

Detailed Information and Preliminary Planning Analysis

Owner: 551 Avonhead GP Inc.

551 Avonhead Road

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1. Proposed Development

The applicant proposes to develop the property with 2 one storey industrial buildings which are planned to be used as warehousing and distribution facilities. A rezoning application is required to permit the proposed development (refer to Section 4 for details concerning the proposed amendments).

Development Proposal		
Application submitted:	Received: July 2, 2021 Deemed complete: July 27, 2021	
Developer/ Owner:	551 Avonhead GP Inc.	
Applicant:	Glen Schnarr & Associates Inc.	
Proposed Gross Floor Area:	78 343.66 m ² (843,284 ft ²)	
Height:	1 storey / 14.29 m (46.88 ft.) 1 storey / 14.29 m (46.88 ft.)	
Lot Coverage:	51.66%	
Floor Space Index:	0.52 FSI	
Landscaped Area:	9.20%	
Road Type:	Public road (Avonhead Road)	
Parking:	Required	Provided
Warehousing (Building A)	262	268
Warehousing (Building B)	279	279
Total	541	547
Green Initiatives:	• LEED Certification	

Supporting Studies and Plans

The applicant has submitted the following information in support of the applications, which can be viewed at

<http://www.mississauga.ca/portal/residents/development-applications:>

- Acoustical Engineering Letter
- Arborist Report
- Site Plan and Building Elevations
- Environmental Impact Study
- Geotechnical Report
- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Planning Justification Report
- Stormwater Management and Functional Servicing Report
- Top of Bank Assessment
- Traffic Impact Study
- Tree Inventory and Preservation Plan
- Zoning Compliance Chart

Application Status

Upon deeming the application complete, the supporting studies and plans were circulated to City departments and external agencies for review and comment. These comments are summarized in Section 6 of this appendix and are to be addressed in future resubmissions of the application.

KEY PLAN OF CITY OF MISSISSAUGA

LOT 31 AND 32
SOUTH OF KENNEDY STREET
SUBJECT SITE

REGISTERED PLAN 430-30247
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEELE

SITE STATISTICS

ITEM	REQUIRED	PROVIDED
LOT AREA	17,474.01 m ²	17,474.01 m ²
LOT FRONTAGE (AVONHEAD)	73.0 m	73.0 m
LOT DEPTH (KENNEDY)	238.0 m	238.0 m
LOT AREA (AVONHEAD)	17,474.01 m ²	17,474.01 m ²
LOT AREA (KENNEDY)	17,474.01 m ²	17,474.01 m ²
LOT AREA (TOTAL)	34,948.02 m ²	34,948.02 m ²
LOT AREA (AVONHEAD)	17,474.01 m ²	17,474.01 m ²
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MUNICIPAL & GENERAL NOTES

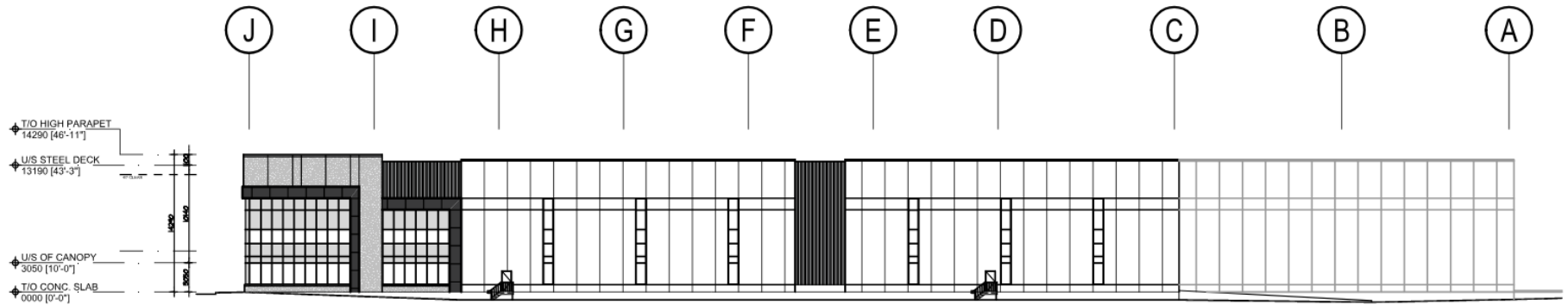
- THE SITE PLAN AND THE PROPOSED DEVELOPMENT SHALL BE LOCATED WITHIN THE CITY OF MISSISSAUGA AND SHALL BE LOCATED WITHIN THE CITY OF MISSISSAUGA.
- THE SITE PLAN SHALL BE DESIGNED TO SUPPORT A USE OF THE SITE THAT IS CONSISTENT WITH THE ZONING BY-LAW AND THE CITY OF MISSISSAUGA'S ZONING BY-LAW.
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CURB DEPRESSION DETAIL

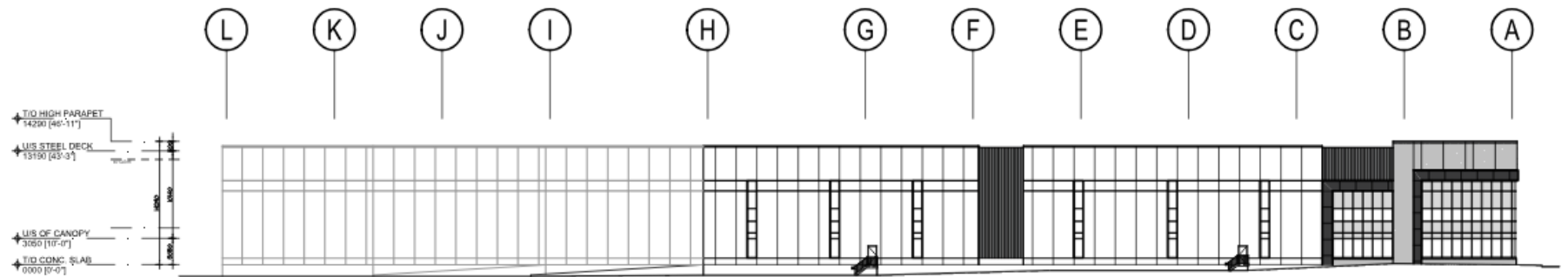
ACCESSIBLE PARKING SIGN

GARBAGE TRUCK DIMENSIONS

Site Plan



Building A – East Elevation



Building B – East Elevation



Applicant's Rendering

2. Site Description

Site Information

The subject property is located on the east side of Avonhead Road, north of Lakeshore Road West, within the Southdown Employment Character Area. The property is currently being utilized as a waste transfer station by Clean Harbors Canada. The property contains multiple one storey buildings, and outside storage of trailers. A large portion of the property is located within Schedule 3 – Natural System of the Mississauga Official Plan and is classified as a Significant Natural Area and Natural Green Space.



Aerial Photo of 551 Avonhead Road

Property Size and Use	
Frontage:	385.86 m (1,265.94 ft.)
Depth:	+/- 434 m (1,483.88 ft.)
Gross Lot Area:	15.16 ha (37.47 ac.)
Existing Uses:	5 one storey industrial buildings and outdoor storage used for a waste transfer station (Clean Harbors Canada)



Photo from Avonhead Road, facing east

Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject property carried over a historical dual zoning being **G2** (Greenlands – Natural Features) and **E3** (Industrial)

- December 9, 2009 – Zoning By-law 0396-09 is passed by Council, which amends the zoning on part of the property from **E3** to **E3-12** (Industrial – Exception Zone). The amended zoning restricts the following uses: transportation facility, truck terminal, waste processing station, waste transfer station and composting station. However, the amendment allows uses legally existing on the date of passing of this By-law.
- May 17, 2010 – The Ontario Municipal Board (OMB) approves Zoning By-law 0396-09
- November 14, 2012 – Mississauga Official Plan came into force. The subject property is designated **Industrial** in the Southdown Employment Area
- August 11, 2015 – Southdown Local Area Plan came into force. The **Industrial** designation within the Southdown Local Area Plan reflects the **E3-12** zone and restricts similar uses
- July 5, 2021 – Submission of rezoning application under OZ 21/007 W2 to permit 2 one storey industrial buildings

3. Site Context

Surrounding Land Uses

The area surrounding the subject property consists of industrial uses and vacant vegetated areas identified in Schedule 3 – Natural System of the Mississauga Official Plan. Immediately north of the subject property is a large vacant lot that contains a Significant Natural Area. The lands to the east contains a truck terminal with outdoor storage. The area south of the subject property is Clarkson Waste Water Treatment Plant. There is an industrial manufacturing use and a CN Railway spur west of the subject property.

The surrounding land uses are:

North: Vacant lot

East: Truck terminal and outdoor storage (Musket Transport)

South: Clarkson Waste Water Treatment Plant

West: Industrial manufacturing (St. Lawrence Cement)

Neighbourhood Context

The subject property is located within the Southdown Employment Area, which is a well-established Employment Area designated primarily for employment and industrial purposes. This mostly defines the surrounding area of the subject property.

Residential development borders the Character Area to the east, while industrial/commercial uses and vacant land borders

the area to the west in the Town of Oakville. Within the Character Area, the lands fronting onto Royal Windsor Drive are meant to create a community identity to enhance and contribute positively to the streetscape. The development south of Royal Windsor Drive contains a mix of heavier industrial and manufacturing uses.



Aerial Photo of 551 Avonhead Road

Demographics

The number of jobs within the Southdown Employment Character Area is 5,260. Total employment, combined with the population, results in a PPJ for the Southdown Employment Area of 7 persons plus jobs per ha. (18 persons plus jobs per acre). There are residential detached dwellings on the edge of the Character Area abutting Winston Churchill Boulevard.

Other Development Applications

There are no active development applications in the vicinity of the subject property.

Community and Transportation Services

This application will have minimal impact on existing services in the community.

City owned parkland known as Lakeside Park is located approximately 1.2 km (0.75 miles) southeast of the subject property along Lakeshore Road West. This distance represents a 2 minute car ride / 14 minute walk. On a larger scale, the

Clarkson GO Station is located 2.3 km (1.4 miles) northwest of the site, which represents a 4 minute car ride / 18 minute bus ride.

The following major MiWay bus routes currently service the subject property with bus stops to the north on Royal Windsor Drive and southeast on Lakeshore Road West:

- Route 14 – Lorne Park
- Route 45 – Winston Churchill

4. Summary of Applicable Policies, Regulations and Proposed Amendments

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect this application have been reviewed and summarized in the table below. Only key policies relevant to the application have been included. The Greenbelt Plan and Parkway Belt West Plan are not applicable

in this instance. The table should be considered a general summary of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The development application will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
Provincial Policy Statement (PPS)	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>	<p>Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)</p> <p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Natural features and areas shall be protected for the long term. (PPS 2.1.1)</p> <p>Sites with contaminants in land or water shall be assessed and remediated. (PPS 3.2.2)</p>
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		<p>Economic development and competitiveness in the GGH will be promoted by:</p> <ul style="list-style-type: none"> a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities; b) ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan; c) planning to better connect areas with high employment densities to transit; and d) Integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment. (Growth Plan 2.2.5.1) <p>Municipalities will continue to protect any natural heritage features and areas in a manner that is consistent with the PPS and may continue to identify new systems in a manner that is consistent with the PPS. (Growth Plan 4.2.2.6)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>
Region of Peel Official Plan (ROP)	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 8 of this Appendix.</p>	<p>The ROP identifies the subject lands as being located within Peel's Urban System. The portions of the lands associated with the natural feature are considered Regional Core Greenlands.</p> <p>General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.</p> <p>Identify, protect and support the restoration and rehabilitation of the Greenlands System in Peel. (ROP 2.3.1)</p> <p>Development and site alteration within the Core Areas of the Greenlands System are prohibited, with the exception of limited wildlife management, conservation, and passive recreational type uses. (ROP 2.3.2.6)</p> <p>More detailed mapping of the Core Areas of the Greenlands System will be provided in the area municipal official plans and will be further determined on a</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		site specific basis through studies, as may be required by the area municipalities through the local planning approval process, in consultation with the Region and relevant agencies. An amendment to the Plan is not required for minor boundary adjustments to the Core Areas of the Greenlands System. (ROP 7.2.2.3)

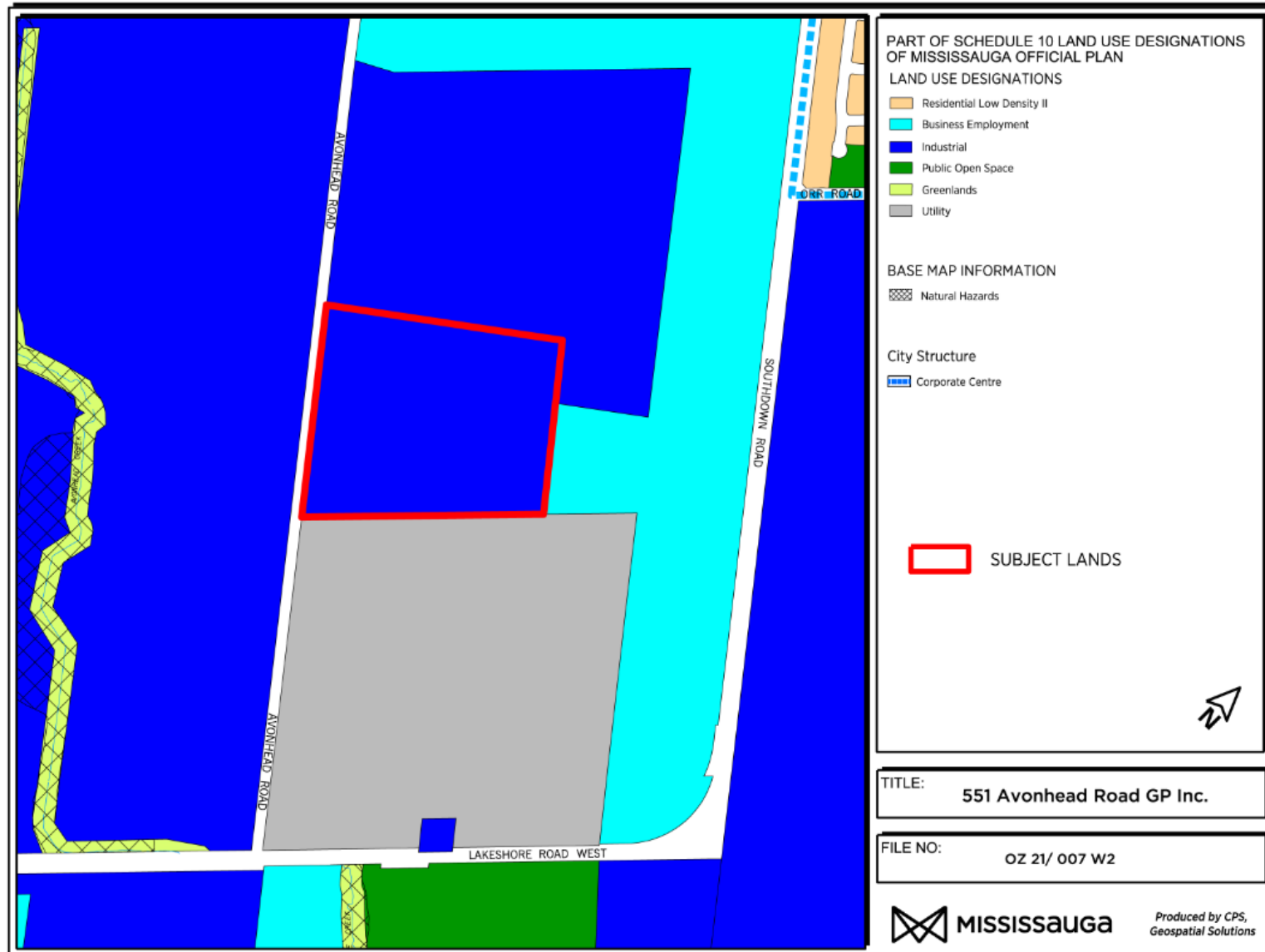
Mississauga Official Plan

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to changes resulting from the recently released Growth Plan, 2019 and Amendment No. 1 (2020).

Existing Designation

The lands are located within the Southdown Employment Character Area and are designated **Industrial**. The **Industrial** designation permits a variety uses including warehousing and distribution facilities.

The subject property is not located within a proposed Major Transit Station Area (MTSA).



Excerpt of Southdown Employment Character Area

Relevant Mississauga Official Plan Policies

The following policies are applicable in the review of this application. In some cases the description of the general intent summarizes multiple policies.

	General Intent
Chapter 5 Direct Growth	<p>Mississauga will establish strategies that protect, enhance and expand the Green System. (Section 5.2.1)</p> <p>Mississauga will promote and encourage the restoration of natural forms, functions and linkages. (Section 5.2.2)</p> <p>Mississauga will maintain an adequate supply of lands for a variety of employment uses to accommodate existing and future employment needs (5.3.6.1)</p> <p>Mississauga will maintain a sustainable, diversified employment base by providing opportunities for a range of economic activities. (Section 5.3.6.2)</p>
Chapter 6 Value The Environment	<p>Buffers are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and Natural Hazard Lands. Buffers will be determined on a site specific basis as part of an Environmental Impact Study to the satisfaction of the City and conservation authority. (Section 6.3.7 and Section 6.3.8)</p> <p>The exact limit of components of the Natural Heritage System will be determined through site specific studies such as an Environmental Impact Study. (Section 6.3.10)</p> <p>Minor refinements to the boundaries of the Natural Heritage System may occur through Environmental Impact Studies, updates of the Natural Heritage System, or other appropriate studies accepted by the City without amendment to this Plan. Major boundary changes require an amendment to this Plan. (Section 6.3.11)</p> <p>The Natural Heritage System will be protected, enhanced, restored and expanded by ensuring that development in or adjacent to the Natural Heritage System protects and maintains natural heritage features and their ecological functions and placing those areas into public ownership. (Section 6.3.24.a & b)</p> <p>Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long term protection. (Section 6.3.26)</p> <p>Development and site alteration will not be permitted within or adjacent to Natural Green Spaces, Linkages and Special Management Areas unless it has been demonstrated that there will be no negative impact to the natural heritage features and their ecological functions and opportunities for their protection, restoration, enhancement and expansion have been identified. This will be demonstrated through a study in accordance with the requirements of the Environmental Assessment Act. When not subject to the Environmental Assessment Act, an Environmental Impact Study will be required. (Section 6.3.2)</p>

	General Intent
Chapter 7 Complete Communities	New development will be compatible with the physical, social and environmental attributes of the existing community. (Section 7.6.1.5)
Chapter 9 Build A Desirable Urban Form	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System. (Section 9.1.1)</p> <p>Development within Employment Areas and Special Purpose Areas will promote good urban design that respects the function of the area (Section 9.1.4)</p> <p>Development will be sensitive to the site and ensure that Natural Heritage Systems are protected, enhanced and restored. (Section 9.2.3.1)</p> <p>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area. (9.5.1.1)</p> <p>Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the Natural Heritage System. (Section 9.5.1.2a)</p> <p>High quality, diverse and innovative design will be promoted in a form that reinforces and enhances the local character, respects its immediate context and creates a quality living or working environment. (9.5.2.1)</p>
Chapter 11 General Land Use Designations	<p>In addition to the Uses Permitted in all Designations, lands designated Industrial will also permit the following uses:</p> <p>m. Manufacturing y. Distribution, warehousing and wholesaling (Section 11.2.12.1)</p> <p>Accessory uses will generally be limited to a maximum of 20% of the total Gross Floor Area. (Section 11.2.12.3)</p>
Chapter 19 Implementation	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; that a municipal comprehensive review of the land use designation or a five year review is not required; the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant. (Section 19.5.1)

Relevant Southdown Local Area Plan Policies

	General Intent
Section 10 Land Use - Industrial	<p>a. existing industrial operations, including existing outdoor processing and outdoor storage will be permitted to continue.</p> <p>b. notwithstanding the Industrial policies of this Plan, the following uses will not be permitted:</p> <ul style="list-style-type: none"> • trucking terminals; • waste processing station or waste transfer stations and composting facilities; and • expansions to or new outdoor processing; and <p>c. outdoor storage of materials, except extracted resources, such as, but not limited to, salt and sand, will be within enclosed containers, a structure with a minimum of three sides and a roof, or otherwise covered to mitigate the effects of dust or particulate matter that may be detrimental to other businesses or neighbouring areas. (Section 10.2)</p>

Mississauga Zoning By-law

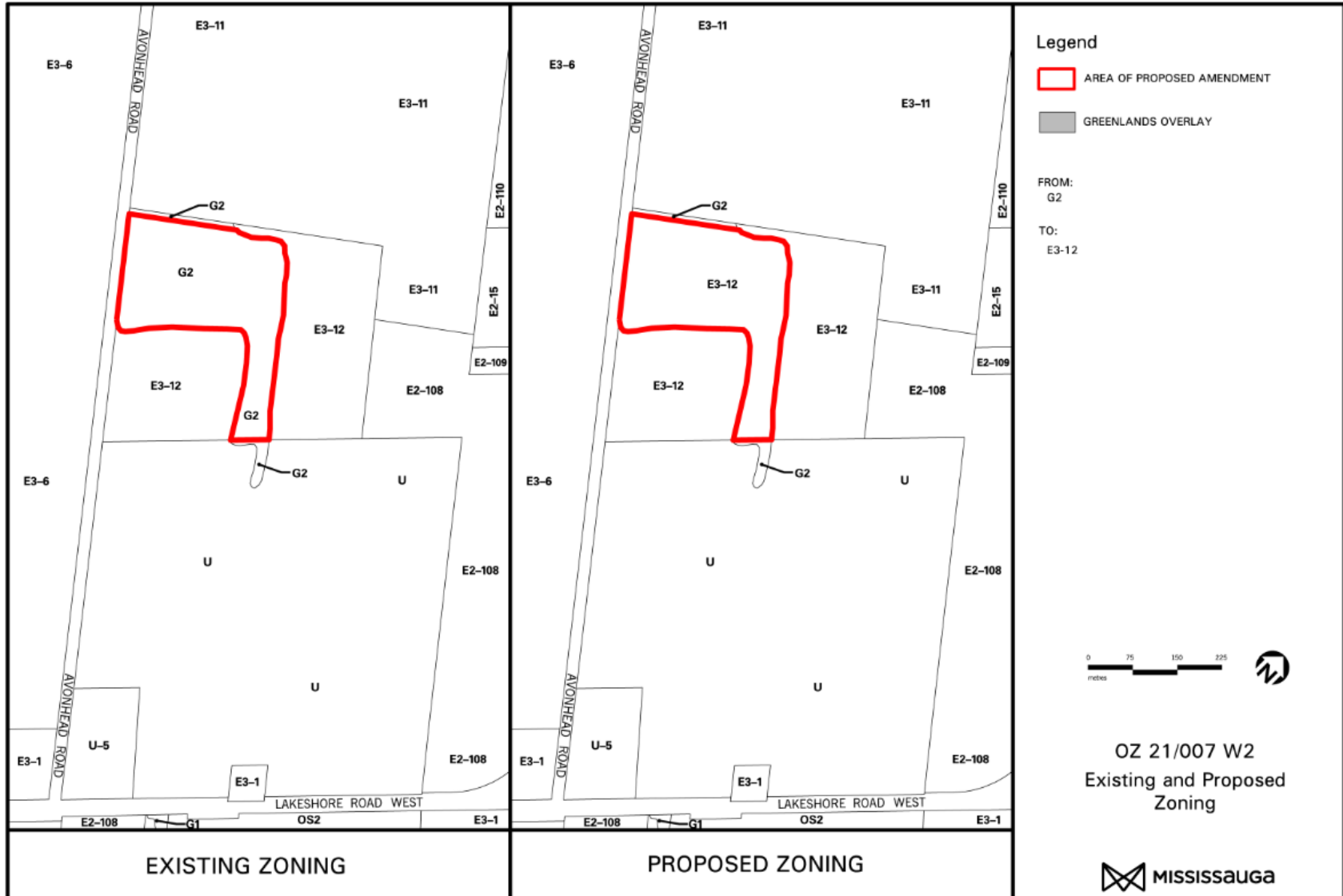
Existing Zoning

The subject property is currently zoned **E3-12** (Industrial –Exception) and **G2** (Greenlands – Natural Features). The **E3-12** zone permits manufacturing, warehousing and distribution facilities, and other employment, office and commercial uses. However, the exception zone does not permit a transportation facility, truck terminal, waste processing station, waste transfer station and composting facility. The **G2** zone only permits a natural protection area and natural heritage features and conservation area.

Proposed Zoning

The applicant is proposing to zone the entire property **E3-12** to permit 2 one storey industrial buildings.

Through the processing of the application staff may recommend a more appropriate zone category for the development in the Recommendation Report.



Excerpt of Zoning Map

Proposed Zoning Regulations

Zone Regulations	Existing E3-12 Zone Regulations	Existing G2 Zone Regulations	Proposed Amended Zone Regulations
Permitted Uses	Warehouse/Distribution Facility	Natural Protection Area and Natural Heritage Features and Conservation Area.	Warehouse/Distribution Facilities
Minimum Front Yard	7.5 m (24.6 ft.)	n/a	4.45 m (14.6 ft.)
	Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

5. Community Questions and Comments

No community meetings were held and no written comments were received by the Planning and Building Department.

6. Development Issues

The following is a summary of comments from agencies and departments regarding the application:

Agency / Comment Date	Comments
Region of Peel (September 1, 2021)	A Functional Service Report (FSR) was submitted; however, additional information has been requested regarding the hydro flow test and fire flow calculations.
Peel District School Board (August 12, 2021)	Peel District School has reviewed the application and has no comment as this is a non-residential development, no students are anticipated.
Credit Valley Conservation Authority (CVC) (October 18, 2021)	<p>The property is located within CVC's regulated area due to the presence of CVC regulated wetlands. A CVC permit is required for the proposed development.</p> <p>CVC notes that staff are reviewing the submitted material and will send our engineering/ecology comments directly to the applicant.</p>
City Community Services Department – Park Planning Section (October 18, 2021)	<p>In comments dated October 18, 2021, Park Planning recommends revisions within the submitted Environmental Impact Statement (EIS) to determine the appropriate development limits, natural heritage features, and associated buffers. The proposed development seeks to remove a large portion of the City's Natural Heritage System to facilitate development. This Department may recommend the dedication of environmentally sensitive lands to the City. Should this application be approved, hoarding and fencing of these features will be required of the applicant. Additionally, securities may be required for clean up, restoration, hoarding protection, and fencing.</p> <p>Prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>
Economic Development Office (August 19, 2021)	The Economic Development Office has reviewed the application and advises that there are no comments or concerns from an economic development perspective.

Agency / Comment Date	Comments
City Transportation and Works Department (September 10, 2021)	<p>Technical reports and drawings have been submitted and are under review to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.</p> <p>Based on a review of the materials submitted to date, the owner has been requested to provide additional technical details and revisions prior to the City making a recommendation on the application, as follows:</p> <p><u>Stormwater</u></p> <p>A Storm Management and Functional Servicing Report prepared by a.m. candaras associates inc. dated June 10, 2021 was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, watercourses, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. Mitigation measures may include improvements to existing stormwater servicing infrastructure, new infrastructure, and/or on-site stormwater management controls, i.e. infiltration trenches, stormwater re-use for landscape irrigation and/or permeable pavers.</p> <p>The ultimate storm sewer outlet for these lands is the existing storm sewer system located on Lakeshore Rd. W. The proposal is to adequately provide storm drainage to service the development lands, and to implement on-site sustainable stormwater management controls to limit post-development discharge.</p> <p>The applicant is required to provide further technical information to demonstrate:</p> <ul style="list-style-type: none"> • feasibility of the proposed storm sewer, infiltration trench and outlet; • downstream capacity; • accommodate any extremal flow from the adjacent properties; • how groundwater will be managed on site; and • that there will be no impact to the City's existing drainage system <p><u>Traffic</u></p> <p>A traffic impact study (TIS), prepared by GHD Limited and dated June 2021, was submitted in support of the proposed development and a full review and audit was completed by Transportation and Works staff. Should the development proposal change, an updated study will be required for review.</p> <p>The applicant is required to provide the following information as part of subsequent submissions, to the satisfaction of the Transportation and Works Department:</p> <ul style="list-style-type: none"> • Provide the future property line due to the road allowance widening towards the ultimate 26.0 m (85.3 ft) right-of-way of Avonhead Road as identified in the Official Plan; • Provide satisfactory plans for a future road network including right of way widths and road configuration;

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> • Provide necessary provisions for the inclusion of a future municipal sidewalk; and, • Address any traffic concerns from the Community related to the proposed development. <p><u>Environmental Compliance</u> Based on the Phase One ESA and Phase Two ESA reports both dated September 10, 2020 provided by EXP Services Inc., prior to a Recommendation meeting, the following is required:</p> <ul style="list-style-type: none"> • RAP – Remediation Action Plan • Clarification of land dedication • Dewatering commitment letter • Reliance letter • Confirmation of well decommissioning <p><u>Noise</u> The Noise Study evaluates the potential impact to and from the development, and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic and stationary sources and will require noise warning clauses in the development agreement.</p> <p><u>Engineering Plans/Drawings</u> The applicant has submitted a number of technical plans/drawings (i.e. Grading Plan with City benchmark, Servicing Plan, FSR, cross-section showing groundwater elevation, etc.), which need to be revised in accordance with City Standards and as part of subsequent submissions.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Alectra - City of Mississauga, Arborist – City Property - City of Mississauga, Arborist – Private Property - Bell Canada - Canada Post Corporation - Canadian National Railway - CS Viamonde - Dufferin Peel Catholic District School Board - City of Mississauga, Fire - City of Mississauga, Heritage Planning - Greater Toronto Airport Authority - Hydro One Network - City of Mississauga, Traffic - Rogers Cable

Agency / Comment Date	Comments
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Enbridge - City of Mississauga, Transit - Trillium Health Partners

Development Requirements

There are engineering matters including: grading, environmental, engineering, servicing and stormwater management that will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

7. Section 37 Community Benefits (Bonus Zoning)

Section 37 community benefits (bonus zoning) is not considered applicable for the current proposal as no official plan amendment is required and the net increase in height and density above existing zoning permissions does not meet the eligibility requirements of Corporate Policy 07-03-01 – Bonus Zoning.

8. Next Steps

Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Is there a natural feature that will be affected by the proposed development?
- Is the removal of the **G2** zone a minor refinement to the Natural Feature identified in Schedule 3 of the Mississauga Official Plan?

Upon satisfying the requirements of various City departments and external agencies, the Planning and Building Department will bring forward a recommendation report to a future Planning and Development Committee meeting. It is at that meeting that the members of the Committee will make a decision on the application.