

## Detailed Information and Preliminary Planning Analysis

**Owner: Ernesto Rambaldini and Miron Lisa Anne**

**2045 Heartwood Court**

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## 1. Proposed Development

The applicant proposes to develop the property to permit one new lot and a detached dwelling. 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: November 30, 2021 Deemed complete: January 20, 2022	
Developer/ Owner:	Rambaldini Ernesto and Miron Lisa Anne	
Applicant:	Urban in Mind	
Number of units:	1 additional lot	
Anticipated Population:	3.54* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
resident spaces	2	N/A
visitor spaces	0	N/A
Total	N/A	N/A
Green Initiatives:	<ul style="list-style-type: none"> <li>Additional planting</li> </ul>	

### 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>:

- Survey

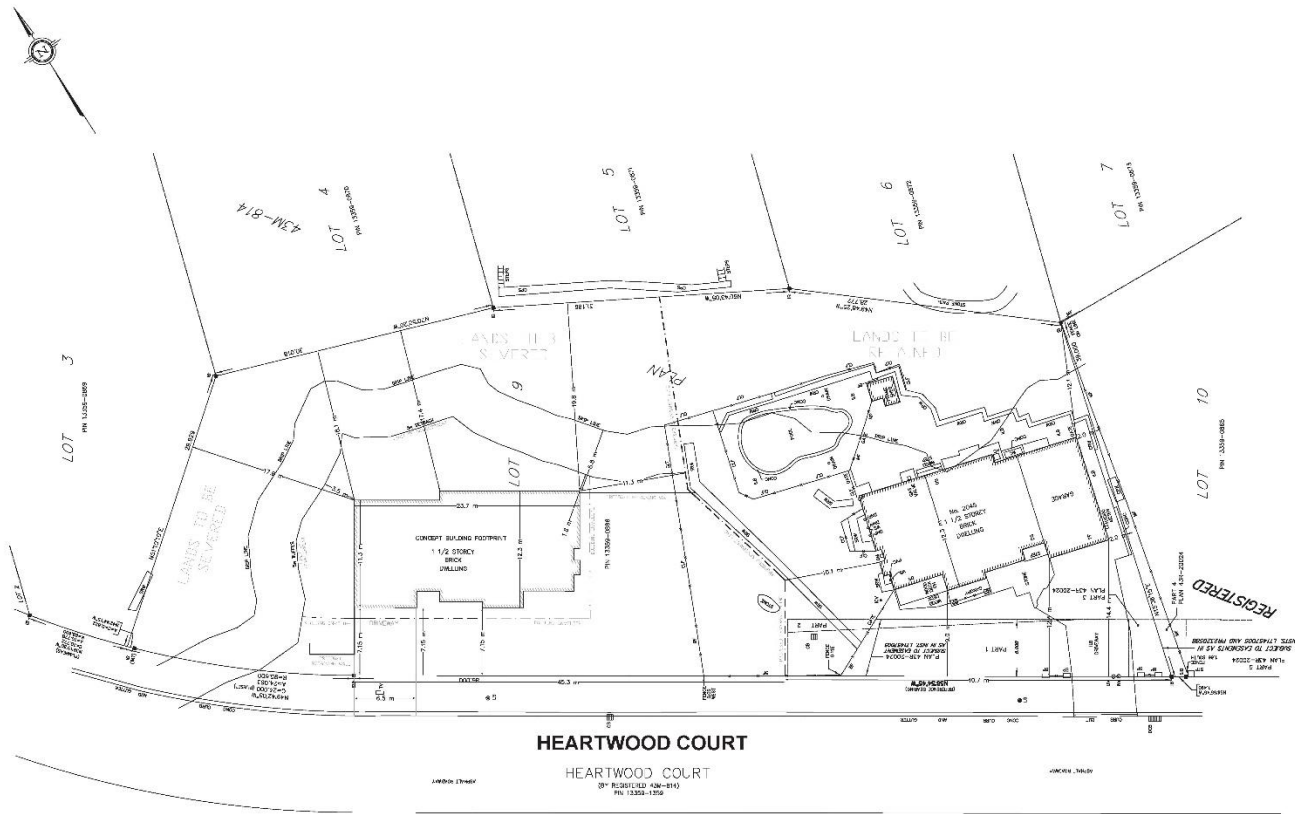
- Concept Site Plan
- Site Servicing and Grading Plan
- Tree Preservation Plan
- Arborist Report
- Easements/Restrictions on Title
- Draft Zoning By-law Amendment
- Planning Justification Report
- List of Low Impact Design Features
- Scoped Environmental Impact Study
- Functional Servicing and Stormwater Management Report
- Phase I Environmental Site Assessment

### 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 7 of this appendix and are to be addressed in future resubmissions of the application.

A pre-application community meeting was held by Ward 7 Councillor, Dipika Damerla on October 26, 2021. Refer to Section 6 of this appendix for a summary of comments received at the community meeting and from written submissions received about the application.

Concept Plan



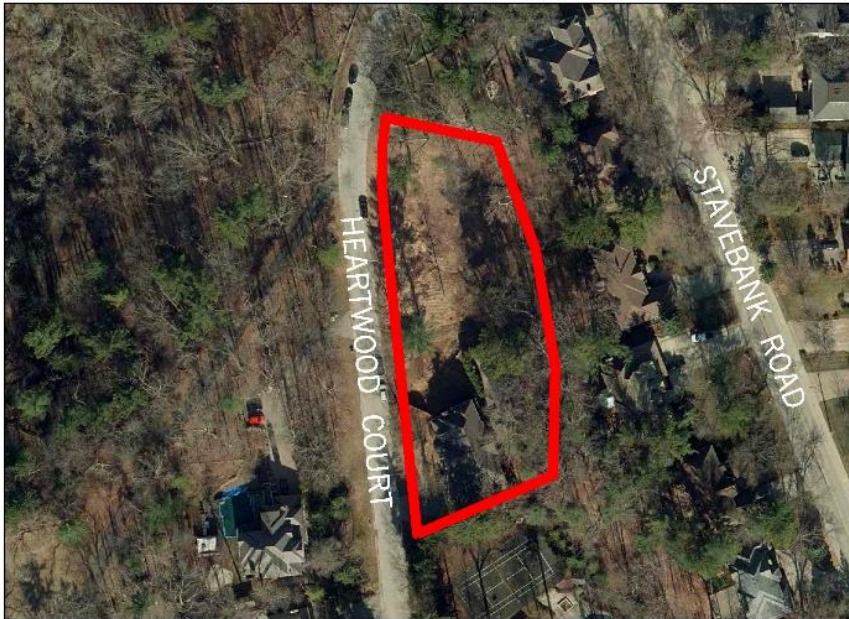
Concept Plan

## 2. Site Description

### Site Information

The property is located within the Erindale Neighbourhood Character Area north of the QEW highway, west of Stavebank Road. The area contains detached homes and other residential and community uses. The site is currently occupied by one detached home on a large lot.

Property Size and Use	
Frontages:	86 m (282 ft.)
Depth:	39 m (128 ft.)
Gross Lot Area:	0.37 ha (0.92 ac.)
Existing Uses:	One detached home to remain.



Aerial Photo of 2045 Heartwood Court



Image of existing conditions facing northeast

## Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **R1-13** (Detached Dwellings – Typical Lots) which permits detached homes.
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are designated **Residential Low Density I** in the Erindale Neighbourhood Character Area.

## 3. Site Context

### Surrounding Land Uses

Detached homes are located to the north, east and south of the subject lands. The Credit River is located to the west and the QEW is located further south of the subject lands.

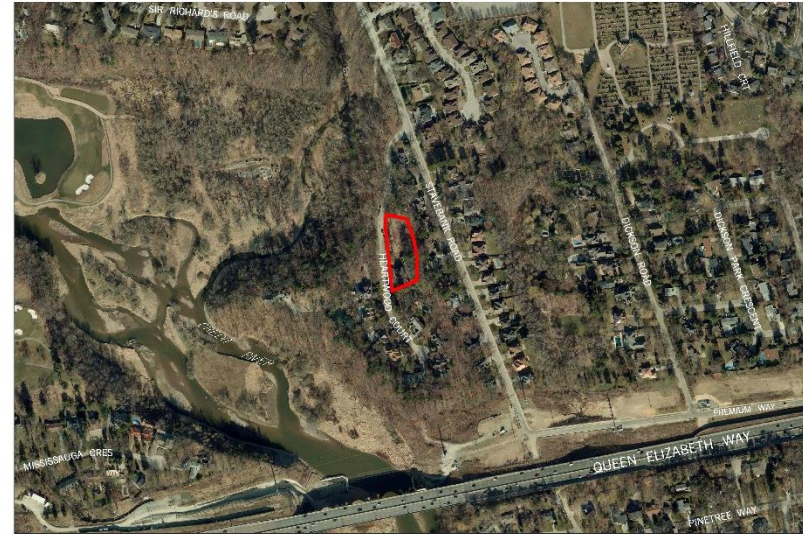
The surrounding land uses are:

- North: Credit River and detached homes  
 East: Detached homes  
 South: Detached homes and QEW highway  
 West: Credit River

### Neighbourhood Context

The site is located north of the QEW, west of Stavebank Road in the Erindale Neighbourhood Character Area. The

surrounding area consists of detached homes, the Credit River and QEW highway. The area along Heartwood Court was largely developed during the 1990s.



Aerial Photo of 2045 Heartwood Court

### Demographics

Based on the 2016 census, the existing population of the Erindale Neighbourhood area is 22,180 with a median age of this area being 42 (compared to the City's median age of 40). 68% of the neighbourhood population are of working age (15 to 64 years of age), with 16% children (0-14 years) and 16% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 22,800 and 22,900 respectively.

The average household size is 3 persons with 18% of people living in apartments in buildings that are five storeys or more. The mix of housing tenure for the area is 5,545 units (74%) owned and 1,900 units (26%) rented with a vacancy rate of approximately 0.8%\* and 0.9%\*. In addition, the number of jobs within this Character Area is 1,295. Total employment combined with the population results in a PPJ for Erindale Neighbourhood of 29 persons plus jobs per ha (12 persons plus jobs per ac.).

\*Please note that vacancy rate data does not come from the census. This information comes from CMHC which demarcates three geographic areas of Mississauga (Northeast, Northwest, and South). This specific Character Area is located within the South and Northeast geography. Please also note that the vacancy rate published by CMHC is ONLY for apartments.

### **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. The site is not currently serviced by or in proximity to MiWay transit service.

#### 4. Summary of Applicable Policies, Regulations and Proposed Amendment

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

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.

<b>Policy Document</b>	<b>Legislative Authority/Applicability</b>	<b>Key Policies</b>
<b><i>Provincial Policy Statement (PPS)</i></b>	<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>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3)</p> <p>Natural features and areas shall be protected for the long term. (PPS 2.1.1)</p>
<b><i>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</i></b>	<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>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>
<b>Greenbelt Plan</b>	<p>Mississauga is not located within the Greenbelt Area and therefore the <i>Greenbelt Act</i>, 2005 does not apply in Mississauga. However, the Greenbelt Plan does recognize natural heritage systems contained within the Greenbelt are connected to systems beyond the Greenbelt, including the Credit River.</p> <p>The portion of the lands which forms part of the Credit River and associated valleylands is captured within the <b>Urban River Valleys</b> designation of the Greenbelt Plan.</p> <p>Until such time as the portion of the lands within the Urban River Valleys designation come into the City's ownership, the policies of the Greenbelt Plan do not apply.</p>	<p>Only publicly owned lands are subject to the policies of the Urban River Valley designation. Any privately owned lands within the boundary of the Urban River Valley area are not subject to the policies of this designation. (Greenbelt Plan 6.2.1)</p>
<b>Region of Peel Official Plan (ROP)</b>	<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.</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>



### **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).

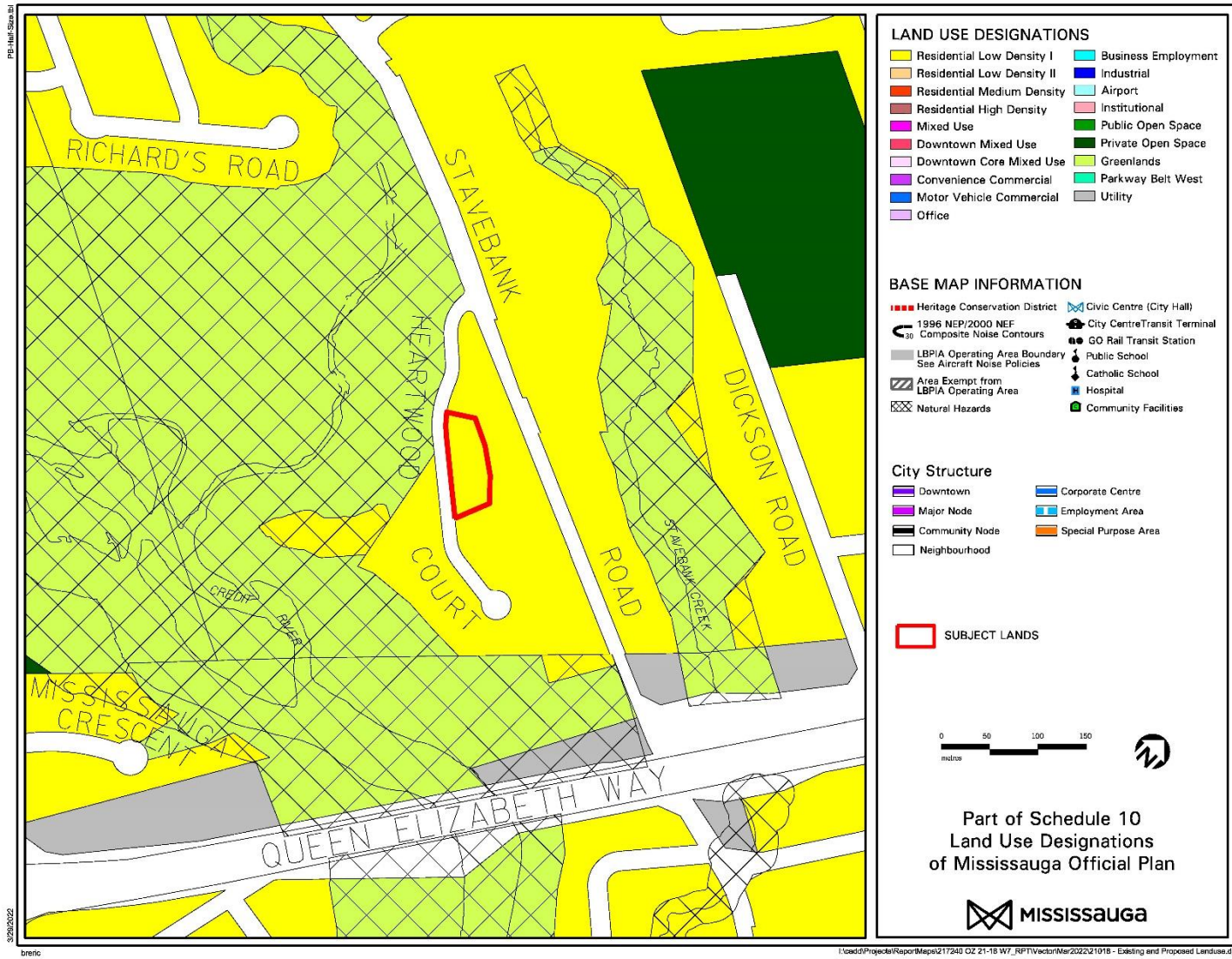
### **Existing Designation**

The lands are located within the Erindale Neighbourhood Character Area and are designated **Residential Low Density I**. The **Residential Low Density I** designation permits detached, semi-detached and duplex homes.

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

### **Proposed Designation**

The applicant is not proposing to change the designation from **Residential Low Density I**.



Excerpt of Erindale Neighbourhood 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.

	<b>General Intent</b>
<b>Chapter 5 Direct Growth</b>	<p>Mississauga will protect and conserve the character of stable residential Neighbourhoods. (Section 5.1.7)</p> <p>Mississauga will establish strategies that protect, enhance and expand the Green System. (Section 5.2.1)</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. (Section 5.3.5.1)</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan. (Section 5.3.5.5)</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale. (Section 5.3.5.6)</p>
<b>Chapter 6 Value The Environment</b>	<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>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 &amp; 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 erosion hazards associated with valleylands and watercourse features. In addition, development and site alteration must provide appropriate buffer to erosion hazards, as established to the satisfaction of the City and conservation authority. (Section 6.3.47)</p>
<b>Chapter 7 Complete Communities</b>	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering</p>

	<b>General Intent</b>
	<p>services, while meeting the housing needs and preferences of Mississauga residents. (Section 7.2.1)</p> <p>Mississauga will provide opportunities for:</p> <ol style="list-style-type: none"> <li>a. the development of a range of housing choices in terms of type, tenure and price;</li> <li>b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and</li> <li>c. the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2)</li> </ol> <p>When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3)</p>
<b>Chapter 9 Build A Desirable Urban Form</b>	<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>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Section 9.1.3)</p> <p>Neighbourhoods are stable areas where limited growth is anticipated. Where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required. (Section 9.2.2)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ol style="list-style-type: none"> <li>a. Respect existing lotting patterns;</li> <li>b. Respect the continuity of front, rear and side yard setbacks;</li> <li>c. Respect the scale and character of the surrounding area;</li> <li>d. Minimize overshadowing and overlook on adjacent neighbours;</li> <li>e. Incorporate stormwater best management practices;</li> <li>f. Preserve mature high quality trees and ensure replacement of the tree canopy; and</li> <li>g. Be designed to respect the existing scale, massing, character and grades of the surrounding area. (Section 9.2.2.3)</li> </ol>
<b>Chapter 11 General Land Use Designations</b>	<p>Lands designated Greenlands are associated with natural hazards and/or natural areas where development is restricted. (Section 11.2.3.1)</p> <p>Permitted uses on Greenlands include conservation related uses, including flood control and/or erosion management, passive recreational uses are also permitted. (Section 11.2.3.2)</p> <p>In addition to the Uses Permitted in all Designations, lands designated Residential Low Density I will also permit the following uses:</p> <ul style="list-style-type: none"> <li>• Detached dwelling;</li> <li>• Semi-detached dwelling; and</li> <li>• Duplex dwelling (Section 11.2.5.3)</li> </ul>
<b>Chapter 16 Neighbourhoods</b>	<p>For lands within Neighbourhoods, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements. (Section 16.1.1.1)</p>
<b>Chapter 19 Implementation</b>	<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"> <li>• 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;</li> </ul>

	General Intent
	<ul style="list-style-type: none"> <li>• that a municipal comprehensive review of the land use designation or a five year review is not required;</li> <li>• the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>• 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)</li> </ul>

**Mississauga Zoning By-law**

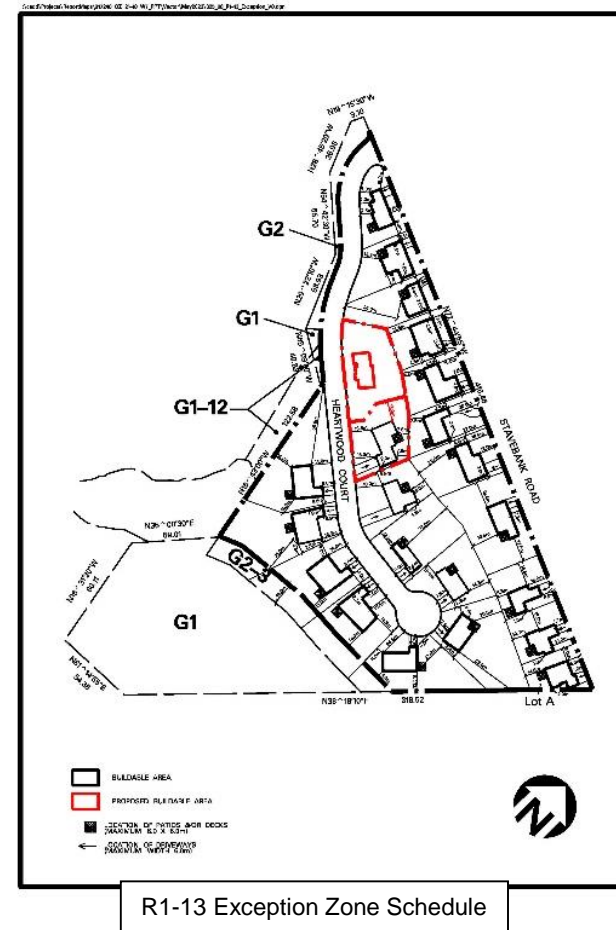
**Existing Zoning**

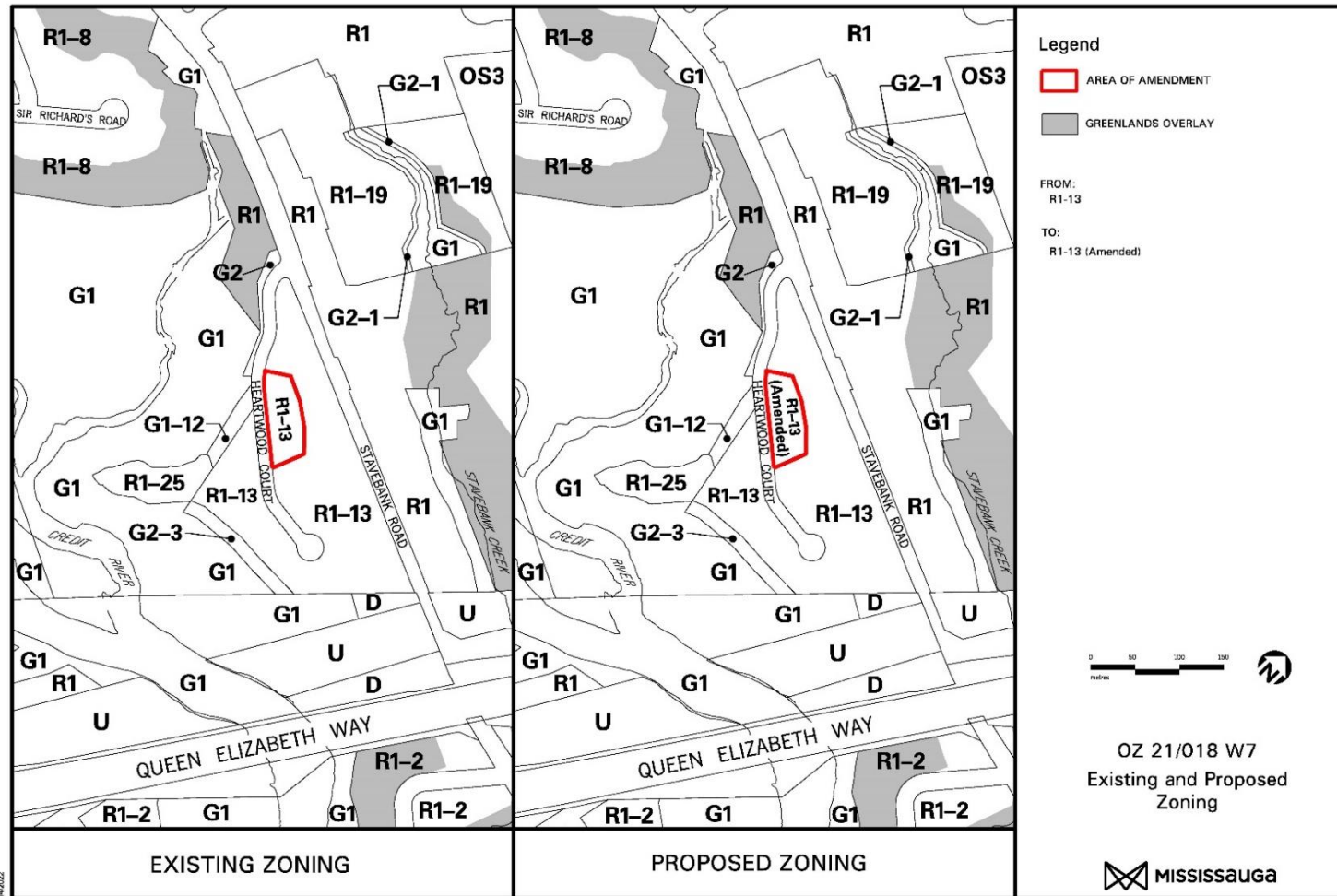
The site is currently zoned **R1-13** (Detached Dwellings – Typical Lots) which permits detached homes within defined buildable areas. Development outside of the buildable area is prohibited for tree protection purposes. The tree preservation areas associated with the subject lands have been impacted through tree removals due to disease and other circumstances. This rezoning application seeks to create a new lot for a detached dwelling with a defined building envelope. If the rezoning application is approved, the lands will be subject to a severance application.

**Proposed Zoning**

The applicant is proposing to zone the property **R1 – 13** (Amended) (Detached Dwellings – Typical Lots) to permit one new detached home.

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





Excerpt of Zoning Map 15

### Proposed Zoning Regulations

Zone Regulations	Existing R1 Zone Regulations	Existing R1-13 Zone Regulations	Proposed Amended Zone Regulations
Minimum Front Yard – Interior lot	9.0 m (29.5 ft.)	Varies per lot	To be determined through buildable area
Garage face – interior lot	9.0 m (29.5 ft.)	Varies per lot	To be determined through buildable area
	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.		

### Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019) and Amendment No. 1 (2020), *Provincial Policy Statement (2020)*, Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more requiring an official plan amendment or rezoning for additional height and/or density beyond as-of-right permissions will be required to demonstrate how the proposed development is consistent with/conforms to Provincial, Regional

and City housing policies. The City's official plan indicates that the City will provide opportunities for the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are contained in the Region of Peel Housing and Homelessness Plan 2018-2028 <https://www.peelregion.ca/housing/housinghomelessness/pdf/plan-2018-2028.pdf>.

To achieve these targets, the City is requesting that a minimum of 10% of new ownership units be affordable. The 10% contribution rate will not be applied to the first 50 units of a development. The contribution may be in the form of on-site or off-site units, land dedication, or financial contributions to affordable housing elsewhere in the city. As this proposal is less than 50 units, the requirement for affordable housing will not apply.

## 5. School Accommodation

### The Peel District School Board

Student Yield	School Accommodation		
1 Kindergarten to Grade 6	Cashmere P.S.	Queen Elizabeth P.S	Port Credit S.S.
1 Grade 7 to Grade 8	Enrolment: 321	Enrolment: 342	Enrolment: 1,333
1 Grade 9 to Grade 12	Capacity: 461 Portables: 0	Capacity: 262 Portables: 2	Capacity: 1,203 Portables: 7

### The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
1 Kindergarten to Grade 8	Mary Fix CES	St. Martin CSS
1 Grade 9 to Grade 12	Enrolment: 231 Capacity: 245 Portables: 10	Enrolment: 1,011 Capacity: 1,026 Portables: 0

## 6. Community Questions and Comments

A community meeting was held by Ward 7 Councillor, Dipika Damerla on October 26, 2021. Approximately 15 residents were in attendance.

The following comments made by the community as well as any

others raised at the public meeting will be addressed in the Recommendation Report, which will come at a later date.

- The application should not be permitted as it will adversely impact an environmentally sensitive area
- The applicant removed trees illegally



## 7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (March 29, 2022)	<p>Municipal water infrastructure consists of a 150 mm (6.0 in.) water main located on Heartwood Court.</p> <p>The sanitary sewer on Heartwood Court is a forcemain. The Region's current standards do not permit new connections into forcemains. Therefore, the newly created lot will not have frontage onto adequate municipal sanitary sewer. The sanitary sewer forcemain on Heartwood Court was built through the subdivision application (as-built in 1991) and service laterals were installed with the installation of the forcemain. The closest gravity sewer is on Stavebank but connection to that sewer will require a servicing application to the Region, an evaluation by the owners consulting engineer, a private servicing easement and other agreements or requirements may apply.</p> <p>An updated Functional Servicing Report is required.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (February 2022)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements.</p>
City Community Services Department – Park Planning Section (March 23, 2022)	<p>A scoped Environment Impact Study (EIS) (prepared by Terrastory Environmental Consulting), dated August 6, 2021, in support of this development is to be updated to reflect that the significant woodland boundary and should be based on the 2018 dripline as shown in Figure 2. The EIS is to be revised to include the location of the regionally significant Stavebank Oak Woods ESA in the mapping and more discussion around the presence of wetland features (e.g. natural green space) on the subject site is required. Staff advises that there does not appear to be sufficient space located outside of the tree preservation area to support a severance and the creation of a new buildable area. The proposed severance would lead to a loss in the extent of the existing tree preservation area. The significant woodland disturbed by prior tree removal activities should be considered for rehabilitation and enhancement to restore woodland functions.</p>
Credit Valley Conservation (CVC) Authority (March 9, 2022)	<p>Please update the site plan with the following information:</p> <ul style="list-style-type: none"> <li>• Top-of-Bank, which is coincident with the south/west limit of paving associated with the ROW of Heartwood Court;</li> <li>• Cite the City of Mississauga Datum and relevant Benchmark;</li> <li>• Metric scaled drawing;</li> <li>• Signed and sealed by the qualified professional.</li> </ul>
City Transportation and Works Department (April 28, 2022)	<p>Stormwater</p> <p>A Functional Servicing and Stormwater Management Report dated November 3rd, 2021, prepared by Premier Engineering Solutions was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed</p>

Agency / Comment Date	Comments
	<p>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.</p> <p>The applicant is proposing to construct a new private internal storm sewer to service the development lands, with an outlet to the existing stormwater drainage easement flowing eastward through the adjacent properties, as well as implementing on-site stormwater management controls for the post-development discharge. Approval of the proposal will also be required from the Credit Valley Conservation Authority (CVC), as the lands are within the limits of their regulatory area.</p> <p>The applicant is required to provide further technical information to:</p> <ul style="list-style-type: none"> <li>• demonstrate the feasibility of the proposed storm sewer; and</li> <li>• demonstrate that the 5 mm water balance through Low Impact Development (LID) will be achieved; and</li> <li>• demonstrate that there will be no impact on the City's existing drainage system.</li> </ul> <p><b>Traffic</b>  As there are no proposed changes to the existing building or use of the lands, a traffic impact study is not required to be submitted for review as new trips generated to/from the site will be minimal. Any site-specific requirements can be addressed prior to consent approval, site plan approval, and/or issuance of the building permit.</p> <p><b>Environmental Compliance</b>  An Environmental Site Screening Questionnaire and Declaration (ESSQD) form, dated November 16, 2021, and a Phase I Environmental Site Assessment (ESA) report, dated February 23, 2021 and prepared by MTE Consultants Inc., were submitted in support of the proposed development. The Phase I ESA report indicates no potential for contamination on the subject property and the ESSQD form indicates a Record of Site Condition (RSC) has been completed. However, the Ministry of the Environment, Conservation, and Parks Environmental Site Registry did not list an RSC for the subject property.</p> <p>The applicant is required to provide the following:</p> <ul style="list-style-type: none"> <li>• Updated ESSQD form regarding the RSC filing, as appropriate;</li> <li>• A letter of reliance for the Phase I ESA report; and</li> <li>• A Temporary Discharge to Storm Sewer Commitment Letter.</li> </ul> <p><b>Noise</b>  As there are no proposed changes to the existing building or land use, a noise study is not required for this development. The proposed development, a single residential home, is not expected to generate any significant new sources of noise. Site-specific requirements can be addressed prior to site plan approval or the issuance of a building permit.</p> <p><b>Engineering Plans/Drawings</b>  The applicant has submitted a number of technical plans and drawings, which are to be revised as part of subsequent submissions, in accordance with City standards. The applicant is also required to provide additional information in regards to existing easements, and to address comments from both the City and Region in regards to any proposed easements required for the proposed servicing concept.</p>

Agency / Comment Date	Comments
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"> <li>- Alectra Utilities</li> <li>- Arborist – City Property, Community Services Department</li> <li>- Arborist – Private Property, Community Services Department</li> <li>- Arborist – Streetscape, Community Services Department</li> <li>- Fire Prevention, Community Services Department</li> <li>- Heritage Planner, Community Services Department</li> <li>- Public Art Coordinator, Community Services Department</li> <li>- Canada Post</li> <li>- Enbridge</li> <li>- Greater Toronto Airport Authority</li> <li>- Ministry of Transportation</li> <li>- Rogers Cable</li> <li>- Trans-Northern Pipeline</li> <li>- Trillium Health Partners</li> </ul>

## Development Requirements

There are engineering matters including: grading, environmental, 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.

## 8. Next Steps

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

- Is the proposed development compatible with the existing

and planned character of the area?

- Are the proposed zoning by-law exception standards appropriate?
- Can the property be adequately serviced?
- Can the existing Tree Preservation Area be protected?

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 this meeting that the members of the Committee will make a decision on the applications.