

City of Mississauga Corporate Report



9.3

Date: December 21, 2020

To: Chair and Members of General Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of
Planning & Building

Originator's files:
T-M16003 W11 &
T-M13007 W11

Meeting date:
January 13, 2021

Subject

**Subdivision Amending Agreement – 5155 Mississauga Road, T-M16003 W11,
Registered Plan 43M-2085 – City Park (Old Barber) Homes Inc. (Z-38W) (Ward 11)**

**Subdivision Amending Agreement – 320 Derry Road West, T-M13007 W11 – Exquisite
Bay Development Inc. (Z-44E) (Ward 11)**

Recommendation

1. That a by-law be enacted authorizing the Commissioner of Planning and Building and the City Clerk to execute a Subdivision Amending Agreement to permit an amendment for the Subdivision Agreement entered into with City Park (Old Barber) Homes Inc. (T-M16003 W11, Registered Plan 43M-2085).
2. That a by-law be enacted authorizing the Commissioner of Planning and Building and the City Clerk to execute a Subdivision Amending Agreement to permit an amendment to the Subdivision Agreement entered into with Exquisite Bay Development Inc. (T-M13007 W11).
3. That the by-laws be enacted authorizing the Commissioner of Planning and Building and the City Clerk to execute any other documents or land instruments as may be required to implement the two above-noted Subdivision Amending Agreements.

Background

The following background references two separate properties as noted in the subject line.

- a) **5155 Mississauga Road, T-M16003 W11, Registered Plan 43M-2085 – City Park (Old Barber) Homes Inc.**

In order to fulfil the requirements of its plan of subdivision, City Park (Old Barber) Homes Inc. entered into a Subdivision Agreement in connection with file T-M16003 W11 (Registered Plan 43M-2085) with the City and the Region of Peel. The Agreement was executed in July 2020, pursuant to By-Law No. 0126-2020. The subject lands are located at the northeast corner of Mississauga Road and Barbertown Road, and are identified on Appendix 1. The developer is required to make changes to the Subdivision Agreement referencing Block 10 whereas Registered Plan 43M-2085 only references Blocks 1 through 9, and include additional warning clauses regarding Block 9.

b) 320 Derry Road West, T-M13007 W11 – Exquisite Bay Development Inc.

In order to fulfil the requirements of its plan of subdivision, Exquisite Bay Development Inc. entered into a Subdivision Agreement in connection with file T-M13007 W11, with the City and the Region of Peel. The Agreement was executed in October 2019, pursuant to By-Law No. 0160-2019. The subject lands are located on the south side of Derry Road West, west of Hurontario Street, and are identified on Appendix 2. The developer is required to make changes to the Subdivision Agreement including the addition of warning clause provisions referencing the installation of a catch basin, a swale system and an appropriate municipal easement within and over Lot 4.

Comments

Minor technical matters to both existing Subdivision Agreements are needed, which require Council's approval. Neither of the technical matters alter the developments.

a) 5155 Mississauga Road, T-M16003 W11, Registered Plan 43M-2085 – City Park (Old Barber) Homes Inc.

In regards to the Subdivision Amending Agreement for City Park (Old Barber) Homes Inc., a revised plan was registered at the Land Registry Office, requiring the need for an amendment of the Subdivision Agreement. The overall development has not changed. The only change is the merging of Blocks 9 and 10 which are a private condominium road and a shared private driveway. Additional clauses are also required. The developer is required to make changes in the Subdivision Agreement to update and remove the references to Block 10 and include additional warning clauses regarding Block 9. All other terms and conditions within the originally executed Subdivision Agreement will remain valid.

b) 320 Derry Road West, T-M13007 W11 – Exquisite Bay Development Inc.

In regards to the Subdivision Amending Agreement for Exquisite Bay Development Inc., during the installation of municipal infrastructure, it was identified that external drainage from the lands to the west was draining through the subject lands. Staff determined that this storm water needed to be intercepted by a municipal storm sewer system. In order to accommodate the external drainage, the developer's consultant has proposed the installation of a catch basin, a swale system and an appropriate municipal easement within

Originator's files: T-M16003 W11 & T-M13007 W11

and over Lot 4 on this plan of subdivision. In order to notify potential purchasers of this lot, warning clause provisions will need to be inserted into the Subdivision Amending Agreement. Further clauses in Schedules "B" and "D" will be added to address the appropriate easement requirements and the installation and maintenance of the catch basin and swale system. All other terms and conditions within the originally executed Subdivision Agreement will remain valid.

Financial Impact

There are no financial impacts to the City.

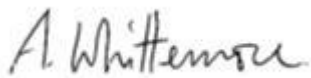
Conclusion

The Planning and Building Department supports the proposed amendments to the Agreement for City Park (Old Barber) Homes Inc. The Planning and Building Department also supports the proposed amendments to the Agreement for Exquisite Bay Development Inc.

Attachments

Appendix 1: Location Map for T-M16003 W11

Appendix 2: Location Map for T-M13007 W11



Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Saj Sangha, Development Application Coordinator