By-law 01-2006 requires that; every Licensee or Property Owner shall ensure that the clothing donation drop box is clean, in good repair, free of rust/graffiti and at all times is free of overflow and accumulation of goods left outside the clothing donation drop as well as all areas immediately adjacent to the clothing donation drop box. The donation drop boxes must also include the charity name, contact phone number, acceptable materials and service timing.

The existing Zoning By-law 225-07 only permits outdoor clothing donation drop boxes on land zoned for employment or commercial use; however, a minor variance may be obtained to permit the placement on land zoned residential through an application to the Committee of Adjustment. The minor variance process is completed through the Committee of Adjustment as a separate process from the Business Licensing By-law and is coordinated through Legislative Services. In order for an outdoor clothing donation drop box to be permitted on land other than commercial or employment zones, the applicant must complete a minor variance to address the City's Zoning By-Law 0225-2007. The minor variance process may also include additional conditions or restrictions imposed as part of the approval.

### Next Steps

City staff will be bringing forward a separate report on outdoor clothing donation drop boxes later this year. The purpose of this report will be to outline the Enforcement Division's approach in responding to outdoor clothing donation drop boxes and propose amendments to the Business Licensing By-law 01-2006 to increase public safety in response to issues raised by Council.

## **Comments**

The Region of Peel's textile collection program is aimed at coordinating placement of outdoor clothing donation drop boxes at multi-residential properties (i.e. apartments) throughout Peel. This includes multi-residential buildings owned by the Region (Peel Living) and privately owned buildings. The program is targeted at collecting textiles from targeted multi-residential properties. Collection boxes placed at these locations are not for public use and will not be advertised on the Region of Peel's website. The Region of Peel's textile collection program will also require an approval process for participating charities and additional oversight will be provided by Region staff as part of their program.

To allow the Region of Peel's textile collection program to continue at select number of approved locations zoned residential (e.g. multi-residential buildings and Peel Living sites), the following changes are being recommended.

- An amendment is required to the Business Licensing By-law 01-2006 to no longer explicitly prohibit outdoor clothing donation drop boxes on any property zoned residential. Once the

by-law is amended in this regard, a charitable organization would be eligible to receive a business licence to own/operate a clothing donation drop box where an application for a minor variance has been approved by the Committee of Adjustment to permit an outdoor clothing donation drop box on residential property.

- Conditional approval would also be required from the Region of Peel prior to an applicant moving forward with a minor variance application for outdoor clothing donation drop boxes on property zoned residential. In order to obtain an outdoor clothing donation drop box business licence on land zoned for use other than commercial or employment (Peel Living buildings and multi-residential), the charitable organization would be required to obtain a minor variance through the Committee of Adjustment and provide the City with proof of continued participation with the Region of Peel's textile collection program.

The requirement for a business licence, minor variance approval and confirmation of participation in the Region of Peel's textile collection program for all outdoor clothing donation drop boxes on land zoned for use other than commercial or employment (i.e. multi-residential property) will enhance regulations and thereby restrict the use to select eligible properties.

## Options

Region of Peel and City of Mississauga staff reviewed the option for indoor clothing donation drop boxes at the select residential locations, however, due to COVID-19 related concerns from both the property owners and the service providers, this solution is not recommended.

## Strategic Plan

A textile collection program for residents of residential locations aligns with the Strategic Plan as it supports the Green Pillar's Strategic Goals to "Lead and Encourage Environmentally Responsible Approaches" and "Promote a Green Culture".

## Financial Impact

A business licence for outdoor clothing donation drop boxes includes fees for the City of Mississauga both for the issuance of the licence and for the renewal of the licence to recover the costs to administer and enforce. The 2021 outdoor clothing donation drop box licence application fee is \$162 per box and the annual renewal fee is \$82 per box. The Region of Peel is proposing the placement of an estimated 21 boxes at 19 locations with the intention of expanding their program over time. The fees to be collected from these additional 21 boxes is a one-time amount of \$3,402 and an annual amount for the renewal fees of \$1,722 in cost centre 22652 Compliance Licensing.

## Conclusion

To permit outdoor clothing donation drop boxes as part of the Region of Peel's textile collection program on multi-residential locations and Peel Living sites (i.e. zoned residential), an amendment to the existing Business Licensing By-law 01-2006 is required. Currently, the City's Business Licensing By-law 01-2006 explicitly prohibits outdoor clothing donation drop boxes on

any property zoned residential. City of Mississauga staff have reviewed the requirements and determined that an amendment to the existing Business Licensing By-law 01-2006 is required to no longer explicitly prohibit clothing donation drop boxes on any property zoned residential. Limiting the number of outdoor clothing donation drop boxes at multi-residential locations to those approved by the Committee of Adjustment and the Region of Peel would continue to allow for enforcement of any unapproved drop boxes.



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

Prepared by: Alexandra Schwenger, Policy Analyst, Enforcement

**From:** [Stephanie Smith](#)  
**To:** [Stephanie Smith](#)  
**Subject:** FW: Imperial Waterdown to Finch Project: Construction Update - May 2021  
**Date:** Tuesday, May 25, 2021 8:51:26 AM

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**From:** Malone, Jessie M <[jessie.m.malone@esso.ca](mailto:jessie.m.malone@esso.ca)>  
**Sent:** Monday, May 17, 2021 8:08 AM  
**To:** Diana Rusnov <[Diana.Rusnov@mississauga.ca](mailto:Diana.Rusnov@mississauga.ca)>  
**Cc:** [consultation.calgary@woodplc.com](mailto:consultation.calgary@woodplc.com)  
**Subject:** Imperial Waterdown to Finch Project: Construction Update - May 2021

Good morning Ms. Rusnov,

I hope you're doing well. I'd like to thank you for your continued engagement as we progress Imperial's [Waterdown to Finch Project](#) in Ontario. Below is an important update on its status as we've reached a key milestone.

### **Project overview**

As you know, the Waterdown to Finch Project is a proactive measure to ensure continued safe and reliable fuels supply by replacing 63-kilometres of the Sarnia Products Pipeline (SPPL), from our Waterdown pump station in rural Hamilton to our storage facility in Toronto's North York area. As a proactive replacement initiative, it will modernize critical infrastructure, serve current and future demand from households and businesses, and support Ontario's competitiveness.

### **Current status**

In December 2020, Imperial commenced construction activities on the first 11 kilometers of the Project footprint. Imperial has since completed most of this work in the Hamilton-Burlington areas, and is planning to commence construction in Milton, Oakville and Mississauga in May 2021, beginning with initial preparation activities last week. Imperial is also continuing to progress its remaining permitting requirements to begin construction in other areas along the remaining Project footprint, with expected full Project completion by winter 2022.

### **Construction details**

Imperial has been committed to ensuring the safety and reliability of the Sarnia Products Pipeline throughout the construction period of the Waterdown to Finch Project. This includes safely deactivating the current pipeline, which will cause the least disturbance to the local environment and minimize our construction footprint. Imperial's goal is to restore the areas impacted by construction to as close to pre-construction conditions as possible and to minimize the pipeline's impact to the surrounding area. *Please refer to our [Project website](#) for further details on construction methods and impacts.*

Community members have several ways to receive information and ask questions, including through the [Project website](#) as well as by email at [questions@imperialon.ca](mailto:questions@imperialon.ca) or by phone at 416-586-1915.

Should you be interested in further information, I'd be happy to schedule a brief meeting with you or a member of your staff to provide a thorough overview of the Project as well as its status and the construction phase.

Thank you,

**Jessie Malone, P.Eng.**  
**Safety and Environmental Lead**  
 Waterdown to Finch Project, Imperial  
[jessie.m.malone@esso.ca](mailto:jessie.m.malone@esso.ca) P 587.476.4799 | C. 403.826.5491  
[imperialoil.ca](http://imperialoil.ca) | [Twitter](#) | [YouTube](#)

**From:** [sami@aeroporttaxi.com](mailto:sami@aeroporttaxi.com)  
**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](#); [Geoff Wright](#); [Samuel Rogers](#); [Michael Foley](#); [Stephanie Smith](#)  
**Cc:** [Nader Khairallah](#)  
**Subject:** Taxi Regulations & Licensing Fees in The City of Mississauga  
**Date:** Friday, May 28, 2021 4:58:30 PM

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Dear Madame Mayor & Respected Mississauga City Councillors,

As the Mississauga Taxi and Limousine industry is awaiting council's decision regarding Taxi licensing fees, I would like to bring to your attention following regulations that may need updating:

1. The requirement for a majority shareholder of corporation that owns a taxi licence to be a licensed cab driver should be eliminated. Given the current climate with TNCs such as Uber & Lyft, there shareholders do not hold taxi Licence to have restrictions on corporation that owns taxi dose not make any sense . The original purpose of this rule was to guard against outside investors driving the plate values up, as you are aware these times are long gone and this rule no longer serves a purpose.
2. Eliminate the various types of taxi licenses (Taxi, AMTV, APTV, Limo) and amalgamate them into one type of licence (Driver-For-Hire). Presently drivers are forced to pay to renewal fees on multiple types of licenses in order to maintain them specifically the Airport drivers. There is no real difference between these licenses and the system is archaic.
3. Eliminate the various Brokerage Licences (Taxi, AMTV, APTV & Limousine) as it does not serve a purpose, and allows for a scenario where one dispatch company must pay multiple license renewal fees (\$491 each) to dispatch to multiple vehicle types that are all performing the same service.
4. Waive the balance of last year renewal fee for inactive plates for the year 2020, the vehicles did not require regulation or enforcement and the fee is based on cost recovery.
5. As you are aware, the present taxi licence fee structure is no longer sustainable nor justifiable .

**As Peter said, In the short term, you are urged to provide some measure of relief in the form of reduced licence fees for drivers, owners & dispatch company fees for the current year. Commencing in 2022, a revised fee schedule should be offered that reflects existing market conditions. Simply put, we can no longer afford to pay fees that reflect a bygone era.**

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**Sami Khairallah**

Aeroport Taxi & Limousine Service

E: [sami@aeroporttaxi.com](mailto:sami@aeroporttaxi.com)

P: 905-908-5000 ext 3325

[849 Westport Crescent, Mississauga ON L5T 1E7](#)

[www.aeroporttaxi.com](http://www.aeroporttaxi.com)



Moved by: Councillor Stephen Dasko  
Seconded by: Councillor Carolyn Parrish

Whereas infill construction is increasing in Mississauga;

Whereas infill construction can create major disruption in established neighbourhoods;

Whereas many infill sites may encounter delays longer than a twelve month period that prolong neighbourhood disruption and, on occasion, leave excavations and rubble exposed for great lengths of time;

Whereas some sites are not only unsightly, they can create dangers for members of the community;

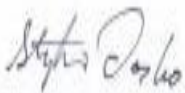
Whereas construction hoarding can be unsightly and left in a state of disrepair;

THEREFORE BE IT RESOLVED

Staff prepare possible options to deal with infill sites in our neighbourhoods, including construction hoarding;

Staff prepare a report to Council benchmarking how other municipalities of similar size and complexity treat infill sites; and

By-laws that could be implemented by Council to address this ongoing concern.



Motion to Amend the City's Sign By-law 54-2002  
to extend provisions for portable signs and sidewalk signs until December 31, 2021

**WHEREAS** on March 23, 2020, Council for the Corporation of the City of Mississauga enacted By-law 60-2020 to amend the Sign By-law to grant certain exemptions to persons that erect portable signs until June 30, 2020 in support of businesses that have been impacted by the COVID-19 pandemic;

**AND WHEREAS** Council enacted by-laws 0145-2020 and 0290-2020 to extend the exemption period for persons that erect portable signs, with the last exemption period effective until July 1, 2021;

**AND WHEREAS** on March 3, 2021, in an effort to show continued support of businesses impacted by the COVID-19 pandemic, Council enacted by-law 0146-2021 to permit business improvement area boards to erect sidewalk signs inside an existing planter on a City boulevard within a business improvement area until July 1, 2021;

**AND WHEREAS** as a result of the ongoing effects of the COVID-19 pandemic, Council considers it desirable to amend the Sign By-law 54-02, as amended, to extend the exemption period for portable signs and sidewalk signs until December 31, 2021;

**NOW THEREFORE BE IT RESOLVED** that the Sign By-law 0054-2002, as amended, be amended to extend the exemption period for persons that erect portable signs and to extend the period that permits business improvement area boards to erect sidewalk signs inside existing planters located on City boulevards within business improvement areas, to December 31, 2021;

A handwritten signature in black ink, reading "Pat Saito". The signature is written in a cursive, flowing style.

## **MOTION TO ADDRESS ILLEGAL CONSTRUCTION THROUGH STRENGTHENING THE ONTARIO BUILDING CODE THROUGH INCREASED PENALTIES & ENFORCEMENT**

**WHEREAS** on September 30, 2020, Council passed Resolution 0316-2020 authorizing the Mayor to send a letter to the Province of Ontario to request an amendment to the *Ontario Building Code Act* (the “Act”) to expand the power of entry powers for building inspectors;

**AND WHEREAS** Resolution 0316-2020 was passed in response to the growing number of complaints received by Building Staff regarding property owners who may be converting a house from a single family dwelling to a multi-unit dwelling without a permit;

**AND WHEREAS** no changes to the *Act* have been made and illegal residential construction continues to persist in the City of Mississauga, presenting a health and safety risk for the public;

**AND WHEREAS** there are instances of illegal construction where the City has no ability to physically halt the construction even if a Stop Work Order has been issued;

**AND WHEREAS** the *Act* contains some enforcement measures that assist officers and prosecutors however the *Act* does not include any statutory minimum fines;

**AND WHEREAS** Prosecutions has indicated that fines for contraventions under the *Act* including failing to comply with an order often fall below \$500 which in the opinion of Council is too low to act as a sufficient deterrent and is the “cost of doing business” for these rogue builders;

**AND WHEREAS** an amendment to the *Act* is desirable to include a minimum fine of \$500 which is consistent with the minimum fine that a municipality is permitted to establish pursuant to the *Municipal Act, 2001* for municipal by-laws;

**THEREFORE BE IT RESOLVED** that the Mayor send a letter on behalf of Council with a copy of this resolution to Minister Steve Clark of the Ministry of Municipal Affairs and Housing requesting that:

1. Section 36 of the *Ontario Building Code Act* be amended to include a statutory minimum fine of \$500 for contraventions of the Act; and
2. Section 16 of the *Ontario Building Code Act* be amended to allow inspectors to enter into dwellings to ensure compliance with the *Act* where the inspector has reasonable grounds to believe that construction is taking place within a dwelling without a permit.
3. The Province examine ways to give municipalities the powers required to physically halt egregious illegal construction (ie. Constructing an entire home without any permits).



<b>Recorded Vote</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Mayor B. Crombie				
Councillor S. Dasko				
Councillor K. Ras				
Councillor C. Fonseca				
Councillor J. Kovac				
Councillor C. Parrish				
Councillor R. Starr				
Councillor D. Damerla				
Councillor M. Mahoney				
Councillor P. Saito				
Councillor S. McFadden				
Councillor G. Carlson				

WHEREAS the Mayor, Members of Council and staff at the City of Mississauga are saddened to learn of the passing of retired Transit Operator Joseph Burak on March 29, 2021

AND WHEREAS Joseph was hired on June 20, 1977 and retired from the City of Mississauga on July 31, 2006.

NOW THEREFORE BE IT RESOLVED that sincere condolences be extended on behalf of the Mayor, Members of Council and staff of the City of Mississauga to his wife Nicole and the entire Burak family.