



MISSISSAUGA

SCHEDULE A CONDITIONS OF APPROVAL

**APPROVAL DATE OF
DRAFT PLAN OF SUBDIVISION:** TBD

FILE: T-M19004 W10

SUBJECT: Draft Plan of Subdivision
Part of Lots 6, 7, 8 & 9, Concession 9, N.S.
West Side of Ninth Line, South of Derry Road,
North of Britannia
City of Mississauga
Derry Britannia South

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

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granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, is valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft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

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

(Insert Cash-in-Lieu note on Page 3 if applicable)

1. Approval of the draft plan applies to the plan dated April 20, 2023.
2. That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
3. That boundary of the final registered plan be amended to exclude Block 10 Condominium Townhouses, Block 13 Residential Reserve and Block 16 Residential Reserve on the Draft Plan dated April 20 2023 associated with file T-M19-004 W10, and include Block 10 Residential Reserve, Block 11 Residential Reserve, Block 15 Road Widening, Block 21 0.3m Reserve and Block 22 0.3m Reserve on the Draft Plan dated April 20 2023 associated with file T-M19003 W10.
4. The applicant/owner shall enter into a Subdivision Agreement including Municipal Infrastructure Schedules, and any other necessary agreements, in a form satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, land dedications, public easements, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues such as cash contributions, levies (development charges),

land dedications or reserves, securities or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals; conservation and environmental matters; phasing and insurance. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION AS CONTAINED IN THE APPLICATION STATUS REPORT DATED XXXXX, THAT CORRESPONDS WITH THE RESUBMISSION DATED XXXX AND REMAIN APPLICABLE. THESE COMMENTS HAVE BEEN PROVIDED TO THE APPLICANT OR THEIR CONSULTANTS AND FORM PART OF THESE CONDITIONS.

5. The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
6. Prior to registration, the developer shall provide all outstanding environmental reports to the satisfaction of the City's Transportation and Works Department.
7. Prior to registration, the developer shall complete the Purchase and Sale Agreement with the Ministry of Transportation of Ontario for the acquisition of the lands required to complete the proposed Street 'A' or arrangements made to the satisfaction of the Transportation and Works Department.
8. All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
9. The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
10. That a Zoning By-Law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
11. The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
12. Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
13. Prior to final approval, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
14. To fulfil the requirements of the Planning Act, R.S.O. 1990, c.P.13, as amended the City will accept Blocks 19 and 20, free and clear of encumbrances and any easements unless permitted by the City, having a total area 1.77 ha for park or other public recreational purposes. Prior to plan registration, a determination will be made as to the total parkland conveyance requirements and residential unit.

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15. The applicant/owner shall make arrangements acceptable to the City with regard to Park Blocks 19 and 20 which include grading, site servicing, utilities connections, fencing and hoarding.
 16. The Owner will be required to provide 3:1 compensation for the removal of 0.91 ha of woodland on subject lands that will be impacted by the proposed development resulting in the equivalent of 2.73 ha of total compensation. A portion of the compensation will be provided through woodland plantings within the proposed NHS area (Block 25) of the property (currently estimated to be 0.91ha). The Owner is to enter into an agreement with Enbridge Gas Inc. for additional woodland plantings on the Enbridge Lands, 0 Ninth Line, immediately adjacent to Plan of Subdivision 21T-M19003 (currently estimated to be 0.84 ha) to the satisfaction of City. This agreement must contain sufficient proof that the woodland planting on the Enbridge Lands will meet the size and composition requirements from the City and to be protected and maintained for the long-term to be considered as woodland compensation. Any outstanding compensation shall be addressed by a cash-in-lieu payment from the Owner to the City, to be paid prior to registration. The cash-in-lieu payment shall be calculated by taking the total required compensation area less the area of the woodland plantings on the NHS and Enbridge lands, and then multiplying the same by the amount of \$182,539.24 per ha (indexed quarterly based on Statistics Canada Quarterly, Non-Residential Building Construction Price Index).
 17. The Owner is required to provide access to future Natural Heritage System lands adjacent to HWY 407 determined through detailed design for Block 25 to the satisfaction of the Parks, Forestry & Environment Division, City of Mississauga.
 18. Prior to final approval, the City shall be advised by the School Boards that satisfactory arrangements regarding educational facilities have been made between the developer/applicant and the School Boards for this plan.
 19. Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Subdivision Agreement and all offers of purchase and sale for all residential lots, the following warning clauses until the permanent school for the area has been completed:
 - a. Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
 - b. That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
 20. Prior to final approval, The Peel District School Board requires the following clause be placed in the Subdivision Agreement and any purchase and sale entered into with respect to any units on this plan, from the date of registration of the development agreement:
 - a. "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's

Transportation Policy #39. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.”

- b. “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region’s Bus Stop Assessment procedure and process (STOPR012).”
21. That the Subdivision Agreement shall contain a clause satisfactory to the Peel District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board’s Transportation Policies. These signs shall be to the School Board’s specifications and at locations determined by the Board.
 22. Prior to final approval, satisfactory arrangements shall have been made with the Peel District School Board, acting reasonably, for the acquisition, or reservation for future acquisition, of Block Number 16 for a period of ten years following registration of a plan of subdivision containing Block Number 16
 23. Prior to final approval, any amendment or adjustment to the proposed subdivision that would result in an increase of proposed residential units should address to the satisfaction of the Peel District School Board the adequacy of school capacity to support the increase in proposed residential units beyond Block Number 16.
 24. Prior to final approval, the following items are to be addressed to the satisfaction of the Peel District Board:
 - a. The developer shall agree to install fencing to municipal standards.
 - b. The developer shall agree to post and maintain “No Dumping” signs along the perimeter fence as required by the Peel District School Board.
 - c. The developer shall agree that there will be no stockpiling of topsoil (or other material) on the school site. A clause and securities shall be included in the servicing agreement which prohibits the stockpiling of any soils on Block Number 16.
 - d. The developer shall agree to confirm in writing to the Peel District School Board that capacity for a new school with regards to natural gas and hydro is adequate.
 - e. In order to ensure that sanitary, storm, and utility easements (hydro, gas, water, etc.) do not interfere with approved site plans, it is requested that such easements be approved by the Peel District School Board prior to their establishment on the proposed school sites.
 - f. The developer will ensure that community mailboxes are not located along the frontage of the school (Block Number 16).

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- g. The developer shall agree that during construction of the surrounding development they will provide any traffic control as required by the municipality at no cost to the Peel District School Board.
 - h. The developer shall agree that the stormwater management design of the proposed subdivision must incorporate Block Number 16 in the analysis.
25. Prior to Pre-Grading and/or Pre-Servicing, the following items are required to the satisfaction of Conservation Halton:
- a. That the Owner revises/updates the High Level Concept Plan (HLCP) to reflect all comments from Conservation Halton and agrees to implement all final recommendations contained within the approved HLCP including any addendums to the satisfaction of the City of Mississauga and Conservation Halton;
 - b. That the Owner revises/updates the Comprehensive Environmental Impact and Integration Study (CEIIS) to reflect all comments from Conservation Halton and agrees to implement all final recommendations contained within the approved CEIIS including any addendums to the satisfaction of the City of Mississauga and Conservation Halton;
 - c. That a hydraulic analysis of interim conditions (e.g., pre-grading in advance of Ninth Line road works being completed) has been submitted and demonstrates no upstream flood hazard impacts as a result of the proposed development and/or site alteration, to the satisfaction of Conservation Halton;
 - d. That the Owner submits grading plans for all lots/blocks that back onto Conservation Halton's regulated area (e.g., Greenlands Block, Transitway & Transitway Buffer Blocks, NLT-1 channel) to the satisfaction of Conservation Halton and the City of Mississauga;
 - e. That the Owner prepares and implements a report outlining erosion and siltation control measures required prior to and during the construction of the subdivision to the satisfaction of Conservation Halton and the City of Mississauga. A separate sediment and erosion control plan will be required for the following three phases of development: a) earthworks; b) servicing; and, c) building construction;
 - f. That the Owner erects a temporary barrier to work fence prior to and during construction or regrading along Conservation Halton's regulated areas that require protection from site alteration including wetlands and watercourse valley corridor; and
 - g. That the Owner obtains Permit(s) from Conservation Halton, pursuant to Ontario Regulation 162/06, for any development or site alteration within the regulated area associated with pre-grading or pre-servicing, including but not limited to floodplain and watercourse alterations, wetland removal and replication and stormwater outfalls.
26. Prior to Registration, the following items are required to the satisfaction of Conservation Halton:

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- a. That the Owner obtains Permit(s) from Conservation Halton, pursuant to Ontario Regulation 162/06, for any development or site alteration within the regulated area including, but not necessarily limited to, placement or excavation of fill, grading, stormwater outfalls, watercourse alterations or realignments, wetland removal and replication, and watercourse crossings;
 - b. The Owner prepares and submits a comprehensive Monitoring and Adaptive Management Plan for the NHS Corridor and SWM facilities, in accordance with the final Block 2 CEIS, to the satisfaction of Conservation Halton and the City of Mississauga;
 - c. That the Owner prepare and submit a Functional Servicing Report and Stormwater Management Plan in accordance with the final Block 2 CEIS to the satisfaction of Conservation Halton and the City of Mississauga. These documents shall address:
 - i. The hydrologic verification of the proposed SWM facilities. In accordance with Condition 1 above, red-line revisions of the draft plan may be required to necessitate SWM facility design refinement;
 - d. That the Owner designs, constructs, stabilizes and has in operation all stormwater management facilities and stormwater outfalls, including any temporary stormwater management ponds and/or outfalls, or appropriate alternative measures, in accordance with the approved Stormwater Management Plan;
 - e. That the Owner designs, constructs, stabilizes and has in operation all creek realignments and alterations as well as any other alterations to natural hazards and wetlands to the satisfaction of Conservation Halton and the City of Mississauga;
 - f. That the Owner provides the Wetland Water Availability Assessment for the created wetlands;
 - g. That the Owner prepares and implements planting and restoration plans for the restorative works within Conservation Halton regulated areas, in keeping with Conservation Halton Guidelines for Landscaping and Rehabilitation Plans, to the satisfaction of the City of Mississauga and Conservation Halton;
 - h. That the Owner agrees that any exposed soils within a watercourse block either as a result of realignment or rehabilitation works, will be seeded or otherwise stabilized within 24 hours of exposure to minimize the transport of sediment downstream;
 - i. That the Owner agrees to phase the development of the subject lands to the satisfaction of Conservation Halton and the City of Mississauga;
 - j. That the Owner provides digital copies of the registered plan of subdivision including all approved natural hazard delineations (e.g., wetland boundaries, stable top of bank, flood plain, meander belt, shoreline flooding limits, dynamic beaches and karst features) to Conservation Halton.
 - k. That the Owner pays any outstanding review fees to Conservation Halton, if it is determined that a balance is outstanding. Conservation Halton reserves the right to

adjust the fees owing based on the current plan review schedule, if time has lapsed since the initial application; and

- I. That the Owner submits the final clearance fee to Conservation Halton, immediately prior to registration of the draft plan. This request for clearance is to be accompanied by a fully executed copy of the Subdivision Agreement and a detailed response as to how each Conservation Halton condition has been fulfilled.
27. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a stormwater management report indicating the intended treatment of the calculated runoff.
28. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a traffic impact study to assess the impacts on Highway 407 and identify any related highway improvements.
29. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, documentation from the owner of the land being used by 407 ETR to access the 407 ETR SWM Pond, regarding the access to, use of and ownership of this land with regard to this development.
30. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, confirmation that the adjacent land owner whose land will be landlocked between Block 25, the Transitway and the 407 ETR, has been made aware of this and has no concerns or that mitigation is being provided for this.
31. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a Draft Mplan that includes a block that represents the land required for the 407 Transitway. The owner's certificate on the final plan on registration will show that the block was created as directed.
32. Prior to final approval, confirmation be received from Canada Post Corporation that the applicant has made satisfactory arrangements for the installation of any central mail facilities required in this development.
33. Prior to execution of the Subdivision Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
34. Prior to execution of the Subdivision Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
35. That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED.

NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.