



**SCHEDULE A
CONDITIONS OF APPROVAL**

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| FILE: | T-M19006 W10 |
| SUBJECT: | Draft Plan of Subdivision CON 9 NS PART LT 1, 20R21132 PTS 1, 2, 6, 7, 9, 10 5150 Ninth Line City of Mississauga Mattamy (5150 Ninth Line) Limited Phase 1 |

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granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, will be valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft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

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

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the *Planning Act*, R.S.O. 1990, c.P13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P13, as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated February 17, 2021.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 The applicant/owner shall enter into a Subdivision Agreement including Municipal Infrastructure Schedules, and any other necessary agreements, in a form satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal infrastructure detailed design, including receipt of any supporting technical reports, studies, drawings and plans as required; site services; municipal services, road widenings, land dedications, public easements, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues such as cash contributions, levies (development charges), land dedications or reserves, securities or letters of credit; planning matters such as residential reserve blocks, buffer blocks,

site development plan and landscape plan approvals; conservation and environmental matters; phasing and insurance. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION AS CONTAINED IN THE APPLICATION STATUS REPORT DATED May 14 2021, THAT CORRESPONDS WITH THE RESUBMISSION DATED MARCH 2, 2021, AS WELL AS THE SUPPLEMENTARY RESUBMISSION DATED MARCH 22, 2021 AND REMAIN APPLICABLE. THESE COMMENTS HAVE BEEN PROVIDED TO THE APPLICANT OR THEIR CONSULTANTS AND FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 That a Zoning By-Law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 8.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
- 9.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 10.0 Prior to final approval, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 11.0. Prior to execution of the Subdivision Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 12.0 Prior to execution of the Subdivision Agreement, the developer, under separate arrangements or agreements with the various utility companies, is to determine the precise extent of their requirements.
- 13.0 Prior to execution of the Subdivision Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

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- 14.0 Prior to final approval, the Owner shall register Restrictions on Title to the satisfaction of the City Transportation and Works Department and Planning and Building Department for certain Lots within Blocks 2 on draft plan 21T-M19006 W10 (last revised February 17, 2021) to the effect that no transfer shall be made, or charge created, without the prior written consent of The Corporation of the City of Mississauga, Commissioner, Transportation and Works, until such time as the temporary turning circle and temporary emergency access lane are no longer required.
- 15.0 The owner shall make satisfactory arrangements with the City of Mississauga to provide the registered owner of lands described as 5150 Ninth Line, 5160 Ninth Line and 5170 Ninth Line with access to Block 1 on draft plan 21T-M19006 W10 (last revised February 17, 2021) for the purpose of pedestrian and vehicular access and access to servicing, as may be required.
- 16.0 Prior to final approval, the Planning and Building Department must be satisfied that appropriate provisions are contained in the Subdivision Agreement indicating that the owner shall provide a security for an affordable housing contribution in an amount, and by way of an irrevocable Letter of Credit, each, respectively, in an amount and in a form satisfactory to the City. Further, prior to final approval, terms and conditions that are satisfactory to the City which detail how and when the affordable housing security will be utilized must be included within the Subdivision Agreement.
- 17.0 Prior to final approval, provisions shall be made in the Subdivision Agreement that satisfactory arrangements will be made with regards to the developer's responsibility to monitor the barn swallow structure under the three (3) year monitoring program until 2022, as per MECP guidelines. In the event that Barn Swallows occupy the structure at the end of the three (3) year monitoring period, the developer is responsible to address the relocation of the structure prior to the conveyance of the 10 m Environmental Buffer Lands to the City, and agrees to any associated relocation costs and external approvals required. The developer agrees to provide the City with securities to ensure monitoring and removal of the structure.
- 18.0 Prior to final approval, the applicant shall address all comments on the Environmental Impact Statement to the Satisfaction of the Community Services Department.
- 19.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

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