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## SCHEDULE A CONDITIONS OF APPROVAL

<b>APPROVAL DATE OF DRAFT PLAN OF SUBDIVISION:</b>	<b>October 25, 2021</b>
<b>FILE:</b>	<b>T-M20004 W11</b>
<b>SUBJECT:</b>	<b>Draft Plan of Subdivision Part Lot 4, Concession 5, WHS 51 and 57 Tannery Street and 208 Emby Drive City of Mississauga NYX Tannery Ltd.</b>

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In accordance with By-law 343-98, the Commissioner, Planning and Building Department has made a decision to approve the above noted draft plan of subdivision subject to the lapsing provisions and conditions listed below.

Approval of a draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, is valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft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 May 28, 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 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 September 15, 2021, THAT CORRESPONDS WITH THE RESUBMISSION DATED June 2, 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 Prior to registration of the subdivision plan, a restriction on title for Block 2 and Block 4 is required.
- 6.0 The applicant/owner shall pay in full, all assessments levies against the property, as well as the current years taxes and/or local improvement charges, prior to the registration of the plan.
- 7.0 Prior to the execution of the Subdivision Agreement, should there be any mortgagees, the City will require that the mortgagees execute in duplicate, a Consent and Postponement
- 8.0 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.
- 9.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 10.0 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.
- 11.0 Prior to registration of the plan of subdivision and to the satisfaction of the City Transportation and Works Department, the owner is to ensure that the same Block and Unit numbers are referenced on the Site Plan, the Schedules to the Subdivision Agreement and the Noise Report.
- 12.0 Prior to Registration and to the satisfaction of the City Transportation and Works Department, the Owner will be required to enter into a Subdivision Agreement with the City containing a Schedule to agree to construct the required municipal works, including but not limited to: construction of the required storm sewer outlet works and any necessary municipal works required to service these lands; construction of the required boulevard works; construction of the required road works; construction of the required berm/fence noise barriers; detailed design of all works, including site servicing plans, grading plans and drainage plans; land dedications, buffer blocks and easements; and fees, securities and insurance.

The Owner shall provide a cost estimate and a Letter of Credit representing 100% of the Owner's total cost for municipal infrastructure works. The Subdivision Agreement is to include reference to the securities required for the completion of the works within the municipal right-of-way and all other matters such as: engineering drawings, timing of construction, notification for inspection, insurance certificate, inspection and processing fees. Please note that the

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detailed design for the proposed works must account for the possible relocation of any existing services and utilities that may currently be located within both the Emby Drive and Tannery Street boulevards. In addition, it should be noted that PUCC approval will be required.

- 13.0 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.
- 14.0 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".
- 15.0 Prior to registration of the plan of subdivision, the owner/applicant shall submit draft reference plan(s) for the Region of Peel's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer.
- 16.0 Prior to final approval, the City shall be advised by the School Boards that satisfactory arrangements regarding educational facilities have been made between the developer/applicant and the School Boards for this plan.
- 17.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Subdivision Agreement and all offers of purchase and sale for all residential lots, the following warning clauses until the permanent school for the area has been completed:
  - 17.1 Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
  - 17.2 That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- 18.0 That the Subdivision Agreement shall contain a clause satisfactory to the Dufferin-Peel Catholic District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.
- 19.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Subdivision Agreement and on all offers of purchase and sale for a period of five years after registration of the plan:
  - 19.1 Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood

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schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel District School Board to determine the exact schools.

- 20.0 That the Subdivision Agreement shall contain a clause satisfactory to the Peel District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.
- 21.0 Prior to final approval, Credit Valley Conservation requires the following:
- 21.1 That a financial contribution in lieu of on-site stormwater management measures be provided in accordance with the recommendations of the Mississauga Storm Water Quality Control Study to the satisfaction of Credit Valley Conservation, or;
  - 21.2 That a comprehensive Best Management Practices report be provided to address stormwater management for the subject property in accordance with the Ministry of Environment and Energy Stormwater Management Practice and Design Manual, 1994 and other applicable criteria as provided by Credit Valley Conservation and the City; and
  - 21.3 That detailed engineering plans be prepared to the satisfaction of Credit Valley Conservation, which describe the means whereby stormwater will be treated and conducted from the site to a receiving body.
  - 21.4 That the Subdivision Agreement between the owner and the City shall contain provisions with respect to the following, and with wording acceptable to Credit Valley Conservation, wherein the owner agrees to carry out or cause to be carried out the works noted above.
- 22.0 That the owner/applicant agree to provide a temporary location at which Canada Post Corporation may locate community mailboxes during construction, until curbing and sidewalks are in place at the prescribed permanent mailbox locations.
- 23.0 That in consultation with Canada Post Corporation, the owner/applicant agrees to provide at their expense the following for the permanent mailbox locations:
- 23.1 An appropriately sized sidewalk section on which Canada Post mailboxes will be placed, adjacent to the municipal sidewalk (where applicable), and any required footpaths across the boulevard from the curb to the sidewalk;
  - 23.2 Any required curb depressions and wheelchair access for mailbox sites where no sidewalk is planned.
- 24.0 Prior to final approval, the owner/applicant shall grant Metrolinx an environmental easement for operational emissions, which is to be registered on title against all residential dwellings within 300 metres of the railway right-of-way. Applicant to contact Tony To (tony.to@metrolinx.com) to initiate the easement registration process.

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- 25.0 Prior to final approval Community Services to confirm payment in cash or certified cheque to cover the cost of planning street trees, up to 60 mm caliper, for every 10m of public street frontage. Such fees will be charged at prevailing rates of approved City policies and by-laws on the day of payment.at \$589.44 per street tree for every 10 metres of frontage.
- 26.0 Prior to final approval Community Services to confirm the applicant has provided written confirmation that Transportation and Works has received and approved the Phase 1 and Phase 2 (if required) Environmental Site Assessment Report (ESA), together with a Record of Site Condition (RSC) for land dedicated for parkland/greenbelt/woodlot/open space.
- 27.0 Prior to final approval, confirmation from Community Services that all lands below the established top-of-bank, Regional storm floodplain, natural area and associated buffers or within the stability and/or erosion component of the valley slope, whichever is greater, shall be deeded gratuitously to the City as greenlands for conservation purposes and shall be appropriately zoned.
- 28.0 Prior to final approval, all final documents in support of the Record of Site Conditions, including the clean-up report, ESA reports, CPU documents be submitted to the satisfaction of the Transportation & Works Department.
- 29.0 Prior to final approval, the owner/applicant agrees to gratuitously dedicate municipal road, right of way widening and sight triangles/roundings to the satisfaction of the Transportation and Works Department.
- 30.0 Prior to execution of the Subdivision Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 31.0 Prior to final approval, the applicant has provided written confirmation that Transportation and Works has received and approved the Phase I and Phase II ESA, the Risk Assessment Report and Risk Management Plan together with the Certificate of Property Use and RSC filing (as applicable) for land dedicated as municipal road, right of way widening and sight triangles/roundings to the satisfaction of the Transportation and Works Department.
- 32.0 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.
- 33.0 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.**