

**Local Planning Appeal Tribunal**  
Tribunal d'appel de l'aménagement  
local



**ISSUE DATE:** March 26, 2019

**CASE NO(S):** PL170479

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

**PROCEEDING COMMENCED UNDER** subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Maple Valley Development Corporation Inc.
Subject:	Request to amend the Official Plan - Failure of the City of Mississauga to adopt the requested amendment
Existing Designation:	“Residential Low Density 1”
Proposed Designated:	"Residential Medium Density" and "Residential Low Density II" and to repeal the current Section 16.2.3 .4 ("Special Site 4") for the Applewood Neighbourhood Character Area and replace it with an amended version
Purpose:	To permit 38 three storey stacked townhouse units, 4 three storey street townhomes and a public walkway
Property Address/Description:	3111 & 3123 Cawthra Road
Municipality:	City of Mississauga
Approval Authority File No.:	OPA/OZ-16/001
OMB Case No.:	PL170479
OMB File No.:	PL170479
OMB Case Name:	Maple Valley Development Corporation Inc. v. Mississauga (City)

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Maple Valley Development Corporation Inc.
Subject:	Application to amend Zoning By-law No. 0225-2007 - Neglect of the City of Mississauga to make

Existing Zoning: a decision  
 Residential Low Density 1 – Special Site 4  
 Proposed Zoning: R3 (detached dwellings to RM9 - Exception  
 Horizontal Multiple Dwellings  
 Purpose: To permit 38 three storey stacked townhomes and  
 condominium road  
 Property Address/Description: 3111 & 3123 Cawthra Road  
 Municipality: City of Mississauga  
 Municipality File No.: OPA/OZ-16/001  
 OMB Case No.: PL170479  
 OMB File No.: PL170480

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Maple Valley Development Corporation Inc.  
 Subject: Proposed Plan of Subdivision - Failure of City of  
 Mississauga to make a decision  
 Purpose: To permit 2 residential blocks, a public walkway  
 and a new public road ( a cul-de-sac at the end of  
 Ericson Road)  
 Property Address/Description: 3111 & 3123 Cawthra Rd  
 Municipality: City of Mississauga  
 Municipality File No.: TM-16/001  
 OMB Case No.: PL170479  
 OMB File No.: PL170481

**PROCEEDING COMMENCED UNDER** subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Sky-Cawthra Development Inc.  
 Subject: Request to amend the Official Plan - Failure of  
 City of Mississauga to adopt the requested  
 amendment  
 Existing Designation: Residential Low Density 1  
 Proposed Designated: Residential Medium Density  
 Purpose: To permit 6 condominium townhouse units  
 Property Address/Description: 3105 Cawthra Road  
 Municipality: City of Mississauga  
 Approval Authority File No.: OZ 17/011 W3  
 OMB Case No.: PL180336  
 OMB File No.: PL180336  
 OMB Case Name: Sky-Cawthra Developments Inc. v. Mississauga  
 (City)

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Sky-Cawthra Development Inc.
Subject:	Application to amend Zoning By-law No. 0225-2007 - Refusal or neglect of the City of Mississauga to make a decision
Existing Zoning:	"R3" Zone
Proposed Zoning:	"RM6" zone and site specific
Purpose:	To permit 6 condominium townhouse units
Property Address/Description:	3105 Cawthra Road
Municipality:	City of Mississauga
Municipality File No.:	OZ 17/011 W3
OMB Case No.:	PL180336
OMB File No.:	PL180337

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Sky-Cawthra Development Inc.
Subject:	Proposed Plan of Subdivision - Failure of the City of Mississauga to make a decision
Purpose:	To permit 6 condominium townhouse units
Property Address/Description:	3105 Cawthra Road
Municipality:	City of Mississauga
Municipality File No.:	T-M 17003 W3
OMB Case No.:	PL180336
OMB File No.:	PL180338

**Heard:** February 27, 2019 in Mississauga, Ontario

**APPEARANCES:**

**Parties**

**Counsel**

Maple Valley Development Corporation Inc. ("Maple")

Mary Flynn-Guglietti

Sky-Cawthra Development Corporation Inc. ("Sky-Cawthra")

Brad Teichman

City of Mississauga ("City")

Michal Minkowski

Regional Municipality of Peel ("Region")

Rachel Godley

**MEMORANDUM OF ORAL DECISION DELIVERED BY S. TOUSAW ON  
FEBRUARY 27, 2019 AND ORDER OF THE TRIBUNAL**

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**PROCEEDINGS**

[1] This hearing was converted to a settlement hearing upon the Parties' agreement on revised planning instruments that will permit two residential developments with a total of 38 units. The Parties acknowledge the assistance of Tribunal-led mediation and their own further post-mediation cooperation in resolving the issues.

[2] These files had been consolidated at the Pre-hearing Conference ("PHC") at the request of the Parties because the properties will share one vehicle access to a public road.

[3] Counsel advised that the two Participants granted status at the PHC are satisfied with the mediated resolution and are not attending this hearing.

[4] For the Tribunal's consideration, the Parties tendered, for each property, an Official Plan Amendment ("OPA"), Zoning By-law Amendment ("ZBA") and Draft Plan of Subdivision ("Subdivision") with conditions, comprising a total of six instruments.

[5] The two adjacent properties front onto the east side of Cawthra Road and will share a common access at the signalized intersection of Cawthra Road and Silver Creek Boulevard.

[6] On the north parcel of 0.61 hectares ("ha"), Maple Valley will develop 32 townhouses and two detached dwellings. Eight standard townhouses in two blocks will face Cawthra Road with vehicle access from a rear lane. The centre of the development will contain 24 stacked townhouses in four blocks, along with a children's play area, visitor parking and waste storage enclosure. The east limit of the property will contain two detached dwellings fronting onto a cul-de-sac extension of Ericson Road.

[7] On the south parcel of 0.14 ha, Sky-Cawthra will develop six townhouses. A front block of three units will face the street with rear garages, and a rear block of three units will face the internal road. Access will be gained over the internal road of the Maple Valley development, and the Sky-Cawthra residents will also have legal access to the children's play area, visitor parking and waste storage on the Maple Valley site.

[8] Each property will have its own condominium corporation. Reciprocal registered easements and cost-sharing agreements between the two condominium corporations will ensure access to and maintenance of the shared facilities.

[9] Two Registered Professional Planners testified on behalf of the Parties in support of the settlement, both of whom the Tribunal qualified to provide opinion evidence in the area of land use planning. James Levac was retained by Maple Valley and Ryan Mino-Leahan was retained by Sky-Cawthra.

[10] The Planners agree that the OPA, ZBA and Subdivision for their respective client's property satisfy all legislative tests under the *Planning Act* ("Act"), being regard for the provincial interests of s. 2 of the Act, consistency with the Provincial Policy Statement, conformity with the Growth Plan for the Greater Golden Horseshoe, conformity with the Region's Official Plan, conformity with the City's Official Plan ("OP"), and satisfy s. 51(24) of the Act.

[11] In support of their conclusions, the Planners note that the developments constitute intensification with a mix of housing types along a Regional Road identified as a Corridor in the OP. The area is intended for mixed use, compact and transit-supportive development that is appropriate for the neighbourhood context. The site designs respect surrounding uses, including a temple to the north, walk-up apartment to the south, cemetery to the east, and commercial uses across Cawthra Road. The two detached dwellings fronting an extension of Ericson Road respond to the lower density housing along that street. In addition, the Planners consider all relevant provincial, Region and City policies to be satisfied by, among other matters, the 4.5 metre road widening along Cawthra Road to support a multi-use pathway, the street-facing units in

support of a safe and desirable public realm, the integrated pedestrian and vehicle circulation to address public safety and transportation efficiency, and the unit density and shared services in support of the efficient use of land, community services and infrastructure. The Planners further advise that the Draft Subdivision with conditions satisfy all requirements of s. 51(24) of the Act.

[12] The Tribunal accepts the conclusions of the Planners and finds that the planning instruments to effect these developments satisfy all legislative tests as listed above. The developments represent desirable housing intensification within the built-up area at a suitable scale and design for the area context. With the consent of all Parties, the Tribunal will approve the applications as set out below.

## **ORDER**

[13] The Tribunal orders that the appeals by Maple Valley are allowed in part and

- the OPA is approved as set out in Attachment 1;
- Zoning By-law No. 0225-2007 is amended by the ZBA set out in Attachment 2; and
- The Draft Subdivision is approved as set out in Attachment 3, and subject to the conditions set out in Attachment 4.

[14] The Tribunal orders that the appeals by Sky-Cawthra are allowed in part and

- the OPA is approved as set out in Attachment 5;
- Zoning By-law No. 0225-2007 is amended by the ZBA set out in Attachment 6; and
- the Draft Subdivision is approved as set out in Attachment 7 and subject to the conditions set out in Attachment 8.

[15] The Tribunal orders that pursuant to s. 51(56.1) of the Act, the City shall have the authority to clear the above-noted conditions attached to the draft plan approval and to administer final approval of the plans of subdivision for the purposes of s. 51(58) of the Act. In the event that there are any difficulties implementing any of the conditions of draft plan approval, or if any changes are required to be made to the draft plan, the Tribunal may be spoken to.

*“S. Tousaw”*

S. TOUSAW  
MEMBER

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

**Local Planning Appeal Tribunal**

A constituent tribunal of Tribunals Ontario - Environment and Land Division  
Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

**Amendment No. 91  
to  
Mississauga Official Plan**



**Amendment No. 91  
to  
Mississauga Official Plan**

The following text and Map "A" attached constitute Amendment No. 91.

## **PURPOSE**

The purpose of this Amendment is to change the land use designation of the subject lands from Residential Low Density I to Residential Low Density II and Residential Medium Density and to amend Special Site 4 by removing the subject lands from the Special Site 4 map.

## **LOCATION**

The lands affected by this Amendment are located on the east side of Cawthra Road, north of Dundas Street East. The subject lands are located in the Applewood Neighbourhood Character Area, as identified in Mississauga Official Plan.

## **BASIS**

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Local Planning Appeal Tribunal.

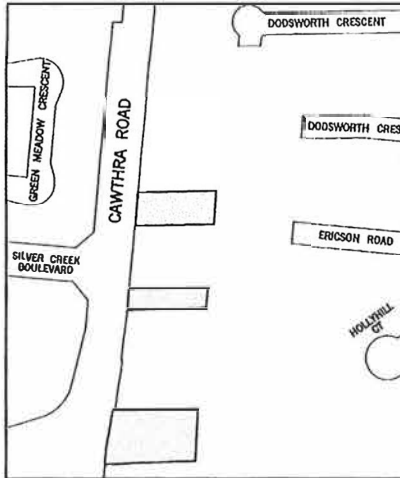
The subject lands are designated Residential Low Density I which permits detached dwellings, semi-detached dwellings and duplex dwellings. The Special Site policies permit offices and state that development approval will be subject to the approval of a tree survey which demonstrates appropriate tree preservation measures.

An Official Plan Amendment is required to permit townhouses.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.2.4.4, Special Site Policies, Applewood Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by replacing the Special Site 4 map with the following:

### 16.2.4.4 Site 4



2. Schedule 10, Land Use Designations of Mississauga Official Plan, is hereby amended by changing the land use of the subject lands from Residential Low Density I to Residential Low Density II and Residential Medium Density, as shown on Map "A" of this Amendment.

## **IMPLEMENTATION**

Upon receipt of the Local Planning Appeal Tribunal's Final Order, Mississauga Official Plan will be amended in accordance with the Order.

The lands will be rezoned as part of the same Tribunal Order.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan August 1, 2018.

## **INTERPRETATION**

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

- LAND USE DESIGNATIONS**
- Residential Low Density I
  - Residential Low Density II
  - Residential Medium Density
  - Residential High Density
  - Mixed Use
  - Convenience Commercial
  - Motor Vehicle Commercial
  - Office
  - Business Employment
  - Industrial
  - Airport
  - Institutional
  - Public Open Space
  - Private Open Space
  - Greenlands
  - Parkway Belt West
  - Utility
  - Special Waterfront
  - Partial Approval Area

- BASE MAP INFORMATION**
- Heritage Conservation District
  - 1996 MEP/2000 NEF
  - Composite Noise Contours
  - LBPIA Operating Area Boundary
  - Area Exempt from LBPIA Operating Area
  - Natural Hazards
  - Civic Centre (City Hall)
  - City Centre/Transit Terminal
  - GO Rail Transit Station
  - Public School
  - Catholic School
  - Hospital
  - Community Facilities

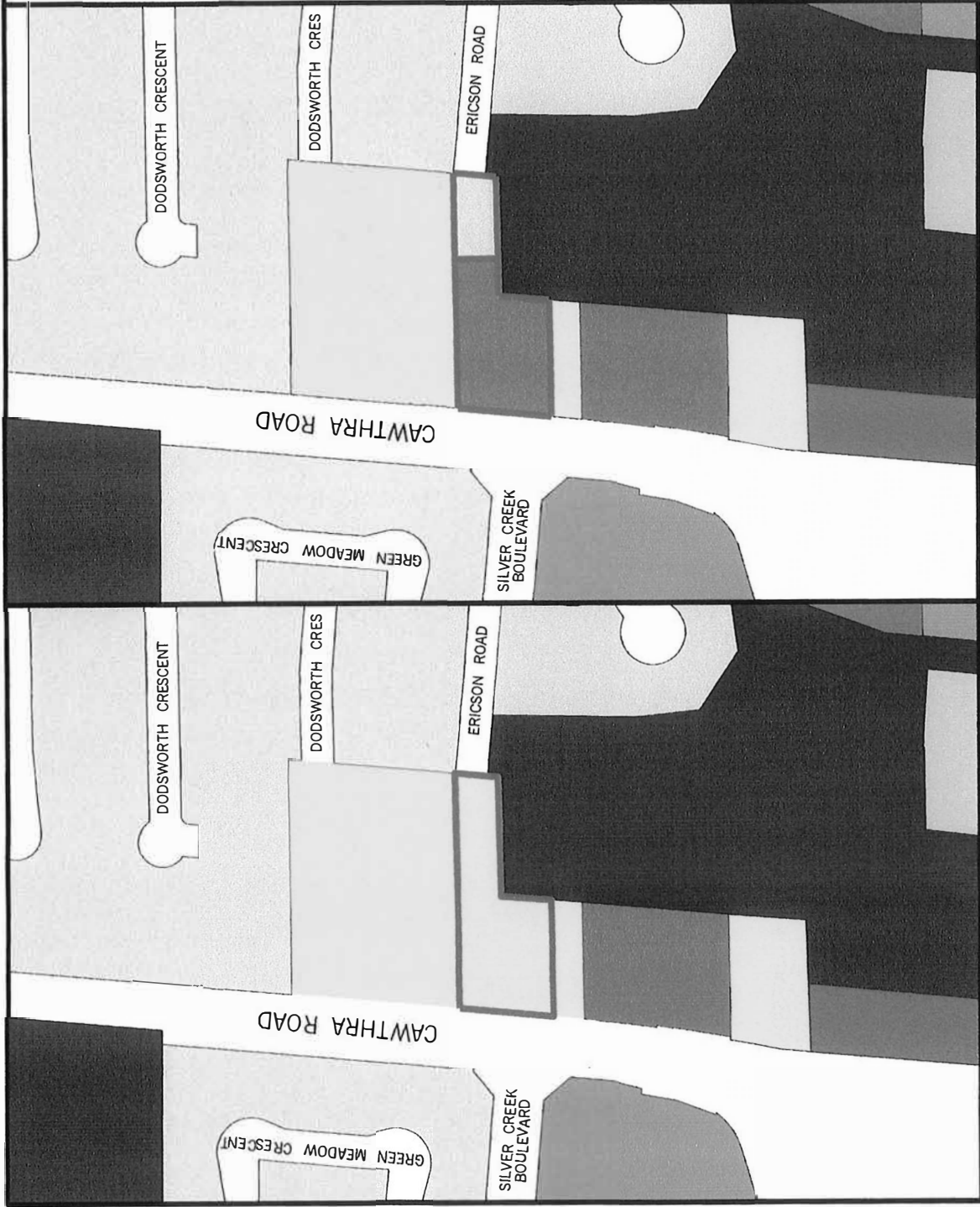
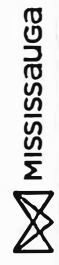
- City Structure**
- Downtown
  - Major Node
  - Community Node
  - Neighbourhood
  - Corporate Centre
  - Employment Area
  - Special Purpose Area

- AREA OF AMENDMENT**
- FROM: RESIDENTIAL LOW DENSITY I
  - TO: RESIDENTIAL LOW DENSITY II
  - RESIDENTIAL MEDIUM DENSITY



**MAP 'A'**

Part of Schedule 10  
Land Use Designations  
of Mississauga Official Plan



**AMENDED LAND USE DESIGNATION**

**EXISTING LAND USE DESIGNATION**

SCHEDULE "A" TO  
 LOCAL PLANNING APPEAL TRIBUNAL  
 ORDER DATED \_\_\_\_\_

LPAT Case No. PL170479  
 LPAT File No. PL170480

Maple Valley Development Corporation Inc.

- 1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.2.6.49	Exception: R5-49	Map # 20	By-law:
In a R5-49 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a R5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.2.6.49.1	Minimum <b>interior side yard</b>		1.0 m
4.2.6.49.2	Minimum <b>rear yard</b>		6.0 m
4.2.6.49.3	Maximum encroachment of a <b>porch, deck or balcony</b> into a <b>front yard</b>		1.8 m
4.2.6.49.4	Maximum encroachment of a <b>balcony</b> into a <b>rear yard</b>		1.7 m
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-R5-49 by further amendment to Map 20 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ul style="list-style-type: none"> <li>(1) provision of any outstanding technical plans, studies and reports to the satisfaction of the City of Mississauga ("City") and Region of Peel ("Region"): including:                             <ul style="list-style-type: none"> <li>(1.1) updated functional servicing report including grading and servicing plan;</li> <li>(1.2) current Environmental Site Screening Questionnaire and Declaration (ESSQD);</li> <li>(1.3) updated noise impact study.</li> </ul> </li> <li>(2) provision of noise and servicing requirements to the Region;</li> <li>(3) confirmation that the lands to be dedicated to the City meet applicable Ministry of Environment, Conservation and Parks.</li> </ul>			

2. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

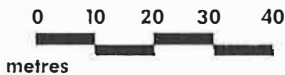
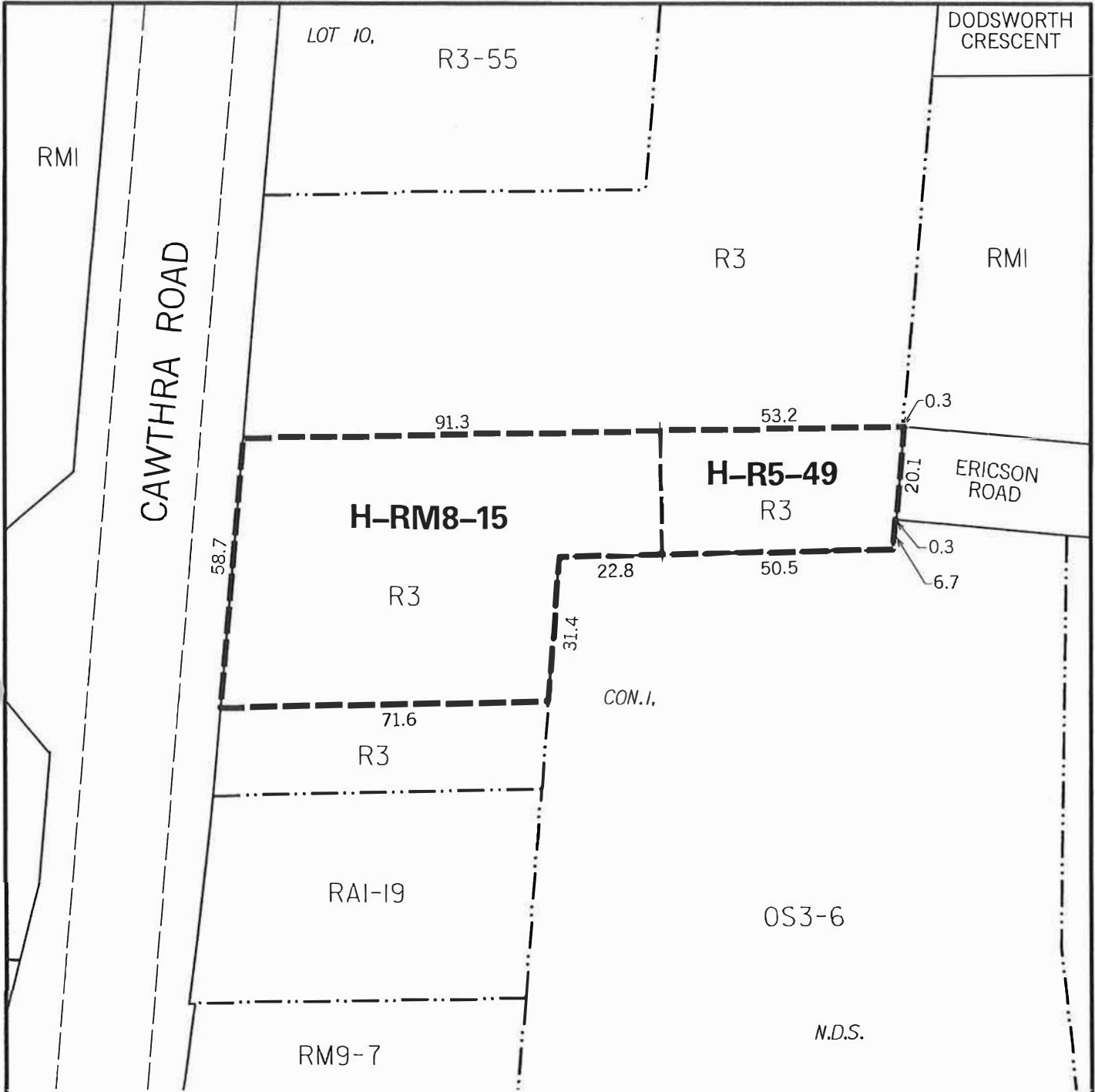
4.13.3.15	Exception: RM8-15	Map # 20	By-law:
In a RM8-15 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM8 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.13.3.15.1	(1)	<b>Townhouse Dwelling</b>	
<b>Regulations</b>			
4.13.3.15.2	The provisions contained in Subsections 2.1.14 and 2.1.30 and the regulations of Sentence 4.13A.2.14.8, Clauses 4.13A.2.14.9(2), 4.13A.2.14.11(1) to 4.13A.2.14.11(4), 4.13A.2.14.11(7), 4.13A.2.14.12(4), 4.13A.2.14.13(2) and 4.13A.2.14.15(3) contained in Exception Table 4.13A.2.14 of this By-law shall not apply		
4.13.3.15.3	The wall of a <b>building</b> or <b>structure</b> that faces a <b>driveway</b> shall be deemed to be the front wall		
4.13.3.15.3	Minimum <b>rear yard</b>		6.0 m
4.13.3.15.4	Maximum dwelling <b>height - flat roof</b> , excluding any mechanical penthouse and/or access stairs		13.0 m
4.13.3.15.5	Maximum encroachment of a <b>porch</b> or <b>deck</b> , inclusive of stairs, located at and accessible from the <b>first storey</b> or below the <b>first storey</b> , into a required <b>front yard</b>		1.8 m
4.13.3.15.6	Minimum width of a <b>condominium road/aisle</b>		6.0 m
4.13.3.15.7	Minimum width of a <b>sidewalk</b>		1.5 m
4.13.3.15.8	Minimum <b>landscaped area</b> for all lands zoned RM8-15		23%
4.13.3.15.9	Minimum <b>amenity area</b>		5.6 m <sup>2</sup> per <b>dwelling unit</b>
4.13.3.15.10	<b>Stacked Townhouse:</b>		
	(1)	maximum encroachment into a <b>front yard</b> of a <b>balcony</b>	1.6 m
	(2)	minimum setback from a rear wall of a <b>stacked townhouse</b> to a rear wall of another <b>stacked townhouse</b>	10.0 m
	(3)	minimum setback of a side or rear wall to internal walkway	0.0 m

4.13.3.15	Exception: RM8-15	Map # 20	By-law:
4.13.3.15.10 (continued)	(4) minimum setback from a front wall of a <b>stacked townhouse</b> to a <b>condominium road</b>		2.5 m
	(5) minimum setback of a maximum of one <b>garage face</b> to a <b>condominium road</b>		5.0 m
	(6) maximum number of units with one resident <b>parking space</b>		1
4.13.3.15.11	<b>Townhouse Dwelling:</b> (1) minimum setback from a front wall to a <b>condominium road</b> (2) maximum encroachment of a <b>balcony</b> into a <b>rear yard</b> (3) maximum encroachment of a <b>porch, deck</b> or <b>balcony</b> inclusive of stairs into a required <b>front yard</b>		2.5 m 1.2 m 1.6 m
4.13.3.15.12	All site development plans shall comply with Schedule RM8-15 of this Exception		



4.13.3.15	Exception: RM8-15	Map # 20	By-law:
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM8-15 by further amendment to Map 20 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> <li data-bbox="591 709 1208 840">(1) provision of any outstanding technical plans, studies and reports to the satisfaction of the City of Mississauga ("City") and Region of Peel ("Region"): including: <ol style="list-style-type: none"> <li data-bbox="683 835 1179 898">(1.1) updated functional servicing report including grading and servicing plan;</li> <li data-bbox="683 898 1179 991">(1.2) current Environmental Site Screening Questionnaire and Declaration (ESSQD);</li> <li data-bbox="683 991 1075 1024">(1.3) updated noise impact study;</li> <li data-bbox="683 1024 1019 1058">(1.4) updated shadow study.</li> </ol> </li> <li data-bbox="591 1058 1127 1121">(2) provision of noise, servicing, access and right-of-way requirements to the Region;</li> <li data-bbox="591 1121 1175 1218">(3) confirmation that the lands to be dedicated to the City meet applicable Ministry of Environment, Conservation and Parks;</li> <li data-bbox="591 1218 1188 1314">(4) establishment of satisfactory access and interconnection arrangements with the proposed development at 3105 Cawthra Road.</li> </ol>			

2. Map Number 20 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "R3" to "H-R5-49" and "H-RM8-15", the zoning of Part of Lot 10, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-R5-49" and "H-RM8-15" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "H-R5-49" and "H-RM8-15" zoning indicated thereon.
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 91 is in full force and effect.



This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Rady-Pentek & Edward Surveying LTD. (OLS) dated May 15, 2015.

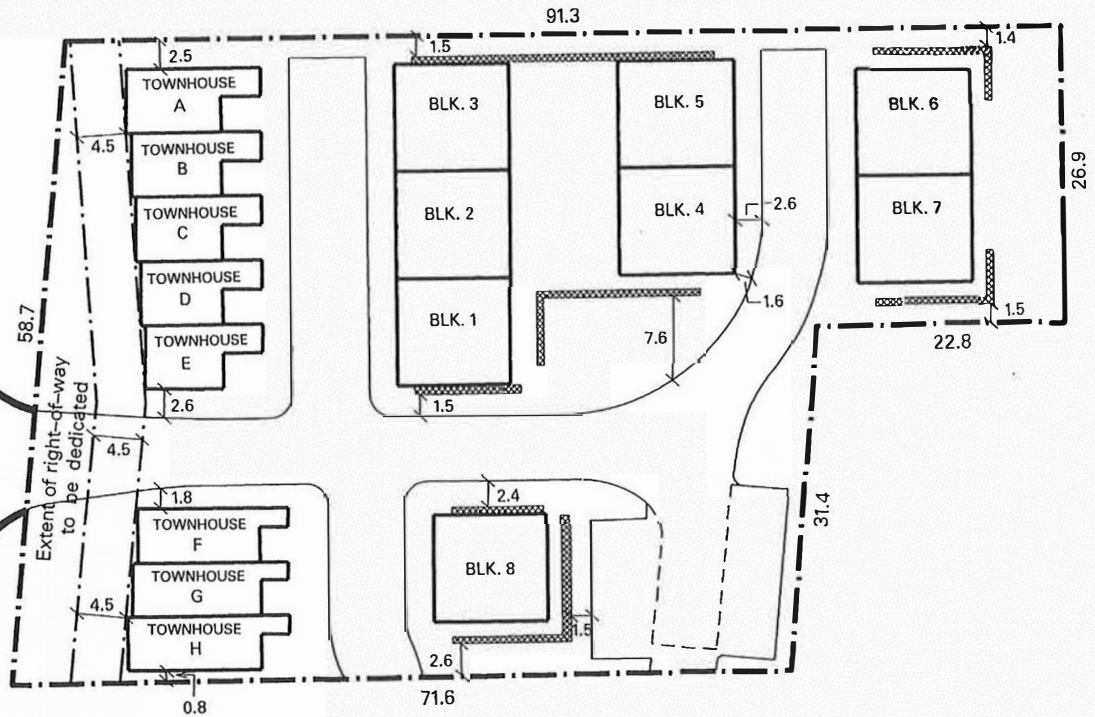
**THIS IS SCHEDULE "A" TO  
SCHEDULE "A" OF LPAT**

**ORDER DATED \_\_\_\_\_**

**LPAT CASE NO. PL170479**

**LPAT FILE NO. PL170480**

CAWTHRA ROAD



-  BUILDABLE AREA EXCLUSIVE OF PORCHES, DECKS, BALCONIES AND STAIRS
-  RETAINING WALL



Note:  
All measurements are in metres  
and are minimum setbacks,  
unless otherwise noted.

This is not a Plan of Survey.

THIS IS SCHEDULE "RM8-15"  
AS ATTACHED TO  
SCHEDULE "A" OF LPAT

ORDER DATED \_\_\_\_\_

LPAT CASE NO. PL170479

LPAT FILE NO. PL170480

**APPENDIX "A" TO SCHEDULE "A" OF**

**LPAT ORDER DATED \_\_\_\_\_**

LPAT Case No. PL170479

LPAT File No. PL170480

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit 2 detached dwellings, stacked townhouses and townhouses.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R3" (Detached Dwellings) to "H-R5-49" (Detached Dwellings - Exception with a Holding Provision) and "H-RM8-15" (Back to Back and/or Stacked Townhouses - Exception - with a Holding Provision).

"R3" permits detached dwellings on lots with 15.0 m frontages.

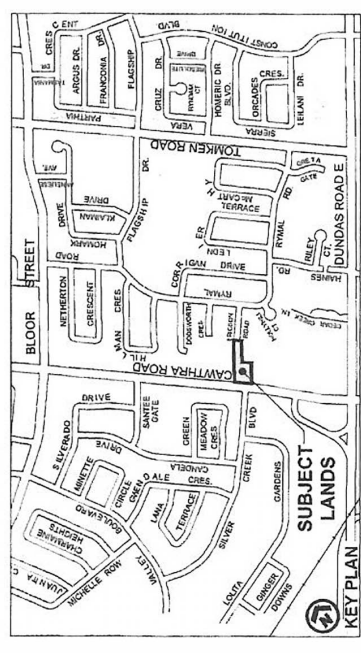
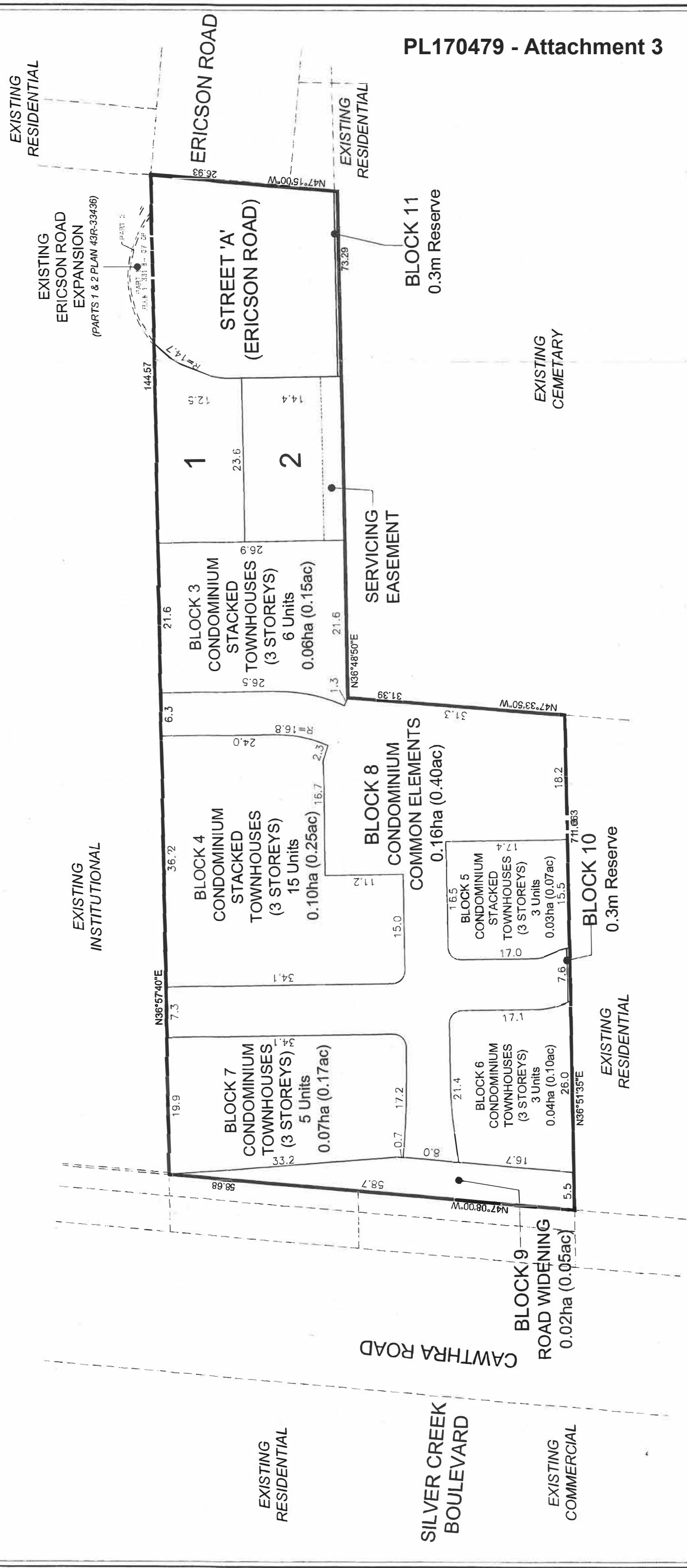
Upon removal of the "H" provision, the "R5-49" zone will permit detached dwellings with 9.75 m lot frontages and reduced setbacks.

Upon removal of the "H" provision, the "RM8-15" zone will permit stacked townhouses and townhouses with reduced setbacks.

Location of Lands Affected

East side of Cawthra Road, north of Dundas Street East in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

PL170479 - Attachment 3



**DRAFT PLAN OF SUBDIVISION**

FILE # 21T-M16001

3111 & 3123 CAWTHRA ROAD  
PART OF LOT 10, CONCESSION 1, NDS  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL

**OWNERS CERTIFICATE**

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF MISSISSAUGA FOR APPROVAL.

DATE: SEPTEMBER 1, 2015

SIGNED: *[Signature]*  
MR. AYAZ ADATIYA, A.S.J.C.  
MAPLE VALLEY DEVELOPMENT CORPORATION INC.  
16 BRIMLEY DALE ROAD  
BRAMPTON, ONTARIO, L7V 4R7  
Phone: (416) 507-0989

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

DATE: AUGUST 27, 2015

SIGNED: *[Signature]*  
C.P. EDWARD, O.L.S.  
RADY-PENK & EDWARDS SURVEYING LTD.  
643 CHRISTIE ROAD, SUITE 7  
WOODBRIDGE ON L4L 8A3  
Phone: (416) 955-5000

**ADDITIONAL INFORMATION**

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, & J ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

**LAND USE SCHEDULE**

LAND USE	BLOCKS	AREA (ha)	AREA (ac)	UNITS
12.5m (41') - FREEHOLD DETACHED CONDOMINIUM STACKED TOWNHOUSES	1,2	0.06	0.15	2
CONDOMINIUM TOWNHOUSES	3-5	0.19	0.47	23
CONDOMINIUM COMMON ELEMENTS	6,7	0.11	0.27	9
ROAD WIDENING	8	0.16	0.40	
0.3m RESERVE	9	0.02	0.05	
STREET 'A' ROW (23m)	10,11	0.00	0.00	
<b>TOTAL</b>	<b>11</b>	<b>0.61</b>	<b>1.51</b>	<b>34</b>

**NOTES**

- All existing structures to be demolished.

**REVISIONS**

1. JANUARY 6, 2016 - Original Draft Plan Submission
2. JULY 8, 2016 - Added Block 4 (0.3m Reserve)
3. JULY 9, 2018 - Revised Condominium Layout; Detached Residential added
4. AUGUST 8, 2018 - Additional 0.3m Reserve Block added
5. AUGUST 29, 2018 - Additional Blocks created
6. SEPTEMBER 27, 2018 - Road Widening Block adjustment
7. OCTOBER 17, 2018 - Condominium Block adjustment



SCALE: 1:250  
(24 x 36)  
OCTOBER 17, 2018

**GSAI**  
Glen Scharr & Associates Inc.




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**SCHEDULE A  
CONDITIONS OF APPROVAL**

**NOTICE OF DECISION  
TO APPROVE:**

**FILE:** T-M16001 W3

**LPAT**

**SUBJECT:** **Draft Plan of Subdivision  
3111 and 3123 Cawthra Road  
Part of Lot 10, Concession 1, North of Dundas Street  
North of Dundas Street East, east side of Cawthra Road  
City of Mississauga  
Maple Valley Development Corporation**

---

In accordance with By-law 1-97, as amended, the Commissioner, Planning and Building Department has made a decision to approve the above noted draft plan of subdivision subject to the lapsing provisions and conditions listed below.

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

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

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the *Planning Act*, R.S.O. 1990, c.P13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P13, as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated August 27, 2015, (last revised on October 17, 2018).
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning

clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR THEIR CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 8.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
- 9.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 10.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 11.0 Prior to final approval, the City shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan.
- 12.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Development Agreement and all offers of purchase and sale for all residential lots, the following warning clauses until the permanent school for the area has been completed:
  - 12.1 Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.



- 12.2 That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- 13.0 That the Servicing Agreement shall contain a clause satisfactory to the Dufferin-Peel Catholic District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.
- 14.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Development Agreement and on all offers of purchase and sale for a period of five years after registration of the plan:
- 14.1 Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools.
- 14.2 The purchaser agrees that for the purposes of transportation to school, the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board.
- 15.0 That the Servicing Agreement shall contain a clause satisfactory to the Peel District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.
- 16.0 That the owner/applicant agree to provide a temporary location at which Canada Post Corporation may locate community mailboxes during construction, until curbing and sidewalks are in place at the prescribed permanent mailbox locations.
- 17.0 That in consultation with Canada Post Corporation, the owner/applicant agrees to provide at their expense the following for the permanent mailbox locations:
- 17.1 An appropriately sized sidewalk section on which Canada Post mailboxes will be placed, adjacent to the municipal sidewalk (where applicable), and any required footpaths across the boulevard from the curb to the sidewalk;
- 17.2 Any required curb depressions and wheelchair access for mailbox sites where no sidewalk is planned.
- 18.0 Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.

- 19.0 Prior to execution of the Servicing Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
- 20.0 The owner shall register an easement in favour of the registered owner of lands described as 3105 Cawthra Road for the access to Block 8 on draft plan 21T-M16001 W3 (last revised October 17, 2018) for the purpose of pedestrian and vehicular access and access to servicing, tot lot and visitor parking, as may be required.
- 21.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

**THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.**

**PL170479 - Attachment 5**

**Amendment No. 92**

**to**

**Mississauga Official Plan**

**Amendment No. 92  
to  
Mississauga Official Plan**

The following text and Map "A" attached constitute Amendment No. 92.

## **PURPOSE**

The purpose of this Amendment is to change the land use designation of the subject lands from Residential Low Density I to Residential Medium Density and to amend Special Site 4 by removing the subject lands from the Special Site 4 map.

## **LOCATION**

The lands affected by this Amendment are located on the east side of Cawthra Road, north of Dundas Street East. The subject lands are located in the Applewood Neighbourhood Character Area, as identified in Mississauga Official Plan.

## **BASIS**

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Local Planning Appeal Tribunal.

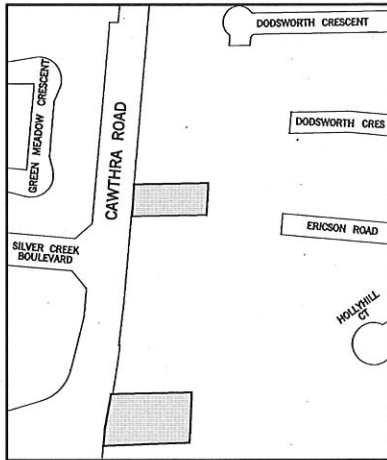
The subject lands are designated Residential Low Density I which permits detached dwellings, semi-detached dwellings and duplex dwellings. The Special Site policies permit offices and state that development approval will be subject to the approval of a tree survey which demonstrates appropriate tree preservation measures.

An Official Plan Amendment is required to permit townhouses.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.2.4.4, Special Site Policies, Applewood Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by replacing the Special Site 4 map with the following:

### 16.2.4.4 Site 4



2. Schedule 10, Land Use Designations of Mississauga Official Plan, is hereby amended by changing the land use of the subject lands from Residential Low Density I to Residential Medium Density as shown on Map "A" of this Amendment.

## **IMPLEMENTATION**

Upon receipt of the Local Planning Appeal Tribunal's Final Order, Mississauga Official Plan will be amended in accordance with the Order.

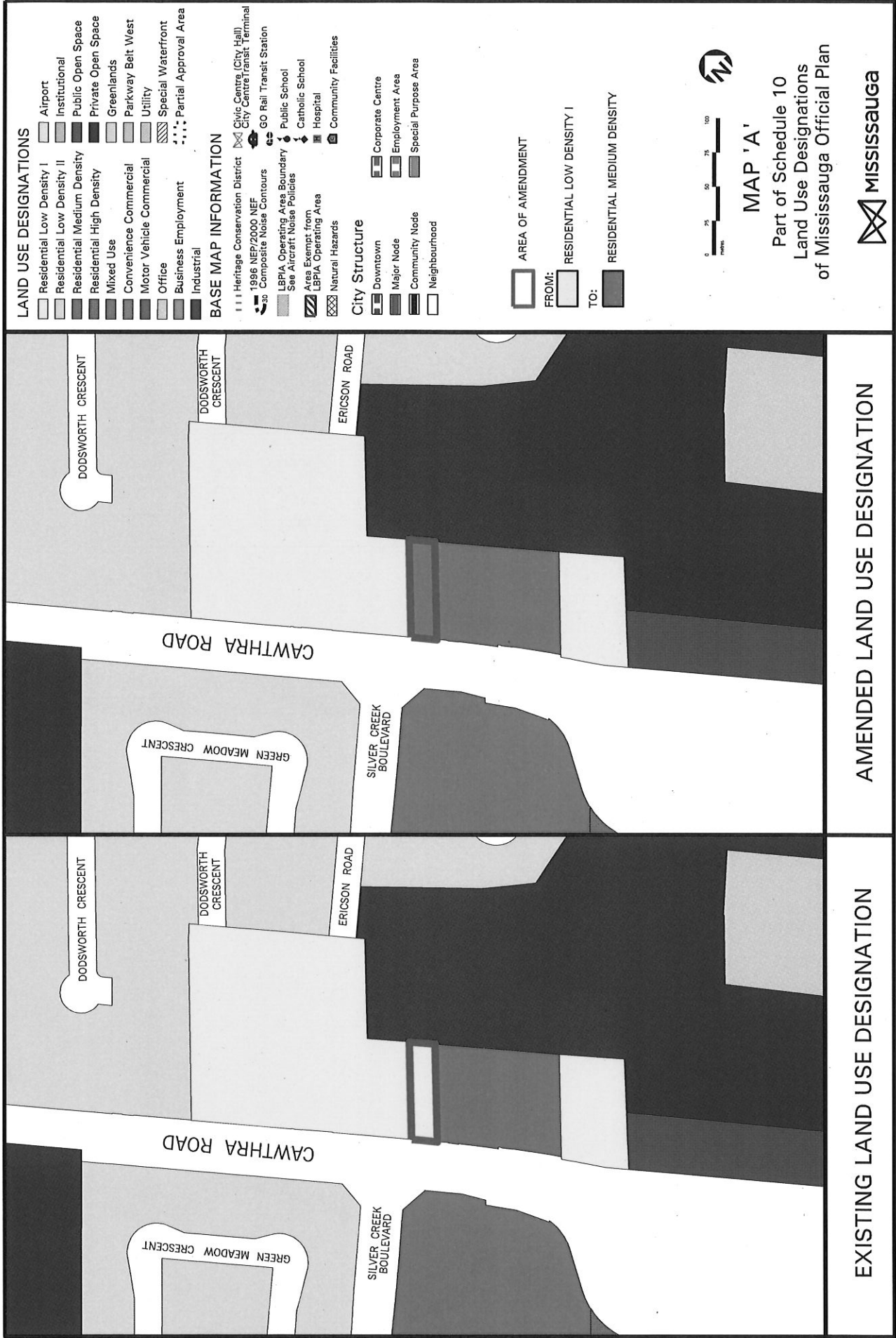
The lands will be rezoned as part of the same Tribunal Order.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan August 1, 2018.

## **INTERPRETATION**

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.



LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility
- Special Waterfront
- Partial Approval Area

BASE MAP INFORMATION

- Heritage Conservation District
- City Centre (City Hall)
- City Centre Transit Terminal
- 1996 NEP/2000 NEF
- Composite Noise Contours
- LBPIA Operating Area Boundary
- See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities

City Structure

- Downtown
- Major Node
- Community Node
- Neighbourhood
- Corporate Centre
- Employment Area
- Special Purpose Area

AREA OF AMENDMENT

FROM:

RESIDENTIAL LOW DENSITY I

TO:

RESIDENTIAL MEDIUM DENSITY

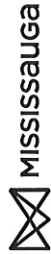


MAP 'A'

Part of Schedule 10  
Land Use Designations  
of Mississauga Official Plan

AMENDED LAND USE DESIGNATION

EXISTING LAND USE DESIGNATION



MISSISSAUGA



SCHEDULE "A" TO  
 LOCAL PLANNING APPEAL TRIBUNAL  
 ORDER DATED \_\_\_\_\_

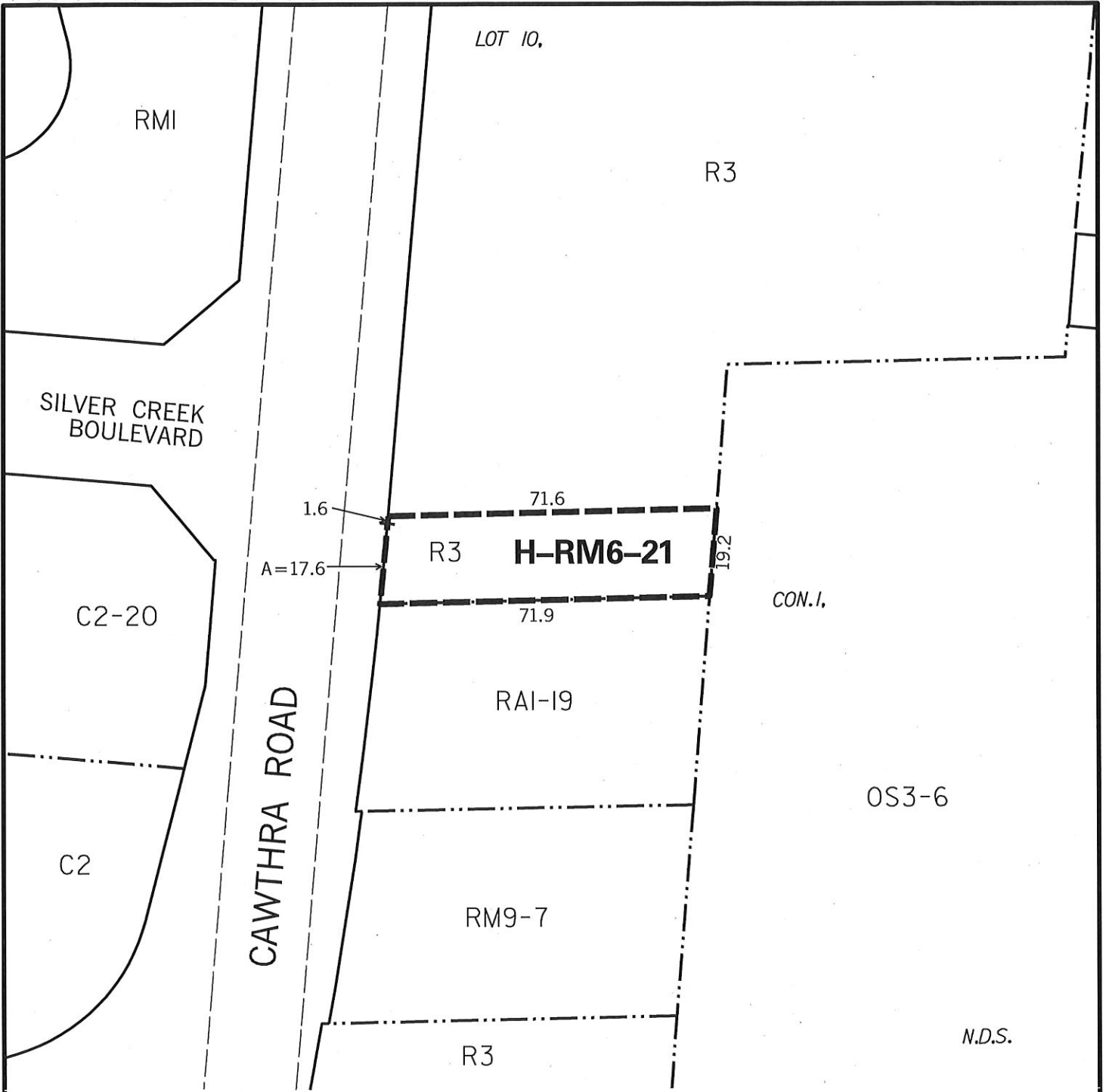
LPAT Case No. PL180336  
 LPAT File No. PL180337  
 Sky-Cawthra Development Inc.

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.12.2.21	Exception: RM6-21	Map # 20	By-law:
In a RM6-21 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM6 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.12.2.21.1	The provisions contained in Subsections 2.1.14 and 2.1.30 and the regulation of Line 11.0 contained in Table 4.12.1 of this By-law shall not apply		
4.12.2.21.2	Maximum <b>height</b>	11.5 m and 3 storeys	
4.12.2.21.3	Maximum encroachment of a <b>porch</b> or <b>deck</b> , exclusive of stairs accessible from the <b>first storey</b> or below the <b>first storey</b> into a required <b>yard</b>	1.8 m	
4.12.2.21.4	Maximum encroachment of a <b>balcony</b> or <b>deck</b> inclusive of stairs, located at and accessible from the second <b>storey</b> into a required <b>yard</b>	2.5 m	
4.12.2.21.5	Minimum width of a sidewalk	1.5 m	
4.12.2.21.6	Minimum number of visitor <b>parking spaces</b> provided on lands zoned RM8-15	2	
4.12.2.21.7	A <b>balcony</b> with a maximum area of 20 m <sup>2</sup> is permitted on top of an attached <b>garage</b> , provided that the <b>balcony</b> does not project more than 3.0 m beyond the <b>garage face</b>		
4.12.2.21.8	All site development plans shall comply with Schedule RM6-21 of this Exception		

4.12.2.21	Exception: RM6-21	Map # 20	By-law:
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM6-21 by further amendment to Map 20 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> <li>(1) provision of any outstanding technical plans, studies and reports to the satisfaction of the City of Mississauga ("City") and Region of Peel ("Region"): including: <ol style="list-style-type: none"> <li>(1.1) updated functional servicing report including grading and servicing plan;</li> <li>(1.2) current Environmental Site Screening Questionnaire and Declaration (ESSQD);</li> <li>(1.3) updated Phase I Environmental Site Assessment;</li> <li>(1.4) updated noise impact study;</li> <li>(1.5) updated shadow study;</li> <li>(1.6) updated tree preservation plan and arborist report;</li> <li>(1.7) archaeological assessment and associated letters from the Ministry of Tourism and Culture.</li> </ol> </li> <li>(2) provision of noise, servicing, access and right-of-way requirements to the Region;</li> <li>(3) establishment of satisfactory access and interconnection arrangements with the proposed development at 3111 and 3123 Cawthra Road;</li> <li>(4) establishment of satisfactory arrangements for the provision of visitor parking spaces on the adjacent lands zoned RM8-15.</li> </ol>			

2. Map Number 20 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "R3" to "H-RM6-21", the zoning of Part of Lot 10, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-RM6-21" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "H-RM6-21" zoning indicated thereon.
  
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 92 is in full force and effect.



This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Holding Jones Vanderveen Inc. (OLS) dated December 28, 16.

**THIS IS SCHEDULE "A" TO  
SCHEDULE "A" OF LPAT**

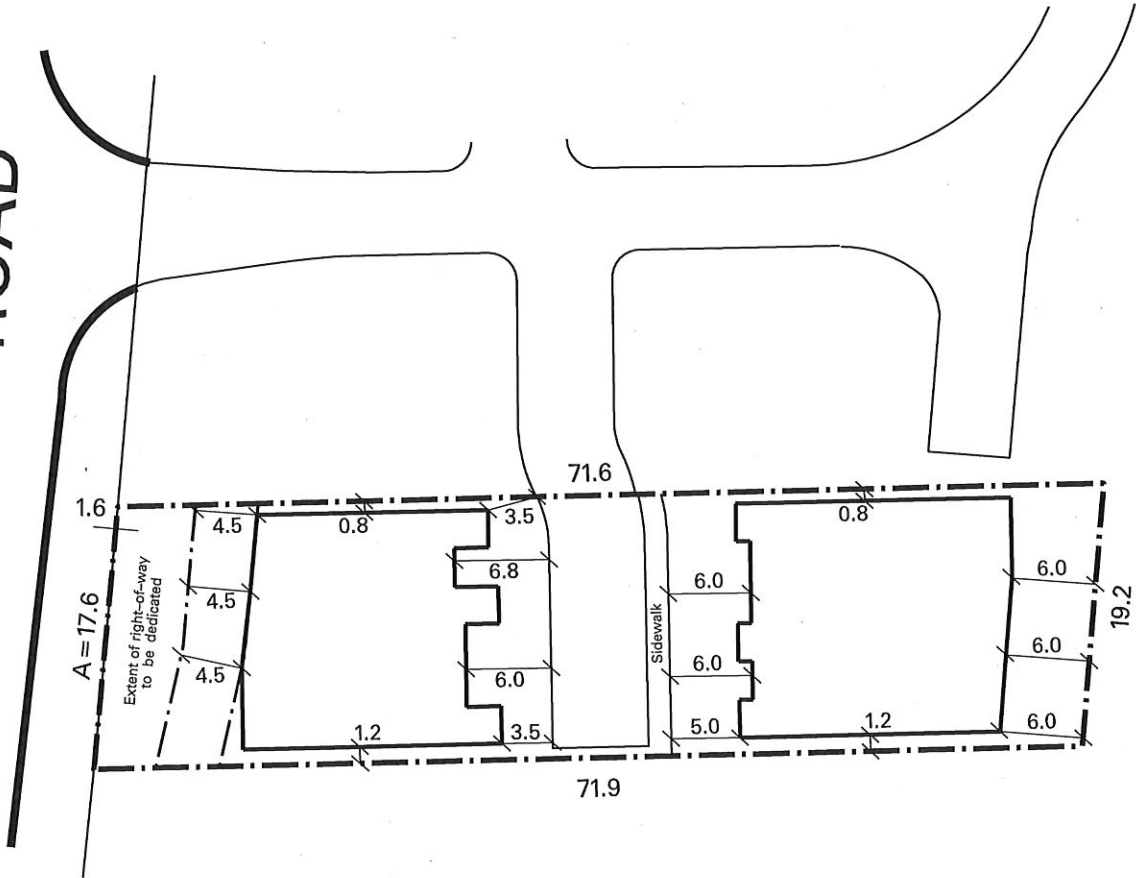
**ORDER DATED \_\_\_\_\_**

**LPAT CASE NO. PL180336**

**LPAT FILE NO. PL180337**

**CITY OF MISSISSAUGA**

CAWTHRA ROAD



**BUILDABLE AREA EXCLUSIVE OF PORCHES, DECKS, BALCONIES AND STAIRS**



Note:  
All measurements are in metres  
and are minimum setbacks,  
unless otherwise noted.

This is not a Plan of Survey.

**THIS IS SCHEDULE "RM6-21"  
AS ATTACHED TO  
SCHEDULE "A" OF LPAT**

**ORDER DATED** \_\_\_\_\_

**LPAT CASE NO.** PL180336

**LPAT FILE NO.** PL180337

**APPENDIX "A" TO SCHEDULE "A" OF**

**LPAT ORDER DATED \_\_\_\_\_**

LPAT Case No. PL180336

LPAT File No. PL180337

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit 6 townhouses on a CEC - road.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R3" (Detached Dwellings) to "H-RM6-21" (Townhouse Dwellings on a CEC - Road - Exception with a Holding Provision).

"R3" permits detached dwellings on lots with 15.0 m frontages.

Upon removal of the "H" provision, the "RM6-21" will permit townhouses on a common element condominium road with reduced setbacks.

Location of Lands Affected

East side of Cawthra Road, north of Dundas Street East in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

[http://teamsites.mississauga.ca/sites/18/Bylaws/OZ 17 01 11.by-law LPAT.as.jmcc.docx](http://teamsites.mississauga.ca/sites/18/Bylaws/OZ%2017%2011.by-law%20LPAT.as.jmcc.docx)

DRAFT PLAN OF SUBDIVISION  
 PART OF LOT 10, CONCESSION 1, NDS  
 CITY OF MISSISSAUGA  
 REGIONAL MUNICIPALITY OF PEEL  
 SCALE 1:150

DRAFT PLAN 21T-M17003



KEY PLAN

SECTION 51, PLANNING ACT,  
 ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. AS SHOWN ON DRAFT PLAN
- I. AS SHOWN ON DRAFT PLAN
- J. AS SHOWN ON DRAFT PLAN
- K. AS SHOWN ON DRAFT PLAN
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE JULY 26, 2017  
 GARY B. WARDEN, P.Eng.

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF MISSISSAUGA FOR APPROVAL.

OWNER  
 SKY CAWTHRA DEVELOPMENTS INC.

C/O  
 MARIE MACDONALD  
 1000 SHEPPARD AVENUE EAST  
 SUITE 303  
 WOODBINE, ON  
 M4B 3P6  
 JOHN ANDRANO, A.S.O.

SCHEDULE OF LAND USE

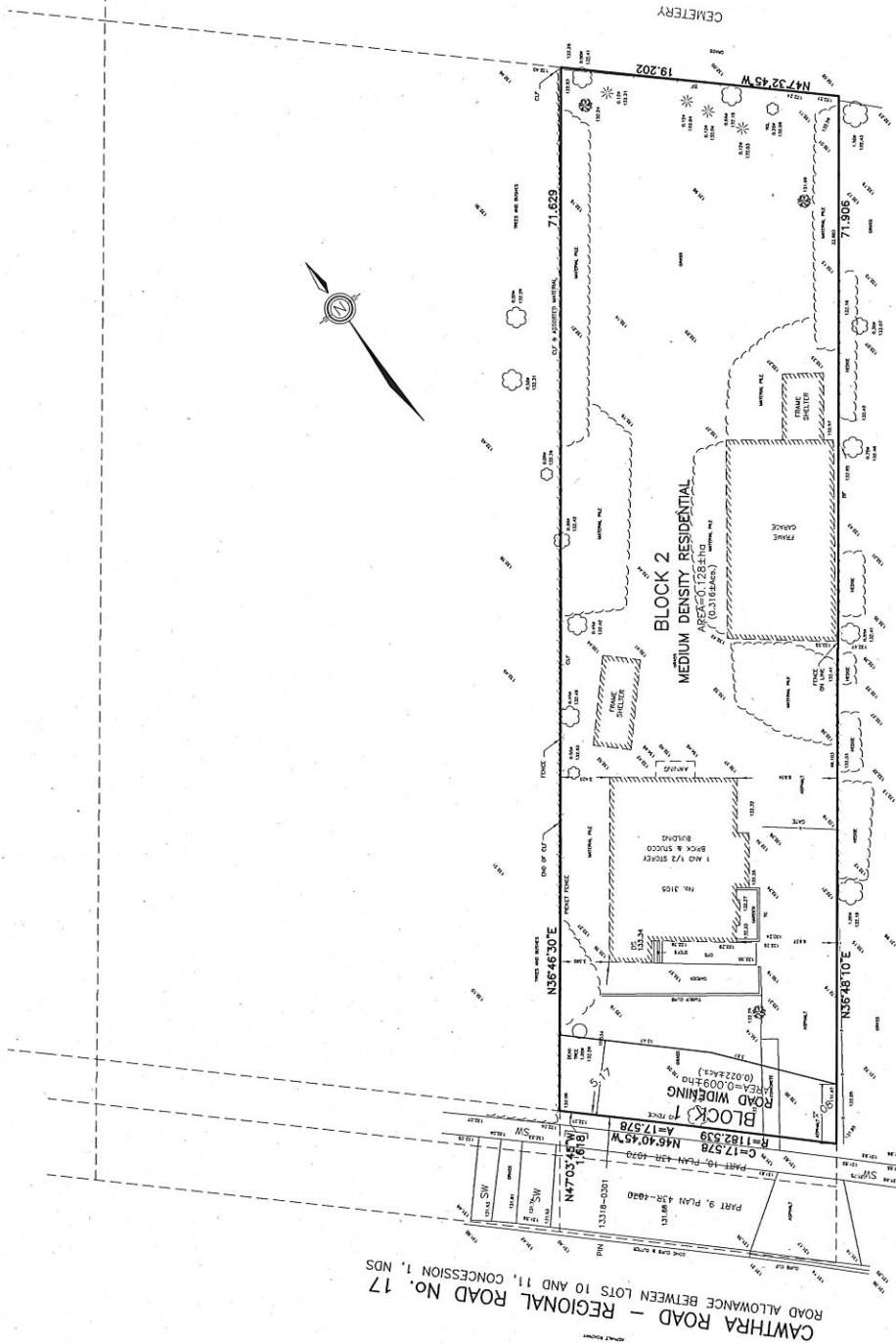
TOTAL AREA OF LAND TO BE SUBDIVIDED = 0.1375Ha. (0.3384Ac)

BLOCKS	LOTS	UNITS	SHA.	SHA.
BLOCK 1 - ROAD IMPROVEMENT	1	0.009	0.022	
BLOCK 2 - MEDIUM DENSITY RESIDENTIAL	1	0.128	0.316	
<b>TOTAL</b>	<b>2</b>	<b>0.137</b>	<b>0.338</b>	

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM



PROJECT No. P-2804  
 SCALE 1:150  
 NOVEMBER 13, 2018  
 X-REF: (2804mm & 2804up)  
 (2804mm & 2804up)  
**DWG. No. - 18:1**  
 44 JARDIN DRIVE - UNIT 18, CONCORD, ONTARIO L4C 3P3  
 PLANNING PARTNERS INC. TEL: (905) 884-4007 FAX: (905) 884-4007  
 Design • Development



CAWTHRA ROAD - REGIONAL ROAD No. 17  
 ROAD ALLOWANCE BETWEEN LOTS 10 AND 11, CONCESSION 1, NDS




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**SCHEDULE A  
CONDITIONS OF APPROVAL**

**NOTICE OF DECISION  
TO APPROVE:**

**FILE:** T-M17003 W3

**SUBJECT:** Draft Plan of Subdivision  
3105 Cawthra Road  
Part of Lot 10, Concession 1, North of Dundas Street  
North of Dundas Street East, east side of Cawthra Road  
City of Mississauga  
Sky-Cawthra Developments Inc.

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In accordance with By-law 1-97, as amended, the Commissioner, Planning and Building Department has made a decision to approve the above noted draft plan of subdivision subject to the lapsing provisions and conditions listed below.

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

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

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the *Planning Act*, R.S.O. 1990, c.P13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P13, as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated November 13, 2018.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, road access, grading, fencing, noise mitigation, environmental issues and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE



CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR THEIR CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 8.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
- 9.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 10.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 11.0 Prior to final approval, the City shall be advised by the School Boards that satisfactory arrangements regarding educational facilities have been made between the developer/ applicant and the School Boards for this plan.
- 12.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Development Agreement and all offers of purchase and sale for all residential lots, the following warning clauses until the permanent school for the area has been completed:
  - 12.1 Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
  - 12.2 That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.

- 13.0 That the Servicing Agreement shall contain a clause satisfactory to the Dufferin-Peel Catholic District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.
- 14.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Development Agreement and on all offers of purchase and sale for a period of five years after registration of the plan:
- 14.1 Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools.
- 14.2 The purchaser agrees that for the purposes of transportation to school, the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board.
- 15.0 That the Servicing Agreement shall contain a clause satisfactory to the Peel District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.
- 16.0 That the owner/applicant agree to provide a temporary location at which Canada Post Corporation may locate community mailboxes during construction, until curbing and sidewalks are in place at the prescribed permanent mailbox locations.
- 17.0 That in consultation with Canada Post Corporation, the owner/applicant agrees to provide at their expense the following for the permanent mailbox locations:
- 17.1 An appropriately sized sidewalk section on which Canada Post mailboxes will be placed, adjacent to the municipal sidewalk (where applicable), and any required footpaths across the boulevard from the curb to the sidewalk;
- 17.2 Any required curb depressions and wheelchair access for mailbox sites where no sidewalk is planned.
- 18.0 Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 19.0 Prior to execution of the Servicing Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

- 20.0 The owner shall register an easement in favour the registered owner of the lands described as 3111 and 3123 Cawthra Road for pedestrian and vehicular access over and along those lands proposed to be a new road block on draft plan 21T-M17003 W3 last revised November 13, 2018 (said draft plan will be revised to reflect the requirement for such easement) and which road block will be required to provide vehicular and pedestrian access into and from the lands described as 3105 Cawthra Road.
- 21.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

**THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.**