

City of Mississauga Department Comments

Date Finalized: 2024-04-03 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): B17.24 A154.24 A155.24 Ward: 5
	Meeting date:2024-04-11 1:00:00 PM

Consolidated Recommendation

The City has no objection to the consent and associated minor variance applications, as amended. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

B17/24

The applicant requests the Consent of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 14.02m (approx. 46.00ft) and an area of approximately 549.00sq m (5909.39sq ft).

A154/24

The applicant requests a minor variance for the severed lands of B17/24 proposing:

1. A frontage of 14.02m (approx. 46.00ft) whereas By-law 0225-2007, as amended requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A lot area of 501.70sq m (approx. 5400.25sq ft) whereas By-law 0225-2007, as amended requires a minimum lot frontage of 550.00sq m (approx. 5920.15sq ft) in this instance;
3. A gross floor area of 334.85sq m (approx. 3604.30sq ft) whereas By-law 0225-2007, as amended permits a maximum gross floor area of 250.34sq m (approx. 2694.64sq ft) in this instance;
4. A height of 9.14m (approx. 30.00ft) whereas By-law 0225-2007, as amended permits a maximum height of 9.00m (approx. 29.53ft) in this instance;
5. An eave height of 7.03m (approx. 23.06ft) whereas By-law 0225-2007, as amended permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance;
6. A lot coverage of 34.80% whereas By-law 0225-2007, as amended permits a maximum lot coverage of 30.00% in this instance; and,
7. An interior side yard setback of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended requires a minimum setback of 1.81m (approx. 5.94ft) in this instance.

A155/24

The applicant requests a minor variance for the retained lands of B17/24 proposing:

1. A frontage of 14.02m (approx. 46.00ft) whereas By-law 0225-2007, as amended requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A lot area of 516.90sq m (approx. 5563.87sq ft) whereas By-law 0225-2007, as amended requires a minimum lot frontage of 550.00sq m (approx. 5920.15sq ft) in this instance;
3. A gross floor area of 334.85sq m (approx. 3604.30sq ft) whereas By-law 0225-2007, as amended permits a maximum gross floor area of 250.34sq m (approx. 2694.64sq ft) in this instance;
4. A height of 9.14m (approx. 30.00ft) whereas By-law 0225-2007, as amended permits a maximum height of 9.00m (approx. 29.53ft) in this instance;
5. An eave height of 7.03m (approx. 23.06ft) whereas By-law 0225-2007, as amended permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance;
6. A lot coverage of 34.80% whereas By-law 0225-2007, as amended permits a maximum lot coverage of 30.00% in this instance; and,
7. An interior side yard setback of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended requires a minimum setback of 1.81m (approx. 5.94ft) in this instance.

Amendments

Planning staff note the following amendments:

A154/24:

- 3. A gross floor area of 310sq m (approx. 3336.81sq ft) whereas By-law 0225-2007, as amended permits a maximum gross floor area of 250.34sq m (approx. 2694.64sq ft) in this instance;
- 4. A height of 9.5m (approx. 31.17ft) whereas By-law 0225-2007, as amended permits a maximum height of 9.00m (approx. 29.53ft) in this instance;
- 6. A lot coverage of 30.89% whereas By-law 0225-2007, as amended permits a maximum lot coverage of 30.00% in this instance;

A155/25:

- 3. A gross floor area of 310sq m (approx. 3336.81sq ft) whereas By-law 0225-2007, as amended permits a maximum gross floor area of 250.34sq m (approx. 2694.64sq ft) in this instance;
- 4. A height of 9.5m (approx. 31.17ft) whereas By-law 0225-2007, as amended permits a maximum height of 9.00m (approx. 29.53ft) in this instance;

- 6. A lot coverage of 30.89% whereas By-law 0225-2007, as amended permits a maximum lot coverage of 30.00% in this instance;

Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent
- The variance application approved under File(s) A154.24 and A155.24 must be finalized

Recommended Conditions and/or Terms of minor variance

- Variance(s) approved under file(s) A154.24 and A155.24 shall lapse if the consent application under file B17.24 A154.24 A155.24 is not finalized within the time prescribed by legislation.

Background

Property Address: 33 Beverley Street

Mississauga Official Plan

Character Area: **Malton Neighbourhood**
Designation: **Residential Low Density I**

Zoning By-law 0225-2007

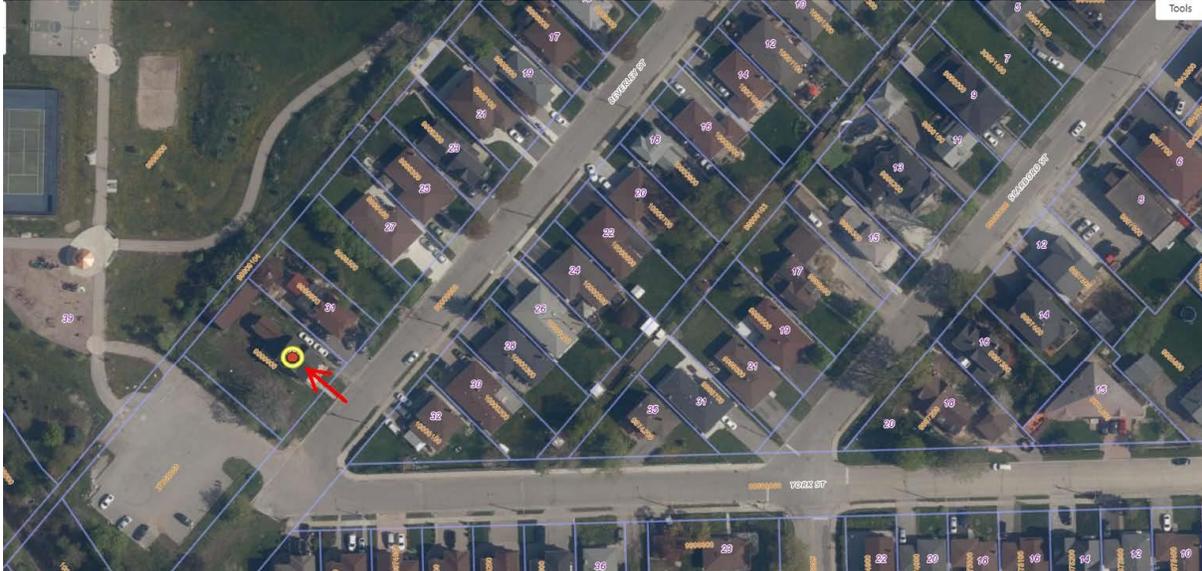
Zoning: R3-69- Residential

Other Applications: None

Site and Area Context

The subject property is located north-west of the Derry Road East and Airport Road intersection in Old Malton Village. It currently contains a detached dwelling with limited landscaping and vegetation in both the front and rear yards. The property has a frontage of +/- 28.04m (91.99ft) and a lot area of 1,016.83m² (10,945.06ft²). The surrounding context consists of a mix of uses including detached dwellings in the surrounding neighbourhood and commercial uses along Airport Road to the east. Additionally, Malton Village Park abuts the property to the west and Green Tree Park abuts the property to the north.

The applicant proposes a severance of the existing lot to create two new residential lots, requiring variances for frontage, lot area, gross floor area, dwelling height, eaves height, lot coverage and second storey side yard setbacks.



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.

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

The subject property is located in the Malton Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of the MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with existing site conditions, the surrounding context and the landscape of the character area.

Staff are satisfied that the application is consistent with the official plan, as the severed lot and retained lands would be adequately sized lots for residential dwellings. The proposed lot sizes are appropriate given the mix of property sizes along Beverley Street, York Street and Scarborough Street in Old Malton Village and will not negatively impact the character of the street or the area's lot fabric. Furthermore, staff have no concerns with the severances regarding the criteria set out in Section 51(24) of the Planning Act as the site is appropriately serviced and is suitable for the planned use of the property. Staff are therefore of the opinion that the application conforms to Section 51(24) of the Planning Act.

In addition to the consent applications, the applicant has submitted two minor variance applications, under files A154.24 and A155.24.

Variances 1 and 2 request reductions to the lot frontage and lot area for both the severed and retained lots. The intent of the lot frontage and lot area provisions in the zoning by-law is to ensure that new lots are appropriately sized and fit within the context of the surrounding area. Planning staff are satisfied that the lots fit appropriately into the character of the surrounding area and are complementary to the existing lot fabric.

Variances 3 requests an increase in the gross floor area while variance 6 requests an increase in lot coverage. Staff note the revised drawings depict a gross floor area of 310m² (3336.81ft²), which reduces both dwellings by 24.85m² (267.48ft²), and a lot coverage of 30.89%, which reduces both dwelling's lot coverage by 3.91% from the original application submitted. The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings and ensuring that the existing and planned character of the neighbourhood is preserved. The proposed gross floor area represents a modest increase that is in line with new builds in the surrounding area and will not create a significant massing impact above the as of right permissions of the property. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff note the proposed dwelling's lot coverage is generally in line with other new builds in the surrounding area. Staff are satisfied that the increase in lot coverage is negligible and represents an appropriate balance between the existing and planned character of the area in this instance.

Variances 4 and 5 pertain to dwelling height and eave height. Staff note the revised drawings depict a dwelling height of 9.5m (31.17ft), which increases the height of both dwellings by 0.36m (1.18ft) from the original application submitted. The intent of restricting height to the highest ridge and eaves is to lessen the visual massing of the dwelling. This keeps the overall height of the dwelling within human scale. Staff are satisfied that the proposed increases in height are appropriate for the subject property and are reflective of the neighbourhood.

Variance 7 requests a reduction in the side yard setback to the second storey. The intent of the side yard setback regulation is to ensure an adequate buffer between structures on abutting

properties, appropriate drainage can be maintained and to ensure access to the rear yard remains unencumbered. The second storey on the proposed dwellings are being built over the first storey and have the same side yard setbacks as the first storey, which is consistent with other two-storey detached dwellings found in the immediate area. As such, it is staff's opinion that the requested variances are a minor deviation from the by-law and do not pose any concerns. Furthermore, staff are satisfied that the proposed side yards provide an adequate buffer, appropriate drainage can be maintained and access to the rear yard remains unencumbered.

Given the above, staff are satisfied that the proposal maintains the general intent and purpose of the official plan and zoning by-law. Furthermore, staff are satisfied the variances, both individually and cumulatively, are minor in nature and will not create any undue impacts to adjoining properties or the planned or existing character in the area. As such, planning staff have no objections to the associated consent or minor variance applications.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We note that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 17/24.







Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

2. Servicing Plan/Storm Sewer Outlet

We request that the applicant submit a Servicing Plan prepared by a Consulting Engineer for this department's review/approval to confirm that all the necessary municipal services can be provided for the proposed lots.

We note that the storm sewer outlet for this site is the existing 450 m diameter storm sewer on Beverly Street. The applicant is encouraged to design the basement elevation 1 metre above the obvert of the storm sewer on the street to eliminate the need for a sump pump.

Please note that in cases of a high groundwater table where a sump pump could run continuously if a sump pump was implemented, the applicants should consider raising the basement elevation to be at least 1.0 meter above the groundwater level. It is the owner's responsibility to satisfy themselves with these conditions as the City has no obligation to address any concerns with the operating conditions of private sump pump systems.

For further information please contact Walter Copping, Storm Drainage Technologist, Environmental Services at (905) 615-3200 ext. 5831.

3. Acoustical Report

The owner will be required to retain the services of an Acoustical Consultant to prepare a detailed Acoustical Report for the subject lands and make comments/recommendations in support of this severance application. This report is to determine the need for the implementation of any noise attenuation measures that are to be incorporated into the construction of the site works to achieve the City's and the M.O.E.'s current noise level objectives. The scope of this report is to define the minimum noise attenuation requirements for the control of outdoor and indoor environmental sound levels.

4. Development Agreement for Warning Clauses and Notice Provisions

The applicant/owner will be required to enter into a Development Agreement for Warning Clauses and Notice Provisions with the City which is to be registered against title and is to address the following items:

a) The Development Agreement is to advise prospective purchasers that despite the inclusion of noise control features within this development area and within the building units, sound levels from increasing aircraft traffic or nearby rail line may continue to be of concern, occasionally interfering with some of the activities of the dwelling occupants, as the noise exposure level exceeds the City's and M.E.C.P.'s noise criteria.

This agreement is also to advise purchasers that this development is in close proximity to the Lester B. Pearson International Airport and is subject to potential noise impact from aircraft using the airport. Noise from the aircraft will continue to exist, potentially interfering with normal activities of the occupants, particularly outdoors. In the future, the airport and the operations related thereto may be altered or expanded and the noise levels may be affected or increased.

b) The applicant is to contact this department with regards to obtaining information regarding other warning clauses which will be applicable. This department will advise of any additional required warning clauses upon the review of the Acoustical Report, Grading and Drainage Plans and Servicing Plan as requested in items A 1, 2 and 3.

5. Fee Requirements as Per Fees and Charges By-Law

As per the City of Mississauga's Fees and Charges By-law there will be a fee required to be paid to the Legal Services Department for their services, in particular for the preparation of documents required for items pertaining a Development Agreement. The fee amount payable will be in accordance with the current Fees and Charges Bylaw and be submitted to the Transportation and Works Department in the form of a certified cheque.

6. Municipal Address Requirement

Prior to the issuance of final consent, satisfactory arrangements are to be made with Corporate Services Department, Information Technology Division, Digital Services & Mobility Section, Geospatial Solutions Group for the creation of new municipal addresses for the severed and retained lands. For further information, please contact Susie Tasca at (905) 615-3200 ext. 3088 or susie.tasca@mississauga.ca

B. GENERAL INFORMATION

1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner. The driveway accesses shall maintain a 1.5M setback from aboveground features such as utilities and trees.

In addition, we advise that the applicant will be required to apply for Access Modification Permits prior to Building Permit Issuance.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

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.

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Minan Song, Planner in Training

Appendix 3 – Parks, Forestry & Environment Comments

The Parks and Culture Planning Section of the Community Services Department has reviewed the consent application and advises as follows:

The lands adjacent to the property are owned the City of Mississauga, identified as Malton Village Park (P-270), and zoned OS1 – Open Space – Community Park.

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

- (2) Ohio Buckeye – Under Warranty - \$1,699.82

Should the application be approved, Community Services wishes to impose the following condition(s):

1. The applicant shall provide tree protection securities in the amount of \$1,699.82.00 for the preservation of the municipal trees.
2. No public trees shall be injured or removed. If public tree removal is required, a permit must be issued as per By-law 0020-2022.
3. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.

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. The applicant shall provide framed tree hoarding at the dripline of the above noted trees prior to any construction to the satisfaction of City of Mississauga Forestry Staff. Please call Matthew McMullen at 905-615-3200 ext. 3508 or Mike Newbold at 905-615-3200 ext. 8280 to arrange a hoarding inspection.
5. Payment for street tree fees and other 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 made payable to "The Corporation of the City of Mississauga". A Submission of Fees and Securities form is required to process

payment. Please contact Nicholas Rocchetti to request a Submission of Fees and Securities form and any other inquires regarding the payment process.

6. 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, Planner in Training - Park Assets, Community Services Department at 905-615-3200 ext. 4659 or via email Nicholas.Rocchetti@mississauga.ca.

Comments Prepared by: Nicholas Rocchetti, Planner in Training

Appendix 4 – Region of Peel

Minor Variance/ Consent: A-24-154M – A-24-155M – B24-017M / 33 Beverley Street

Development Engineering: Wendy Jawdek (905)-791-7800 x6019

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 retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements.
- 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.
- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.
- The applicant shall verify the location of the existing service connections to the subject site and the contractor is shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at PWServiceRequests@peelregion.ca

Conditions:

- Arrangements satisfactory to the Region of Peel, Public Works Department shall be made with respect to servicing the severed and retained parcels.

Comments Prepared by: Ayooluwa Ayoola, Planner

Appendix 5 – Heritage

The property is designated under the *Ontario Heritage Act*. As such, Council permission, in consultation with the City's Heritage Advisory Committee, is required to demolish. Accordingly, a revised Heritage Impact Assessment is required. The terms of reference are available at https://www7.mississauga.ca/documents/culture/heritage/HeritageImpactAssessment_TermsOfReference2017.pdf.

More comments may be forthcoming once the Heritage Impact Statement is accepted.

The property has archaeological potential due to its proximity to a present or past watercourse or known archaeological resource. Due to the archaeological potential, an archaeological assessment must be completed. The applicant should contact the Ministry of Citizenship and Multiculturalism to determine if an archaeological assessment has been completed for this property. If an assessment has already been completed, please provide Heritage Planning with a letter from the Ministry confirming all archaeological resource concerns have met licensing and resource conservation requirements for the property. If an assessment has not been completed a licenced archaeologist with experience in (heritage resource management) must be retained by the property owner in order to meet the requirements of the Ministry.

Comments Prepared by: Andrew Douglas, Heritage Analyst

Appendix 6 – Metrolinx**33 Beverley Street - B17.24, A154.24, A155.24**

Metrolinx is in receipt of the Consent and two Minor Variance applications for 33 Beverley St to facilitate the severance of the lands for the creation of a new lot and to facilitate the construction of a new 2-storey single detached dwelling on each the lot to be severed and retained.

Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300m of the Metrolinx Weston Subdivision which carries Metrolinx's Kitchener GO Train service.

Conditions of Approval:

- As per section 3.9 of the Federation of Canadian Municipalities and Railway Association of Canada's Guidelines for New Development in Proximity to Railway Operations, the Owner shall grant Metrolinx an environmental easement for

operational emissions. The environmental easement provides clear notification to those who may acquire an interest in the subject property and reduces the potential for future land use conflicts. The environmental easement shall be registered on title of the subject property. A copy of the form of easement is included for the Owner's information. The applicant may contact Farah.Faroque@metrolinx.com with questions and to initiate the registration process. (It should be noted that the registration process can take up to 6 weeks).

- The Proponent shall provide confirmation to Metrolinx, that the following warning clause has been inserted into all Development Agreements, Offers to Purchase, and Agreements of Purchase and Sale or Lease of each dwelling unit within 300 metres of the Railway Corridor:
 - **Warning:** The Applicant is advised that the subject land is located within Metrolinx's 300 metres railway corridor zone of influence and as such is advised that Metrolinx and its assigns and successors in interest has or have a right-of-way within 300 metres from the subject land. The Applicant is further advised that there may be alterations to or expansions of the rail or other transit facilities on such right-of-way in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or successors as aforesaid may expand or alter their operations, which expansion or alteration may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual lots, blocks or units.

Comments Prepared by: Farah Faroque - Project Analyst, Third Party Projects Review

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" 154-155/24)
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 April 3, 2024.
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 April 3, 2024.
6. A letter shall be received from the City of Mississauga, Culture Division, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 3, 2024.
7. 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 April 3, 2024.
8. A letter shall be received from Metrolinx indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 3, 2024.