

City of Mississauga Department Comments

Date Finalized: 2023-09-06 To: Committee of Adjustment From: Committee of Adjustment Coordinator	Files: B32.23, A309.23, A310.23 Ward: 6
	Meeting date:2023-09-14 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred to allow the applicant the opportunity for redesign.

Application Details

B32/23

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel has a frontage of approximately 18.20m (approx. 59.71ft) and an area of approximately 702.20sq.m (approx. 7558.42 sq.ft).

A309/23

The applicant requests the Committee to approve a minor variance on the subject property, being the severed lands of application B32/23, proposing:

1. A minimum lot area of 702.20sq m (approx. 7558.42 sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 750.00sq m (approx. 8072.93sq ft) in this instance; and,
2. A lot frontage of 18.20m (approx. 59.71ft) whereas By-law 0225-2007, as amended, permits a lot frontage of 22.50m (approx. 73.82ft) in this instance.

A310/23

The applicant requests the Committee to approve a minor variance on the subject property, being the retained lands of application B32/23, proposing:

1. A lot area of 699.63sq m (approx. 7530.75sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 750.00sq m (approx. 8072.93sq ft) in this instance;
2. A lot frontage of 19.02m (approx. 62.40ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (approx. 73.82ft) in this instance;
3. A driveway width of 17.10m (approx. 56.10ft) whereas By-law 0225-2007, as amended, permits a maximum lot frontage of 8.50m (approx. 27.89ft) in this instance;
4. A soft landscaped area in the front yard of 33.5% whereas By-law 0225-2007, as amended, requires a minimum soft landscaped area in the front yard of 40% in this instance;

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5. A front yard setback of 5.57m (approx. 18.27ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 9.00m (approx. 29.53ft) in this instance;
6. An area of an accessory structure of 54.32sq m (approx. 584.70sq ft) whereas By-law 0225-2007, as amended, permits a maximum area of 10.00sq m (approx. 107.64sq ft) in this instance; and,
7. A total area occupied by all accessory structures of 54.32sq m (approx. 584.70sq ft) whereas By-law 0225-2007, as amended, permits a maximum area occupied by all accessory structures of 30.00sq m (approx. 322.92sq ft) in this instance.

Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent
- The variance application approved under File(s) A309/23 & A310/23 must be finalized

Recommended Conditions and/or Terms of minor variance

- Variance(s) approved under file(s) A309/23 & A310/23 shall lapse if the consent application under file B32.23, A309.23, A310.23 is not finalized within the time prescribed by legislation.

Background

Property Address: 1776 Bristol Road West

Mississauga Official Plan

Character Area: East Credit Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R1- Residential

Other Applications: None

Site and Area Context

The subject property is located on Bristol Road West, east of where the road crosses over the Credit River. It has a lot area of +/- 1,398.59m² (15,054.29ft²) and currently contains a detached dwelling with a detached garage. The surrounding area contains a mix of uses including low density residential, a nursing home, a church and a parkland.

The applicant is proposing to sever the existing lot into two and requires variances for lot area, lot frontage, driveway width, soft landscaped area, front yard setback and accessory structure area.



Comments

Planning

Planning Act

Section 51 (24) of the *Planning Act* sets out the criteria for land division in the Province of Ontario. In evaluating such requests, the Committee needs to be satisfied that the proposal meets not only the criteria set out under Section 51(24), but also municipal requirements identify in local legislation.

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In evaluating such requests, the Committee needs to be satisfied that the proposal meets the four tests set out in the *Planning Act*.

Provincial Matters

The Provincial Policy Statement 2020 (PPS 2020) and Growth Plan for the Greater Golden Horseshoe promote efficient development and land use, directing the focus towards intensification and redevelopment. The proposal is consistent with the general directive in provincial policy.

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Staff comments concerning the applications for consent and the four tests to the minor variance request are as follows:

The applicant is proposing to sever the existing lot into two lots.

The subject property is located in the East Credit Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation only permits detached dwellings.

While Planning staff note that the proposed consent has regard for most of Section 51(24) of the Planning Act, as it is a suitable size for a residential use and is appropriately located within the municipality, staff are of the opinion that the proposed severance does not meet the criteria of 51(24)(d) & (h) of the Planning Act.

51(24)(d) states that the proposal shall have regard for the suitability of the land for the purposes for which it is to be subdivided. Staff note the unique topography and severe grade differential on the subject property create challenges for vehicular access and site manoeuvrability on the proposed severed lands. Further, Transportation & Works Staff have also noted in their comments that they have sight line concerns with the proposed driveway access onto Bristol Road West due to the large retaining wall at the northeasterly limits of the property and the road curvature. Staff further note the proposed access does not optimize roadway safety and efficiency and does not minimize vehicular and pedestrian conflicts.

51(24)(h) states the proposal shall have regard for the conservation of natural resources and flood control. Staff note the subject property is located within the slope hazard of the Credit River, below the top of bank of the Credit River valley, however new dwellings are not permitted within the slope hazard. Credit Valley Conservation Authority (CVC) staff noted the Credit River valley is considered part of the hazardous lands and CVC policy does not support the creation of new lots that extend into, or fragment ownership of hazardous land. The proposed severance would fragment ownership of the Credit River valley. Furthermore, CVC staff have identified there is not a sufficient building envelope outside of the slope hazard, with an appropriate buffer, that has been demonstrated for proposed future residential development on the proposed severed lot.

In regards to the requested variances, both the retained and severed parcels request a reduced lot area and lot frontage. The intent of both variances are to establish an appropriate lotting pattern and minimum standards for development. The lot area and lot frontage requested are minor in nature and ensure the subdivision of lands results in land that can be reasonably developed.

Variances 3 and 4 propose an increased driveway width and a reduction in soft landscaped area. The intent of the driveway width and soft landscaping area regulations in the by-law are to

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allow a driveway that can accommodate the parking required by the zoning by-law for each property, with the remainder of the front yard being soft landscaped area. The propose driveway, represents more than 80% of the lot frontage, thereby creating a significant amount of hardscaping in the front yard. Staff recommend the applicant consider a hammerhead design to facilitate efficient vehicular manoeuverability on the subject property.

Variance 5, 6, and 7 are all existing conditions on the subject property. Staff do not have concerns with the variances proposed.

Given the above, Planning staff are of the opinion that the criteria of Section 51(24) of the Planning Act are not met. Staff recommend the application be deferred for redesign.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We note that Transportation and Works Department is NOT supportive of this request and our concerns have been identified under the following Consent Application 'B'32/23 comments. Enclosed are a number of photos depicting the subject property.

This Department cannot support the applicant's request as submitted. The application and Site Plan submitted proposes a new lot on the severed lands with a new access onto Bristol Road West. Due to the unique topography of the lands, the significant grade differential between the proposed driveway and Bristol Road West, existing municipal sidewalk and the extensive heavily vegetated area, allowing a second driveway to this property at the proposed location creates sight visibility concerns. Bristol Road West across the subject property also has a road curvature which adds to our sight line concerns. In addition, and also of a significant concern is that here is a large retaining wall on a city easement at the northeasterly limits of the property which impedes sight visibility for oncoming traffic travelling in a westerly direction on Bristol Road West.

As per the City's Official Plan, vehicular accesses should be designed to minimize conflicts with active transportation modes. In this particular instance we would encourage the consolidation of the access to optimize roadway safety and efficiency, minimize vehicular and pedestrian conflicts and ensure sufficient space is available between driveways for signage, utilities, trees and other street appurtenances. In this regard we request that the proposal be redesigned to allow only one access onto Bristol Road West at the existing location. This would also necessitate the establishment of a private mutual access easement between the severed and residual parcels. In addition an operations and safety assessment would be required for the site access. The assessment should include pedestrian and vehicular sight line visibility with regards to ingress and egress. The traffic consultant should provide a terms of reference to the City's Traffic Planning section for review and receive confirmation prior to commencing the study. The terms of reference can be addressed to Trans.Projects@mississauga.ca.

Some additional requirements to be considered are that a hammerhead/turnaround facility(s) be constructed on site to allow vehicles to turn around internally and exit the driveway in a forward motion. An Access Modification Permit would be a requirement prior to any Building Permit issuance. Any costs incurred in providing any new driveway entrance to the subject lands or any modifications/reinstatement required would also be at cost to the owner, including any utility relocations.

Our records also indicate that there is an existing easement across a small portion of the frontage towards the northeasterly limits. This easement is in favour of the City of Mississauga and its purpose is to allow the City to carry out any maintenance works, reconstruct/repair the existing retaining wall and fencing, along with any works required.

Acknowledging that any requirements for a sanitary sewer will be under the jurisdiction of the Region of Peel, we have done a preliminary review and note that the closest sanitary sewer appears to be 100 M to the east on Bristol Road. We feel this requirement should also be taken into consideration in reviewing this request.

In view of the above noted concerns this department cannot support this application as submitted and the proposal should be redesigned to allow only one access to Bristol Road West.

For further information regarding the above noted comments, please contact Tony Iacobucci at (905) 615-3200 ext. 5129 or tony.iacobucci@mississauga.ca.





Appendix 2 – Zoning Comments

Zoning has no objection to the Consent application provided that the severed and retained lands comply with the provisions of Zoning By-law 0225-2007, as amended, with respect to, among other things, minimum lot frontage, minimum lot area, setbacks to the existing building(s), on site parking, etc., or alternatively, that any minor variance(s) is approved, final and binding and/or the demolition of any existing building(s) is complete.

We further advise that the proposed lot frontage is to be calculated in accordance with the following definition:

- The applicant is advised that Lot Frontage means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has no objections to the above noted consent application advises as follows:

The lands adjacent to the property are owned by the City of Mississauga, identified as Streetsville Public Cemetery (P-414), classified as a Significant Natural Area within the City's Natural Heritage System, and zoned OS3-4. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;

- b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

City of Mississauga Forestry Staff have attended the site and identified the following City owned tree(s) within the municipal boulevard on Bristol Road West:

- Norway Maple (28 cm DBH) – Good Condition – \$1,700.00

Should the application be approved, Community Services wishes to impose the following conditions:

1. All lands below the greatest environmental constraint at the rear of the property (top-of-bank, long-term stable slope, or natural features), including an associated 10 meter buffer, shall be gratuitously dedicated to the City for conservation purposes. Placing the natural hazard lands into public ownership will contribute to the protection and enhancement of the Natural Heritage System.
2. Prior to the preparation of plans, the applicant is to contact Community Services – Park Planning to coordinate a site visit for site staking with appropriate staff from the Conservation Authority and the City. The plans must identify the top-of-bank, Regional storm floodline, stable valley slope, and/or woodland boundary/dripline to the satisfaction of the pertinent Conservation Authority and the City.
3. A Environmental Impact Study (EIS) is to be submitted for review and approval. A checklist can be provided for reference upon request.
4. Submit a draft Reference Plan identifying the lands to be dedicated to the City.
5. Submit a Site Servicing Plan and Grading plan that is to the satisfaction of the Community Services Department.
6. Submit a Tree Preservation and Inventory Plan to the satisfaction of the Community Services Department.
7. Prior to the Greenlands dedication, the applicant is to provide written confirmation that the Transportation and Works Department has received and approved a Phase 1 and Phase 2 (if required) Environmental Site Assessment Report (ESA), together with a Record of Site Condition (RSC) for these dedicated lands. Both set of documents are to be prepared, signed, dated and sealed by a Professional Engineer.
8. A 1.5 metre high, black vinyl chain-link fence shall be built to current municipal standards. The fencing is to be located 0.15 metres inside the lands to be dedicated to the City.
9. The applicant shall provide fencing securities in the amount of \$6,875.00. The fencing will be erected and maintained to the satisfaction of the Community Services Department – Park Planning Section. Gates will not be permitted in the fence.

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10. Securities, in the amount of \$5,000.00, are to be provided to ensure the required clean-up, as well as the preservation and protection of the adjacent City owned lands to the satisfaction of the Community Services Department – Park Planning Section.
11. The applicant shall provide tree protection securities in the amount of \$1,700.00 for the preservation of the municipal trees.
12. The applicant shall provide a cash contribution of \$644.09 for the planting of seven (1) street trees on Bristol Road West. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Construction access from the adjacent park/greenlands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
4. Payment for street tree fees and charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga. Please contact Nicholas Rocchetti regarding the payment process.
5. Prior to the issuance of building permits, 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 the City's policies and by-laws.

Should further information be required, please contact Nicholas Rocchetti, Park Planning Assistant, Community Services Department at 905-615-3200 ext. 4659 or via email Nicholas.Rocchetti@mississauga.ca.

Appendix 4 – CVC

Re: City File No. B32/23, A309/23, A310/23

CVC File No. B23/032, A23/309-310

Umesh Ghanathe, Navayogitha Ghanathe and Lalitha Ghanathe

1776 Bristol Road West

Lot 3, Con 4 W

City of Mississauga

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the Provincial Policy Statement (2020);
2. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act* Section 28 regulation, to eliminate unnecessary delay or duplication in process;
3. Source Protection Agency – providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the *Clean Water Act*, as applicable.

CVC REGULATED AREA

Based on our mapping, the subject property is regulated due slope hazard associated with the Credit River. As such, the property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

PROPOSAL:

1. B23/032: It is our understanding that the applicant is requesting the Committee to approve to sever a parcel of land for the creation of new lot that has a frontage of approximately 18.20m (approx. 59.71ft) and an area of approximately 702.20sq.m (approx. 7558.42sq.ft).
2. A23/309: It is our understanding that the applicant is requesting the Committee to approve the following minor variances, being the severed lands of application B23/032:
 - a. A minimum lot area of 702.20sq m (approx. 7558.42 sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 750.00sq m (approx. 8072.93sq ft) in this instance; and,
 - b. A lot frontage of 18.20m (approx. 59.71ft) whereas By-law 0225-2007, as amended, permits a lot frontage of 22.50m (approx. 73.82ft) in this instance.
3. A23/310: It is our understanding that the applicant is requesting the Committee to approve the following minor variances, being the retained lands of application B23/032:
 - a. A lot area of 699.63sq m (approx. 7530.75sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 750.00sq m (approx. 8072.93sq ft) in this instance;
 - b. A lot frontage of 19.02m (approx. 62.40ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (approx. 73.82ft) in this instance;
 - c. A driveway width of 17.10m (approx. 56.10ft) whereas By-law 0225-2007, as amended, permits a maximum lot frontage of 8.50m (approx. 27.89ft) in this

instance;

d. A soft landscaped area in the front yard of 33.5% whereas By-law 0225-2007, as amended, requires a minimum soft landscaped area in the front yard of 40% in this instance;

e. A front yard setback of 5.57m (approx. 18.27ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 9.00m (approx. 29.53ft) in this instance;

f. An area of an accessory structure of 54.32sq m (approx. 584.70sq ft) whereas By-law 0225-2007, as amended, permits a maximum area of 10.00sq m (approx. 107.64sq ft) in this instance; and,

g. A total area occupied by all accessory structures of 54.32sq m (approx. 584.70sq ft) whereas By-law 0225-2007, as amended, permits a maximum area occupied by all accessory structures of 30.00sq m (approx. 322.92sq ft) in this instance.

COMMENTS:

As previously noted through pre-consultation with the applicant, based on information available in our office the property at 1776 Bristol Rd W in Mississauga is located within the slope hazard of the Credit River, below the top of bank of the Credit River valley. Based on review of the application materials submitted, there has not been consideration for the slope hazard associated with the Credit River.

Provincial and CVC policy directs development outside of hazardous lands which are impacted by erosion hazards. The Credit River valley is considered part of the hazardous lands. Further, CVC policy does not support the creation of new lots that extend into, or fragment ownership of hazardous land, in consideration of the long-term management concerns related to risks to life and property (Section 6.2 of CVC's Watershed Planning and Regulation Policies, 2010). The proposed severance would fragment ownership of the Credit River valley.

In accordance with our policies, any new lot would need to be located outside of the slope hazard, with an appropriate buffer. A sufficient building envelope outside of the slope hazard on the proposed lot to be created would be required to incorporate all necessary infrastructure (e.g., dwelling, driveway, accessory structures, etc.). Based on the plans provided, it has not been demonstrated that there is sufficient area outside the slope hazard (e.g., toe of slope plus appropriate buffer) for proposed future residential development on the proposed lot to be severed.

It should be noted that CVC staff are not the approval authority for *Planning Act* applications, including consents and minor variances. Further, the Committee of Adjustment is the approval authority for consent/severance applications. If the Committee determines that a severance can move forward/be approved on this property, a CVC permit will still be required prior to any development proposed on the lot to be severed or lot to be retained,

and would need to be in compliance with CVC's Watershed Planning and Regulation Policies.

As per previous pre-consultation comments, this would prove to be a challenge as new dwellings are not permitted within a slope hazard. The applicant may choose to undertake further investigation (i.e., geotechnical slope stability study) at their own expense to determine if there is a suitable building envelope for a new house outside the slope hazard with an appropriate buffer.

As noted above, a CVC permit would be required prior to any development proposed within the regulated area. New development would need to be sited outside of the slope hazard with an appropriate buffer. Generally, a minimum 10 metre buffer is added from the stable toe of slope for construction of a new house. Based on the current proposal, it does not appear that the slope hazard and appropriate buffers were considered in the siting of the proposed building envelope to meet CVC policies for new development.

Conclusion

As noted above, CVC staff have concerns with this proposal, as it did not include consideration of the slope hazard of the Credit River and does not meet Provincial or CVC policy. As such, CVC staff cannot clear our interests in the proposed severance and associated minor variances at this time.

Further, CVC staff would not be able to support a permit for a new dwelling within the slope hazard, and it has not been demonstrated that there is a suitable building envelope available on the proposed lot to be severed outside of the slope hazard with an appropriate buffer.

CVC staff are open to further discussion with the applicant regarding alternate development opportunities on the property.

We trust that these comments are sufficient. If you have any questions or concerns, please do not hesitate to contact the undersigned at 905-670-1615 (x 325) or trisha.hughes@cvc.ca.

Comments Prepared by: Trisha Hughes, Acting Senior Planner

Appendix 5 – Region of Peel

Consent and Minor Variance Applications: B-23-032M, A-23-309M, A-23-310M – 1776 Bristol Rd W

Development Engineering: Brian Melnyk (905)-791-7800 x3602

Comments:

- Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or

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retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

Planning: Patrycia Menko (905) 791-7800 x3114

Comments:

- The subject site is located in the regulated area of the Credit Valley Conservation Area (CVC). The subject land is also located within a Natural Area and Corridor (NAC) of the Greenlands Systems designated under Policy 2.14.18 of the Regional Official Plan (ROP). NACs are to be protected, restored, and enhanced for the long-term ecological function and biodiversity of the Greenlands System.
- We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and the impact of natural hazards on proposed development. We therefore request that CVC comments are shared with the Region and that the restrictions on *development* and *site alterations* as per ROP policy 2.14.39 c) are adequately considered and the creation of a new lot will present *no negative impacts*. Further, we request City staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.

Conditions:

- This proposal must conform to the Regional Official Plan to the satisfaction of the Region.

Comments Prepared by: Patrycia Menko, Junior Planner

Appendix A – CONDITIONS OF PROVISIONAL CONSENT

SHOULD THE COMMITTEE GRANT A PROVISIONAL CONSENT, THE FOLLOWING IS A LIST OF THE RECOMMENDED CONDITIONS TO BE ATTACHED TO THE DECISION AND THESE CONDITIONS MAY BE REVISED BY THE COMMITTEE AT THE PUBLIC MEETING.

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A" 309-310/23)
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated September 6, 2023.
5. A letter shall be received from the City of Mississauga, Park Planning, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated September 6, 2023.
6. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated September 1, 2023.
7. A letter shall be received from the Credit Valley Conservation indicating that satisfactory arrangements have been made with respect to payment of the "Review Fee", and their comments dated August 31, 2023.