

# City of Mississauga Department Comments

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|---|---------------------------------------|
| Date Finalized: 2024-08-08                | File(s): B42.24<br>Ward: 1            |
| To: Committee of Adjustment               |                                       |
| From: Committee of Adjustment Coordinator | Meeting date:2024-08-15<br>1:00:00 PM |

## Consolidated Recommendation

The City recommends that the application be deferred to allow the applicant an opportunity to provide necessary information.

## Application Details

### B42.24

The applicant requests the approval 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 7.62m (25.00ft) and an area of approximately 304.6sq.m (3,278.68sq.ft).

### A336.24

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling on the severed lands of application B42.24 proposing:

1. A lot area of 304.60sq.m (approx. 3,278.69sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance;
2. A lot frontage of 7.62m (approx. 25.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) lot frontage in this instance;
3. A side yard setback of 0.90m (approx. 2.95ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 2.42 m (approx. 7.94ft) in this instance;
4. A lot coverage of 37.85% whereas By-law0225-2007, as amended, permits a maximum lot coverage of 35% in this instance; and
5. A flat roof height of 8.30m (approx. 27.23ft) whereas by-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.60ft) in this instance.

### A337.24

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling on the retained lands of application B42.24 proposing:

1. A lot area of 304.60sq.m (approx. 3,278.69sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance;
2. A lot frontage of 7.62m (approx. 25.00ft) whereas By-law 0225-2007, as amended, requires a

minimum lot frontage of 15.00m (approx. 49.21ft) lot frontage in this instance;

3. A side yard setback of 0.90m (approx. 2.95ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 2.42 m (approx. 7.94ft) in this instance;

4. A lot coverage of 37.85% whereas By-law0225-2007, as amended, permits a maximum lot coverage of 35% in this instance; and

5. A flat roof height of 8.30m (approx. 27.23ft) whereas by-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.60ft) in this instance.

### Amendments

The Building Department is currently processing a building permit application under file PREAPP 22-1311. Zoning staff advise the following:

The following variance(s) are to be amended as follows:

A336.24

2. A lot frontage of 7.62m (approx. 25.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 9.75m (approx. 31.98ft) lot frontage in this instance;

3. A side yard setback of 0.60m (approx. 1.96ft) on one side of the dwelling and 1.20m (approx. 3.93ft) on the other side; whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.93ft) on one side of the dwelling and 0.61m (approx. 2ft) on the other side for an interior lot in this instance;

5. A flat roof height of 9.50m (approx. 31.16ft) whereas by-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.60ft) in this instance. The proposal identifies a flat roof as a roof slope of 3/12 is a flat roof per the By-law definition.

The following variance(s) are not required:

A336.24

1. A lot area of 304.60sq.m (approx. 3,278.69sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance; As the R5 zone requires a minimum lot area of 295 sq.m for an interior lot, where 304.60 sq.m is proposed

4. A lot coverage of 38.3% whereas By-law0225-2007, as amended, permits a maximum lot coverage of 35% in this instance; As the R5 zone permits a maximum lot coverage of 40% of the lot area, in this instance

The following variance(s) are to be amended as follows:

A337.24

2. A lot frontage of 7.62m (approx. 25.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 9.75m (approx. ft) lot frontage in this instance;

3. A side yard setback of 0.60m (approx. ft) on one side of the dwelling and 1.20m on the other side; whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m on one side of the dwelling and 0.61m on the other side for an interior lot in this instance;

5. A flat roof height of 9.50m (approx. ft) whereas by-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.60ft) in this instance. The proposal identifies a flat roof as a roof slope of 3/12 is a flat roof per the By-law definition.

The following variance(s) are not required:

A337.24

1. A lot area of 304.60sq.m (approx. 3,278.69sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance; As the R5 zone requires a minimum lot area of 295 sq.m for an interior lot, where 304.60 sq.m is proposed

4. A lot coverage of 37.85% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance; As the R5 zone permits a maximum lot coverage of 40% of the lot area, in this instance

### **Recommended Conditions and/or Terms of consent**

- Appendix A – Conditions of Provisional Consent
- The variance application approved under File(s) A336.24 & A337.24 must be finalized

### **Recommended Conditions and/or Terms of minor variance**

- Variance(s) approved under file(s) "[Enter file #]" shall lapse if the consent application under file B42.24 is not finalized within the time prescribed by legislation.

## **Background**

**Property Address:** 1052 Enola Ave

### **Mississauga Official Plan**

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II

### **Zoning By-law 0225-2007**

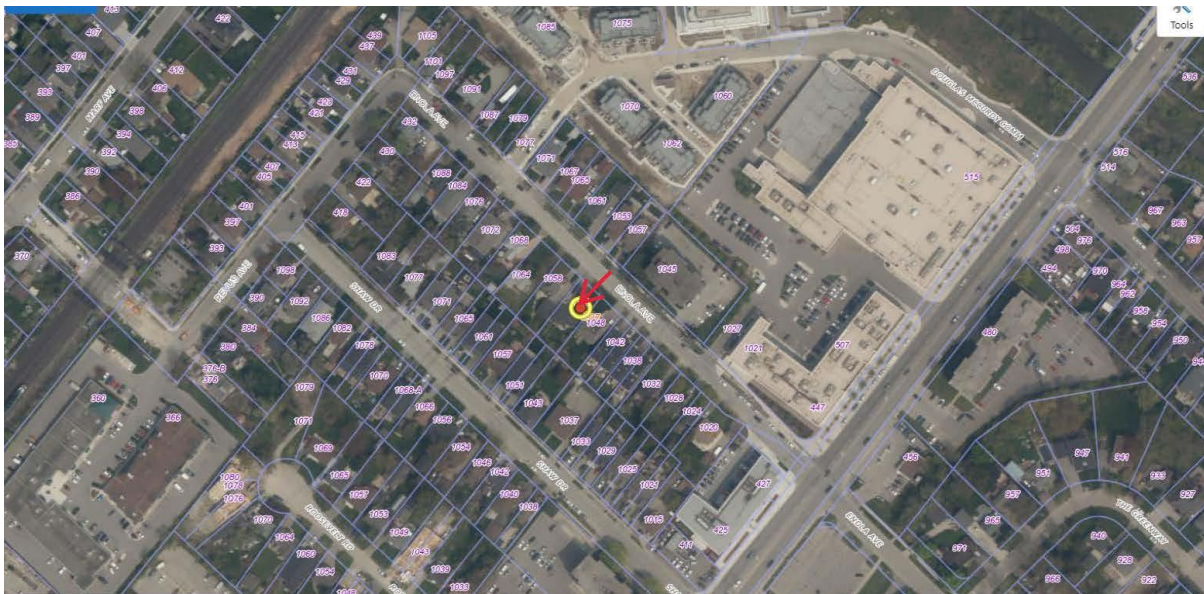
**Zoning:** RM2-42 - Residential

## Other Applications: PREAPP 22-1311

### Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, northeast of Seneca Avenue and Lakeshore Road East. The immediate area consists of a mix of detached and semi-detached dwellings, a 6-storey apartment building and commercial plaza. The low-density dwellings in the immediate area contain lot frontages ranging from approximately 7.50m (approx. 24.61ft) to 20m (approx. 65.62ft). The subject property contains an existing one storey detached dwelling with little vegetation in the front yard. The applicant is proposing to sever the existing lot to create two new parcels for the development of detached dwellings.

The proposed development requires variances related to lot frontage, flat roof height and 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:

This application was before the Committee of Adjustment on October 28, 2021, wherein the Committee approved the severance along with identical variances requested for lot frontage for both the severed and the retained lots. The applicant confirmed that they failed to receive clearance from the Zoning department within the stipulated timeframe and the severance lapsed.

The current application requests the severance along with variances for lot frontage, lot area, lot coverage, side yard setbacks and flat roof height for the severed and retained lots.

Planning staff have no concerns with the severance. Staff are of the opinion that the severance is in general alignment with the City's vision to encourage gentle intensification of neighbourhoods and is consistent with the existing lot fabric. Further, a detached dwelling is permitted as of right on the subject property. Staff have no concerns with the severance regarding the criteria set out in Section 51(24) of the Planning Act as the site is appropriately serviced, the proposed lots are consistent in shape and size with detached lots in the immediate area and are suitable for the planned use of the property.

Identical minor variances are requested for the severed and retained lots. Zoning staff have confirmed that variance #4 for lot coverage and variance #1 for lot area are not required for both the lots.

Variance #2 pertains to lot frontages. The intent of the zoning by-law is to ensure that new lots are appropriately sized and fit within the context of the surrounding area. The proposed lot frontage generally maintains the planned area context and does not significantly impact the character of the neighbourhood from a streetscape perspective.

Variance #3, as amended, pertains to side yard setbacks. The variance requests a reduction of 0.01m (approx. 0.04ft) on one side of the dwelling, while maintaining the required setback of 1.20m (3.9ft) on the other side. Staff are of the opinion that the variance sought is consistent with the intent of the regulation regarding access and drainage. Furthermore, the variance represents a miniscule deviation from the requirements.

Variance # 5 requests an increase in the flat roof height. Through discussions with Zoning staff, it has been identified that the elevations presented to the Committee of Adjustment and the building permit review do not match. As a result, zoning staff have provided their comments on the sloped roof drawings presented to them and are unable to verify the accuracy of the flat roof height variance as presented to the Committee. In reviewing the Committee drawings, staff note that the building height has been measured from established grade. While Planning staff are not in a position to provide a zoning review, detached dwelling heights are calculated from average grade. As such, staff require clear elevations with the correct measurements before this variance can be evaluated against the four tests of the minor variance application.

Staff therefore recommend that the minor variance application be deferred to allow the applicant an opportunity to work with Zoning staff to clearly identify the accuracy of the required variances.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 42/24.

Should the Committee see merit in the applicant's request and the application move forward, the following conditions will be required:

#### A. Items Required Prior to the Issuance of Final Consent

##### 1. Overall Grading and Drainage Plan/Servicing 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. The Site Servicing information is to confirm that all the necessary municipal services can be provided for the dwellings to be constructed on the subject lands.

##### 2. Municipal Address Requirement

Prior to the issuance of final consent, satisfactory arrangements are to be made with the 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](mailto:susie.tasca@mississauga.ca)

##### 3. Acoustical Report and Vibration Study

Due to the proximity and noise emanating from the nearby Metrolinx tracks, the owner will be required to retain the services of an Acoustical Consultant to prepare a detailed Acoustical Report and Vibration Study 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

Upon the review of the Acoustical Report which would contain the appropriate Warning Clauses, the owner may be required to enter into a Development Agreement which is to be registered against title of the subject lands. The said agreement is to advise any prospective purchasers that, despite the inclusion of noise control features, noise levels emanating from the Metrolinx tracks may continue to be of concern, occasionally interfering with some of the activities of the dwelling occupants as the noise exposure level may exceed the noise criteria of the municipality and the Ministry of the Environment and Climate Change.

In view of the above, the applicant should contact this Department with regard to the process of initiating the Development Agreement preparation and processing.

#### 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 fees required to be paid to the Legal Services Department for their services, in particular for the preparation of documents required for items pertaining to a Development Agreement and/or road widening. The fee amounts payable will be in accordance with the current fees and charges bylaw.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or [john.salvino@mississauga.ca](mailto:john.salvino@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

The applicant will be required to apply for Access Modification Permits prior to Building Permit Issuance.

We advise the applicant that all costs incurred in providing any new driveway entrances to the subject lands or any modifications/reinstatement required (including the existing driveways), 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. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.

## 4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer system available in front of the proposed lots on Enola Avenue. In this regard, we advise that all dwellings to be constructed on the both the severed and retained lands will require a sump pump to discharge the weeping tile to grade. It is the full responsibility of the applicant to advise any prospective purchasers of the properties of this requirement.

G. Russell, Supervisor, Development Engineering South

905-615-3200, ext. 5833

Comments Prepared by: Geoff Russell, Supervisor, Development Engineering - South

## **Appendix 2 – Zoning Comments**

BP RECEIVED, MORE INFO

The Building Department is currently processing a building permit application under file PREAPP 22-1311. Based on review of the information currently available for this building permit, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required as there are differences

between what has been submitted through PREAPP 22-1311 and that submitted as a part of the Committee of Adjustment application package.

The following variance(s) are to be amended as follows:

A336.24

2. A lot frontage of 7.62m (approx. 25.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 9.75m (approx. ft) lot frontage in this instance;
3. A side yard setback of 0.60m (approx. ft) on one side of the dwelling and 1.20m on the other side; whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m on one side of the dwelling and 0.61m on the other side for an interior lot in this instance;
5. A flat roof height of 9.50m (approx. ft) whereas by-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.60ft) in this instance. The proposal identifies a flat roof as a roof slope of 3/12 is a flat roof per the By-law definition.

The following variance(s) are not required:

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1. A lot area of 304.60sq.m (approx. 3,278.69sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance; As the R5 zone requires a minimum lot area of 295 sq.m for an interior lot, where 304.60 sq.m is proposed
4. A lot coverage of 38.3% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance; As the R5 zone permits a maximum lot coverage of 40% of the lot area, in this instance

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4. A lot coverage of 37.85% whereas By-law0225-2007, as amended, permits a maximum lot coverage of 35% in this instance; As the R5 zone permits a maximum lot coverage of 40% of the lot area, in this instance

Additionally, we await a revised Average Grade calculation to allow staff to confirm and calculate any variances related to height and eave height for this application, as such the following cannot be confirmed;

Our comments are based on the plans received by Zoning staff on 07/27/2022 for the above captioned building permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: A. McCormack, Zoning Examiner

### **Appendix 3 – Parks, Forestry & Environment**

#### **Park Planning**

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

1. 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](mailto:Nicholas.Rocchetti@mississauga.ca).

Comments Prepared by: Nicholas Rocchetti, Planner in Training

**Forestry**

The Forestry Section of the Community Services Department has reviewed the above noted consent application. Should the application be approved, Forestry wishes to impose the following conditions:

1. The applicant shall provide a cash contribution of \$849.91 for the planting of one (1) street tree on Enola Avenue. 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. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. 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.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.
4. 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 Jamie Meston to request a Submission of Fees and Securities form and any other inquires regarding the payment process.

A Tree Removal Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Architect Assistant, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email [jamie.meston@mississauga.ca](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Architect Assistant

**Appendix 4 – Region of Peel**

**Applications: B-24-042M, A-24-336M, A-24-337M / 1050 Enola Avenue**

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

**Comments:**

- We have no objection with the adjustment of the lots provided water services curb stops and boxes are in grass areas and minimum 1.0m from the edge of the driveway. Water services and appurtenances must have horizontal separation of minimum 1.2m from all utilities and structures.
- 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](mailto: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](mailto: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](mailto:siteplanservicing@peelregion.ca).

Comments Prepared by: Petrele Francois, Junior Planner

## Appendix 5 – Metrolinx

Metrolinx is in receipt of the Consent application for 1052 Enola Avenue to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 7.62m (25 ft) and an area of approximately 304.6 sq m (3,278.68 sq ft). Metrolinx is also in receipt of the Minor Variance applications for 1052 Enola Avenue to allow the construction of two new dwellings on the severed lands of application B42.24.

As circulated on July 18th, 2024, and to be heard at Public Hearing on August 15, 2024, at 1:00 PM. Metrolinx's comments on the subject application are noted below:

- The subject property is within 300 metres of the Metrolinx Oakville Subdivision which carries Metrolinx's Lakeshore West GO Train service.

### GO/HEAVY-RAIL – 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 [jenna.auger@metrolinx.com](mailto:jenna.auger@metrolinx.com) and [farah.faroque@metrolinx.com](mailto: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.

Should you have any questions or concerns, please contact [jenna.auger@metrolinx.com](mailto:jenna.auger@metrolinx.com).

Comments Prepared by: Jenna Auger, 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" 336-337/24)
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 August 8<sup>th</sup>, 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 August 8<sup>th</sup>, 2024.
6. A letter shall be received from Metrolinx indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 24<sup>th</sup>, 2024.