

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-02-24	File(s): B67.24 A527.24 A528.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2/27/2025 1:00:00 PM

## Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as amended, meets the requirements of Section 45 (1) and Section 50(3) of the Planning Act. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

### **B67/24**

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 20.76m (approx. 68.11ft) and an area of approximately 3596.00sq. m (approx. 38707.34sq ft).

### **A527/24**

The applicant requests a minor variance for the severed lands of B67/24 proposing a lot frontage of 20.76m (approx. 68.11ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (approx. 73.82ft) in this instance.

### **A528/24**

The applicant requests a minor variance for the retained lands of B67/24 proposing:

1. A detached garage (existing) in a front yard whereas By-law 0225-2007, as amended, does not permit a detached garage in a front yard in this instance;
2. A combined width of side yards of 3.97m (approx. 13.03ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 8.99m (approx. 29.50ft) in this instance; and,
3. A side yard setback to a detached garage (existing) of 1.40m (approx. 4.59ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to a detached garage of 1.80m (approx. 5.91ft) in this instance.

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

- Appendix A – Conditions of Provisional Consent
- The variance application approved under File(s) A527/24 & A528/24 must be finalized

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

- Variance(s) approved under file(s) A527/24 & A528/24 shall lapse if the consent application under file B67/24 is not finalized within the time prescribed by legislation.

## Background

**Property Address:** 1520 Pinetree Cres

**Mississauga Official Plan**

Character Area: Mineola Neighborhood

Designation: Greenlands, Residential Low Density I

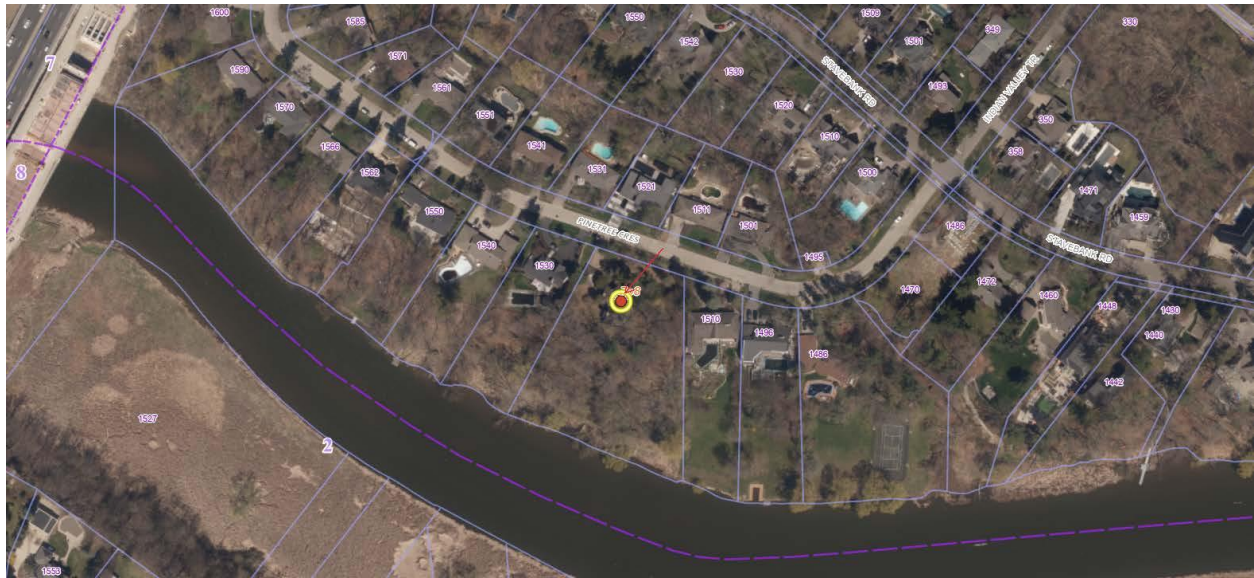
**Zoning By-law 0225-2007**

**Zoning:** R1-1 - Residential

**Site and Area Context**

The subject property is located within the Mineola Neighbourhood Character Area, north of Mississauga Road and south of Stavebank Road. The neighbourhood is entirely residential, consisting of a mix of one and two-storey detached dwellings with significant mature vegetation in the front, rear and side yards. The subject property contains a two and a half storey single detached dwelling with a detached garage. Mature vegetation is present in the front yard while Stavebank Creek abuts the subject property to the rear yard.

The application is proposing to sever the southerly portion to create a new lot. Associated minor variances are requested for the existing dwelling pertaining to an existing detached garage, side yard setback measured to the garage and combined width of side yards.



## Comments

### Planning

#### Provincial Matters

The Provincial Policy Statement 2024 (PPS 2024) promotes efficient development and land use, directing the focus towards intensification and redevelopment. The proposal is consistent with the general directive in provincial policy.

#### 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*.

Staff comments concerning the applications are as follows:

Staff note that the subject property was before the Committee of Adjustment on November 28, 2024 for a severance and identical associated minor variances. The application was deferred at the time to allow the applicant an opportunity to obtain approval from the Heritage Planning staff

as the property is designated under the Ontario Heritage Act and to address concerns with the fragmentation of natural heritage features.

The current application proposes to sever the property into two parcels for the facilitation of two detached dwellings. Planning staff note that the Community Services department has requested an Environmental Impact Study be submitted to the satisfaction of the City, to accurately identify the boundary of the natural heritage features.

The Mississauga Official Plan (MOP) policy 6.3.24 outlines placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible. The proposed condition by Community Services department addresses City concerns regarding protection of natural resources.

Further, staff rely on Credit Valley Conservation Authority's expertise on such matters. CVC staff are supportive of the proposal provided it includes dedication of the hazardous land and associated buffer on the proposed severed lot to the City of Mississauga (for long-term protection and maintenance).

Additionally, while the property currently has Heritage status with the City of Mississauga. Through discussions with Heritage Planning, Planning staff note Heritage staff have no concerns with the proposal.

Planning staff are of the opinion that the severance does not cause any lot area or frontage deficiencies for the retained or the severed lands and maintains appropriate lot shapes. The proposed severance represents sensitive intensification that is compatible with the eclectic lot sizes within the existing and planned character of the neighbourhood.

As such, planning staff have no concerns with the severance, pending natural heritage features land dedication to the City.

The sole variance requested under file A527.24 requests relief in the lot frontage for severed lands. 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. Through a comprehensive review of the surrounding lands, planning staff are satisfied that the proposal fits appropriately into the character of the surrounding area and is complementary to the existing and proposed lot fabric. Further, staff are satisfied that the proposal does not impact the character of the neighbourhood from a streetscape perspective.

Variances #1 and #3 (A528.24) are to legalize the existing detached garage. Staff are satisfied that no new impacts are being introduced and have no concerns with these variances.

Variance #2 (A528.24) pertains to combined side yard width of the existing dwelling. The variance is required to legalize the existing dwelling with respect to the new lot line resulting

from the severance. Staff are satisfied that the impacts of this variance are minimal and as such, have no concerns with the variance.

As such, through a detailed review of the application, staff are of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

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' 67/24

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. 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 Workflows, Business Intelligence & Visualization Technologies Section, GIS Data Management 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)

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 Site Plan Approval and/or Building Permit Issuance. 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. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

### 4. Storm Sewer Outlet

The storm sewer outlet for this site is the existing 250mm diameter storm sewer on Pinetree Crescent. 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 at 905-615-3200 ext. 5831

G. Russell, Supervisor, Development Engineering South  
905-615-3200, ext. 5833

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























## 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: Emily Majeed, Planner-in-Training

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

#### **Park Planning Comments**

The Parks, Forestry & Environment Division of the Community Services Department has reviewed the consent application and advises as follows:

The lands to the rear of the property are identified as Not To Be Named (P-234) \*(Between Knareswood Dr and Pine Tree Cres), classified as a Significant Natural Area within the City's Natural Heritage System, and zoned G1. 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.

The subject property contains components of the City's Natural Heritage System (NHS), specifically *Significant Valleyland* and a *Provincially Significant Wetland* (also known as Credit River Marshes Wetland Complex) associated with the *Credit River* and *Significant Natural Area CRR9*, and a *Residential Woodland MI4*.

As per policy 6.3.25 of the City of Mississauga Official Plan (2024), the creation of a new lot that extends into, or fragments ownership of Significant Natural Areas, Natural Green Spaces, Residential Woodland and their associated buffers will generally be discouraged by the City and will be supported by an environmental impact study. Based on our review of the available information, the proposed new lot lines appear to be fragmenting the ownership of the identified Residential Woodland, Significant Valleyland (associated with the Credit River), and the eastern surface water edge of the Wetland Complex. Additionally, it must be demonstrated that there is an appropriate buildable envelop on the lot to be severed for future development outside of the natural heritage features and the determination of a suitable ecological buffer.

At this time, the Parks, Forestry & Environment Division does not support the proposed severance as it will be fragmenting the ownership of the identified natural heritage features and given that there does not appear to be an appropriate building envelop on the severed lands that will satisfy the City's Official Plan policies seeking to protect, enhance, restore, and expand the Natural Heritage System.

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

1. All lands below the greatest environmental constraint 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 Department – Parks & Culture 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. An 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 \$10,000.00. The fencing will be erected and maintained to the satisfaction of the Community Services Department – Parks & Culture Planning Section. Gates will not be permitted in the fence.
10. Securities, in the amount of \$15,000.00, 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 – Parks & Culture Planning Section.

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 fees and securities 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 inquiries 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, Planner – Park Planning, 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

### Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance/consent applications and advises as follows:

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 Permit Application, written consent must be obtained by both parties.

An 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/>.

Additionally, Forestry would like to note the following trees (City or boundary) along the property's (and neighbouring property) frontage. Care should be taken to protect the below noted trees as best as possible:

- Eastern White Pine: 13.5cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.5m, boundary tree.
- White Spruce: 20cm DBH (estimated), good condition, minimum Tree Protection Zone (TPZ) 1.5m, boundary tree.
- Siberian Elm: 11cm DBH, fair condition, minimum Tree Protection Zone (TPZ) 1.5m, boundary tree.
- Red Oak: 39cm DBH, good condition, minimum Tree Protection Zone (TPZ) 2.4m, boundary tree.
- Scotch Pine: 19cm DBH, fair-poor condition, minimum Tree Protection Zone (TPZ) 1.5m, City tree.
- Austrian Pine: 45cm DBH (estimated), good condition, minimum Tree Protection Zone (TPZ) 3.0m, boundary tree (shared property line between City and neighbouring property 1510 Pinetree Cres.)
- Eastern Hemlock: 11cm DBH (estimated), good condition, minimum Tree Protection Zone (TPZ) 1.5m, boundary tree (shared property line between City and neighbouring property 1510 Pinetree Cres.)

If necessary, Tree Protection Hoarding for City trees shall be installed as per By-law 0020-2022. Any public tree injuries and/or removals need to apply for Tree Application Permits as noted in Item 1. As per this By-law, no person shall perform any work within a TPZ without a valid permit.

For privately owned trees to be protected, and where necessary, Tree Protection Hoarding shall be installed as per By-law 0021-2022. Any private tree injuries and/or removals (for trees 15cm DBH or greater) need to apply for Tree Application Permits as noted in Item 2.

Should further information be required, please contact Jamie Meston, Landscape Technician, 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 Technician

#### **Appendix 4 – Heritage**

Heritage has no objections to the application.

Comments Prepared by: Andrew Douglas, Heritage Analyst

## Appendix 5- Conservation Authority Comments

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 5.1 and 5.2 of the Provincial Planning Statement (2024);
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 to the flood and slope hazards associated with the Credit River, as well as wetland (Credit River Marshes Provincially Significant Wetland Complex). As such, the property is subject to the Prohibited Activities, Exemptions, and Permits Regulation (Ontario Regulation 41/24). 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:

#### B67/24

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 20.76m (approx. 68.11ft) and an area of approximately 3596.00sq. m (approx. 38707.34sq ft).

#### A24/527

The applicant requests a minor variance for the severed lands of B67/24 proposing a lot frontage of 20.76m (approx. 68.11ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (approx. 73.82ft) in this instance.

#### A24/528

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1. A detached garage (existing) in a front yard whereas By-law 0225-2007, as amended, does not permit a detached garage in a front yard in this instance;
2. A combined width of side yards of 3.97m (approx. 13.03ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 8.99m (approx. 29.50ft) in this instance; and,
3. A side yard setback to a detached garage (existing) of 1.40m (approx. 4.59ft) whereas

By-law 0225-2007, as amended, requires a minimum side yard setback to a detached garage of 1.80m (approx. 5.91ft) in this instance.

**COMMENTS:****B24/67 and A24/527:**

On January 7, 2025, CVC staff conducted a site visit to identify and stake the top of the bank and valley vegetation associated with the slope. Following this visit, the applicant provided updated geotechnical materials and a revised plan (see image below). Furthermore, the proposal was updated to include dedication of the hazardous land and associated buffer on the proposed severed lot to the City of Mississauga (for long-term protection and maintenance).

**A24/528:**

Based on the review of the information, it is our understanding that two of the minor variances proposed relate to an existing detached garage. As stated in previous comments (provided on November 13, 2024), CVC staff have no objection to the approval of the minor variances related to the existing detached garage at this time.

**CONCLUSION:**

Based on the above, CVC staff has no objection to the approval of the requested severance (B24/67) and minor variance (A24/527) application by the Committee until the above concerns have been addressed to the satisfaction of CVC.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at [stuti.bhatt@cvc.ca](mailto:stuti.bhatt@cvc.ca) or 905-670-1615 (ext. 3500) should you have any further questions. Please circulate CVC on any future correspondence or applications regarding this site.

Image (cropped) sent to CVC by the applicant on January 27, 2025:



Comments Prepared by: Stuti Bhatt, Junior Planner

## Appendix 6 – Region of Peel Comments

**Applications: B-24-067M, A-24-527M, A-24-528M / 1520 Pinetree Crescent Development**

Engineering: Brian Melnyk ([brian.melnik@peelregion.ca](mailto:brian.melnik@peelregion.ca))(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 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](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 by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Conditions:**

- Please be advised that arrangements satisfactory to the Region of Peel, Public Works, shall be made with respect to servicing the site prior to obtaining the Building Permit.

Note: Petrele Francois ([petrele.francois@peelregion.ca](mailto:petrele.francois@peelregion.ca))/(905) 791-7800 x3356

- Please be advised that part of the subject lands is located within a floodplain and the regulated area of the Credit Valley Conservation Authority (CVC). We request that City staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Comments Prepared by: Petrele Francois, 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. (A527/24 & A528/24)
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 February 24, 2025.
5. A letter shall be received from the City of Mississauga, Park Planning, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated February 24, 2025.
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 February 24, 2025.