



MISSISSAUGA

October 14, 2015

Mr. Ryan Vandenburg
Acting Manager, Development Services, Public Works
Region of Peel
10 Peel Centre Drive, Suite A, 6th Floor, Room 601
BRAMPTON ON L6T 4B9

Dear Mr. Vandenburg:

RE: (Mississauga) Plan Amendment No. 39
1209 Haig Blvd & 1173, 1177 and 1183 Haig Blvd.
OPA 39 - Ward 1

This is further to the Notice of Decision given on September 24, 2015 under subsection 17(23) of the Planning Act with respect to City of Mississauga Official Plan Amendment Number 39.

Since no appeals were received during the prescribed period within which appeals could be made, Amendment Number 39 came into force on October 14, 2015.

Enclosed for your records is an executed Declaration to be inserted in your duplicate original copy of the amendment.

Yours truly,

Diana Rusnov, Deputy Clerk
Legislative Services, Corporate Services Department
905-615-3200 X 5421
300 City Centre Drive,
Mississauga, Ontario L5B 3C1

:mj

cc:

David Ferro, Planner, Planning & Building (via email)
Farah Sharib, Planning & Building (Duplicate Original Amendment & remaining books)
Applicant: - Dunsire (Haig) Inc. 54- 5100 South Service Rd. Burlington, ON L7L 6A5
Planning Notification Distribution - Via e-mail

Enclosure

DECLARATION

Subsection 17 of the Planning Act

Applicant: Dunsire (Haig) Inc.

Municipality City of Mississauga
Our File: OPA 39

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on September 16, 2015, when By-law Number O208-2015 was enacted and that notice as required by subsection 17 of the Planning Act was given on September 24, 2015.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under subsection 17 of the Planning Act within the time specified for submitting an appeal.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.


Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 14th day of October, 2015.


Commissioner of Oaths


Declarant

DONNA RAE LERRETTON, a Commissioner, etc.,
Regional Municipality of Peel, for the
Corporation of the City of Mississauga.
Expires May 3, 2016.



MISSISSAUGA

September 24, 2015

Mr. Ryan Vandenburg
Acting Manager, Development Services, Public Works
Region of Peel
10 Peel Centre Drive, Suite A, 6th Floor, Room 601
BRAMPTON ON L6T 4B9

Dear Mr. Vandenburg:

RE: Official Plan Amendment No. 39
1209 Haig Blvd & 1173, 1177 and 1183 Haig Blvd.
File: OPA 39 - Ward 1

Please find enclosed the Notice of Decision for Official Plan Amendment 39, and duplicate original copy of the amendment. This amendment was adopted by Council on September 16, 2015, by By-law 0208-2015. The Mississauga Plan (Official Plan) Amendment has been prepared in accordance with PDC Recommendations 0070-2014 & 0071-2014, adopted by City Council on September 10, 2014.

Also enclosed for your records is a copy of the Certificate of Public Meeting and Notification, Record of Written Submissions, and minutes of the Planning & Development Committee meeting of September 8, 2014.

Yours truly,

Diana Rusnov, Deputy Clerk and
Manager Legislative Services
Corporate Services Department
905-615-3200 X 5421

:mj

cc:

David Ferro, Planning and Building (Working copy of Amendment)
Farah Sharib, Planning and Building (Viewing copy of Amendment)
Applicant – Dunsire (Haig) Inc: 54- 5100 South Service Rd, Burlington, ON L7L 6A5
(Certified working copy of Amendment)



**PLANNING ACT
 NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND
 A ZONING BY-LAW BY
 THE CORPORATION OF THE CITY OF MISSISSAUGA
 BILL 51**

DATE OF NOTICE	September 24, 2015	
OPA NUMBER	OPA 39 (By-law 0208-2015)	
ZONING BY-LAW NUMBER	0210-2015 & 0209-2015	
DATE PASSED BY COUNCIL	September 16, 2015	
LAST DATE TO FILE APPEAL	October 13, 2015	
FILE NUMBER	OZ 13/010 & OZ 13/011	Ward 1
APPLICANT	Dunsire (Haig) Inc.	
PROPERTY LOCATION	1209 Haig Blvd & 1173, 1177 and 1183 Haig Blvd.	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment and Zoning By-law, under Sections 17 and 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

An explanation of the Purpose and Effect of the Official Plan Amendment Zoning By-law, a description of the lands to which it applies, and/or a key map showing the location of the lands to which it applies, are attached.

To view the Official Plan Amendment and Zoning By-law in their entirety please visit: www.mississauga.ca/portal/cityhall/publicnotices, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 39 is in full force and effect. A notice of appeal to the Ontario Municipal Board in respect of Official Plan Amendment and / or Zoning by-law must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1, no later than October 13, 2015.


The Notice of Appeal must:

- 1) set out reasons for the appeal; and,
- 2) be accompanied by the fee required by the Ontario Municipal Board in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario, and
- 3) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.
- 4) Four (4) copies of the appeal package.

IF YOU WISH TO APPEAL to the OMB a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.


 Diana Rusnov, Deputy Clerk
 Legislative Services,
 Corporate Services Department
 905-615-3200 X 5421



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0208-2015

A by-law to Adopt Mississauga Official Plan Amendment No 39

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing ("MMAH") authorized the Regional Municipality of Peel (the "Region") an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 39, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. Maps "A", "B", "C" and "D" attached constitute Amendment No. 39 to Mississauga Official Plan, specifically the Lakeview Neighbourhood Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 16 day of September, 2015.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
H.P.			
Date	Aug	29	15

Bonnie Crombie
MAYOR

Crystal Green
CLERK



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0210-2015

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding Exception Table 4.9.2.2 as follows:

4.9.2.2	Exception RM3-2	Map #06	By-law
In a RM3-2 zone the applicable regulations shall be as specified for a RM3 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.9.2.2.1	Lands zoned RM3-2 shall only be used for the following:		
	(1) Detached dwelling on a CEC - private road		
Regulations			
4.9.2.2.2	A detached dwelling shall comply with the RM3 zone regulations contained in Subsection 4.9.1 of this By-law		
4.9.2.2.3	Minimum width of a sidewalk		1.2 m

2. By-law Number 0225-2007, as amended, is further amended by adding Exception Table 4.9.2.3 as follows:

4.9.2.3	Exception RM3-3	Map #06	By-law
In a RM3-3 zone the permitted uses and applicable regulations shall be as specified for a RM3 zone except that the following uses/regulations shall apply:			
Regulation			
4.9.2.3.1	Minimum width of a sidewalk		1.2 m

3. Map Number 06 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 "RM3-2", "RM3-3" and "OS2-1", the zoning of Part of Lot 7, Concession 2, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RM3-2", "RM3-3" and "OS2-1" 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 "RM3-2", "RM3-3" and "OS2-1" zoning indicated thereon.

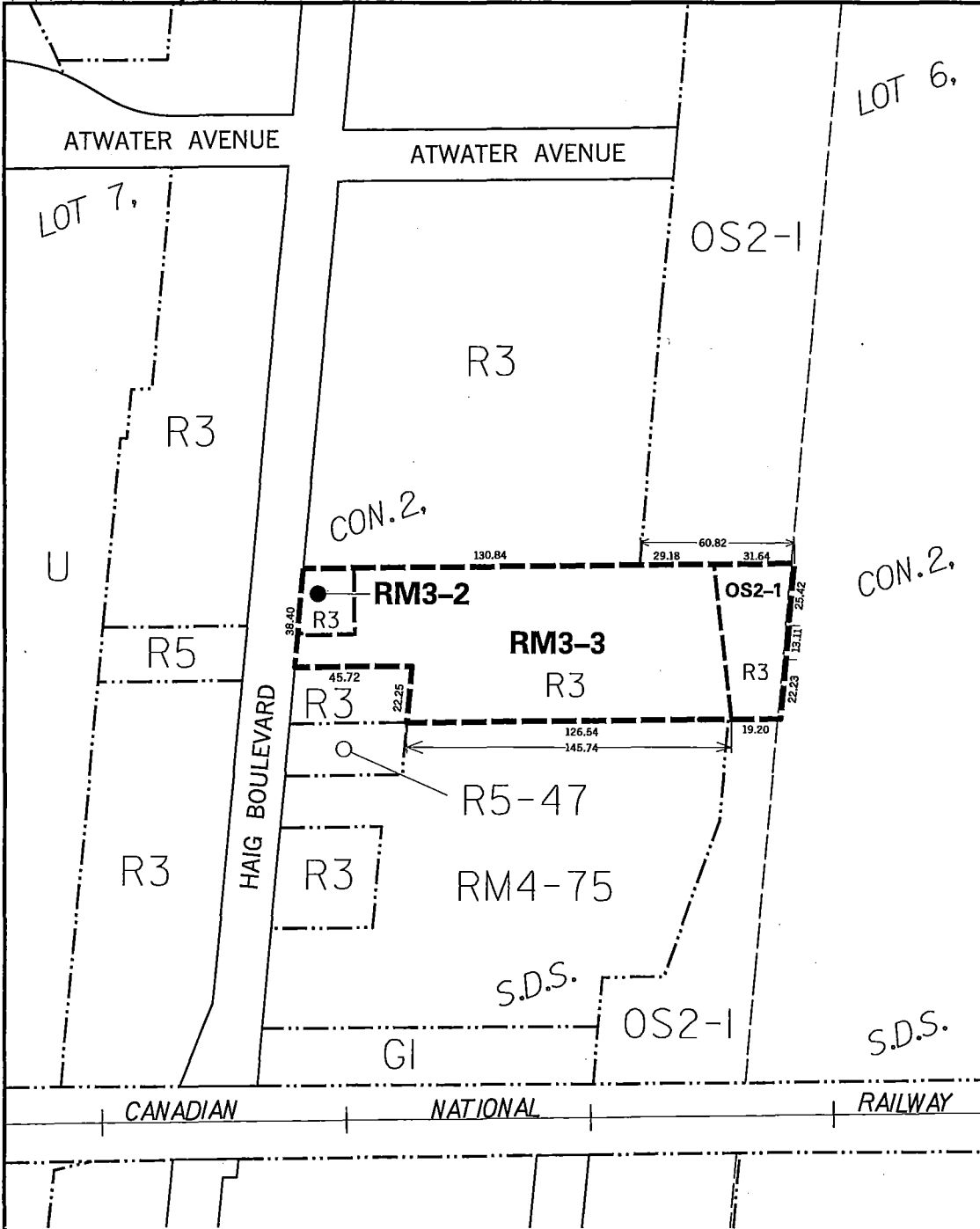
4. This By-law shall not come into force until Mississauga Official Plan Amendment Number 39 is in full force and effect.

ENACTED and PASSED this 16 day of September 2015.

APPROVED AS TO FORM City Solicitor MISSISSAUGA		
H.P.		
Date	16	20/15

Bonnie Crombie
MAYOR

Crystal Green
CLERK



This is not a Plan of Survey. For accurate boundary information refer to Plan 43R-36118 and Draft Plan of Subdivision, prepared by Rady-Pentek & Edward Surveying Ltd., printed on May 16, 2014.

**THIS IS SCHEDULE "A" TO
BY-LAW 0210-2015**

**PASSED BY COUNCIL ON
September 16, 2015**

CITY OF MISSISSAUGA

APPENDIX "A" TO BY-LAW NUMBER 0210-2015

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit 1 detached dwelling, 30 semi-detached dwellings and a parcel of land zoned open space.

"R3" permits single detached dwellings.

"RM3-2" permits 1 detached dwelling on a private road and a reduced sidewalk width.

"RM3-3" permits 30 semi-detached dwellings on a private road and a reduced sidewalk width.

"OS2-1" permits a golf course.

Location of Lands Affected

1173, 1177 and 1183 Haig Boulevard, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from David Ferro of the City Planning and Building Department at 905-615-3200 ext. 4554.

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THE CORPORATION OF THE CITY OF MISSISSAUGA
BY-LAW NUMBER 0209-2015

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

- 1. By-law Number 0225-2007, as amended, is further amended by adding Exception Table 4.9.2.3 as follows:

Exception	Map No.	By-law
In a RM3-3 zone the permitted uses and applicable regulations shall be as specified for a RM3 zone except that the following uses/regulations shall apply:		
Regulation		
4.9.2.3.1	Minimum width of a sidewalk	1.2 m

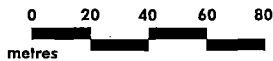
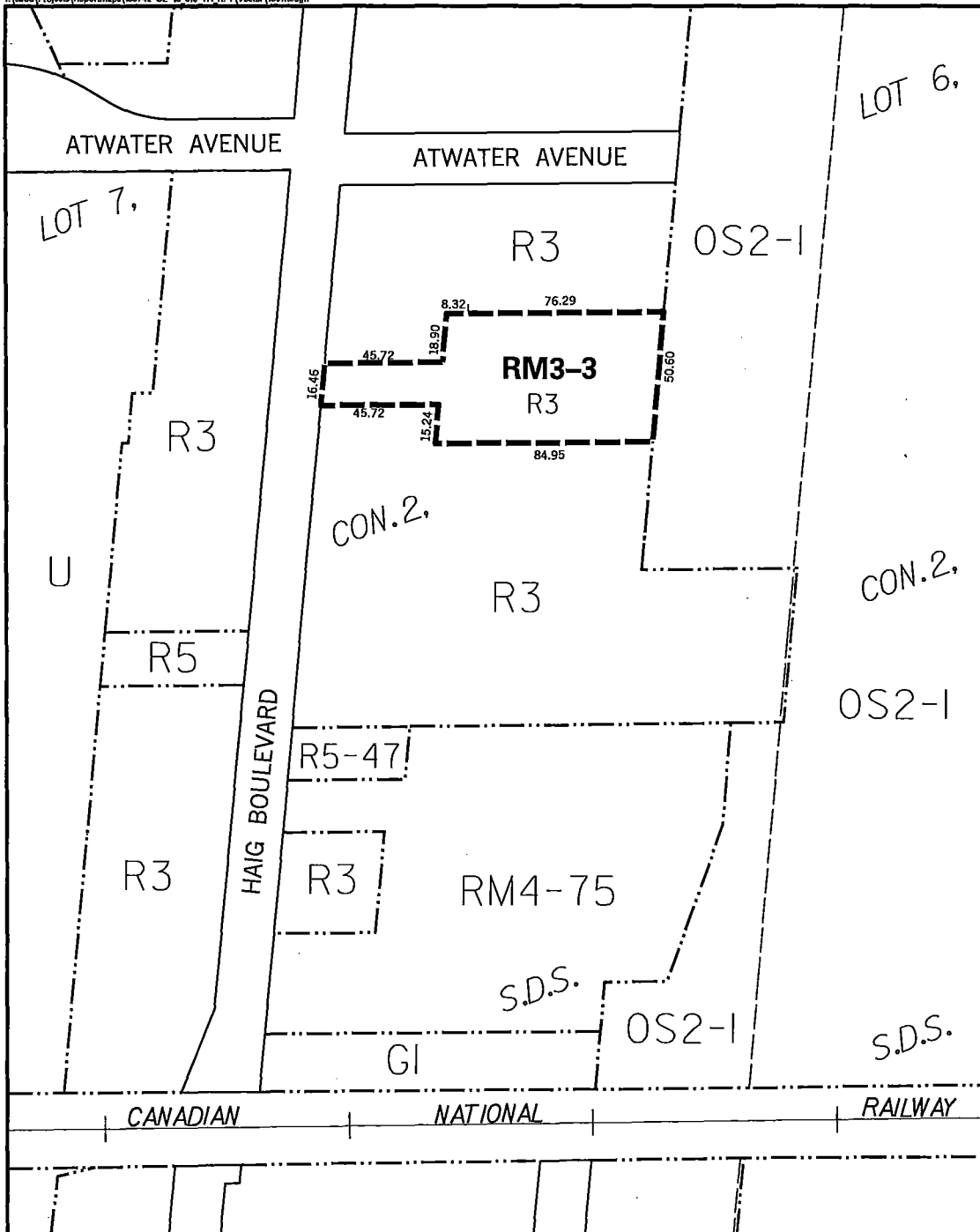
- 2. Map Number 06 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "R3" to "RM3-3", the zoning of Part of Lot 7, Concession 2, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RM3-3" zoning 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 "RM3-3" zoning indicated thereon.

ENACTED and PASSED this 16 day of September 2015.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
H.P.			
Date	Aug	20	2015

Bonnie Crombie
MAYOR

Crystal Green
CLERK



This is not a Plan of Survey. For accurate boundary information refer to Plan 43R-36118 and Draft Plan of Subdivision, prepared by Rady-Pentek & Edward Surveying Ltd., printed on May 16, 2014.

**THIS IS SCHEDULE "A" TO
BY-LAW 0209-2015**

**PASSED BY COUNCIL ON
September 16, 2015**

CITY OF MISSISSAUGA

APPENDIX "A" TO BY-LAW NUMBER 0209-2015

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit 16 semi-detached dwellings.

"R3" permits single detached dwellings.

"RM3-3" permits 16 semi-detached dwellings on a private road and a reduced sidewalk width.

Location of Lands Affected

1209 Haig Boulevard, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from David Ferro of the City Planning and Building Department at 905-615-3200 ext. 4554.

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Amendment No. 39
to
Mississauga Official Plan
for the
City of Mississauga Planning Area

Maps "A", "B", "C" and "D" attached constitutes Amendment No. 39.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated June 2, 2015 pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from "Residential Low Density I" to "Public Open Space".

LOCATION

The lands affected by this Amendment are located at 1173, 1177 and 1183 Haig Boulevard. The subject lands are located in the Lakeview Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Municipal Board.

The subject lands are designated "Residential Low Density I" which permits detached and semi-detached dwellings.

The requested amendment is to change the designation of the lands that are to be dedicated to the City from "Residential Low Density I" to "Public Open Space" to be consistent with the designation of the adjacent golf course.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed amendment to Mississauga Official Plan - Lakeview Neighbourhood Character Area meets the overall intent, goals, objectives and policies of Mississauga Official Plan.
2. The proposal to change the land use to "Public Open Space" is consistent with the designation of the adjacent golf course and creates a vegetative buffer between the golf course and the proposed development.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 1, Urban System of Mississauga Official Plan, is hereby amended by adding lands to the Green System, as shown on Map "A" of this amendment.
2. Schedule 1a, Urban System - Green System of Mississauga Official Plan, is hereby amended by adding lands to the Green System, as shown on Map "B" of this amendment.
3. Schedule 4, Parks and Open Spaces of Mississauga Official Plan, is hereby amended by adding lands to the Private and Public Open Spaces, as shown on Map "C" of this amendment.
4. 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 "Public Open Space", as shown on Map "D" of this Amendment.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment, and thereafter forms part of the Mississauga Official Plan.

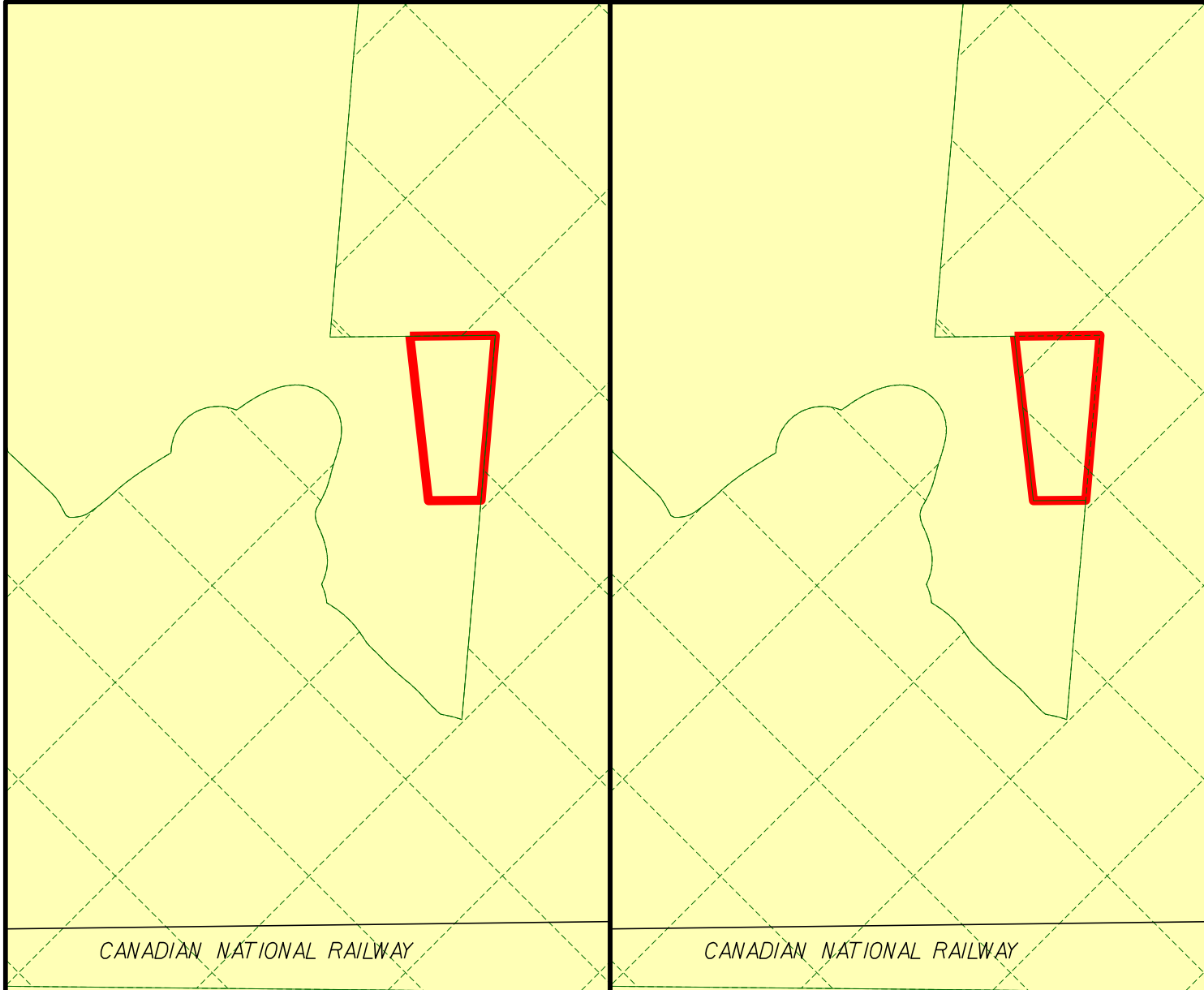
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated July 30, 2014.

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.



EXISTING

AMENDED

LEGEND

GREEN SYSTEM

Green System

CITY STRUCTURE

Downtown

Major Node

Community Node

Neighbourhood

Corporate Centre

Employment Area

Special Purpose Area

CORRIDORS

Corridor

Intensification Corridor

AREA OF AMENDMENT

Note:

Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.




MAP 'A'

Part of
Schedule 1-Urban System
of Mississauga Official Plan





LEGEND

 AREA OF AMENDMENT

Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'B'

Part of Schedule 1a
Urban System - Green System
of Mississauga Official Plan








EXISTING

AMENDED

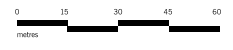


LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT

Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.

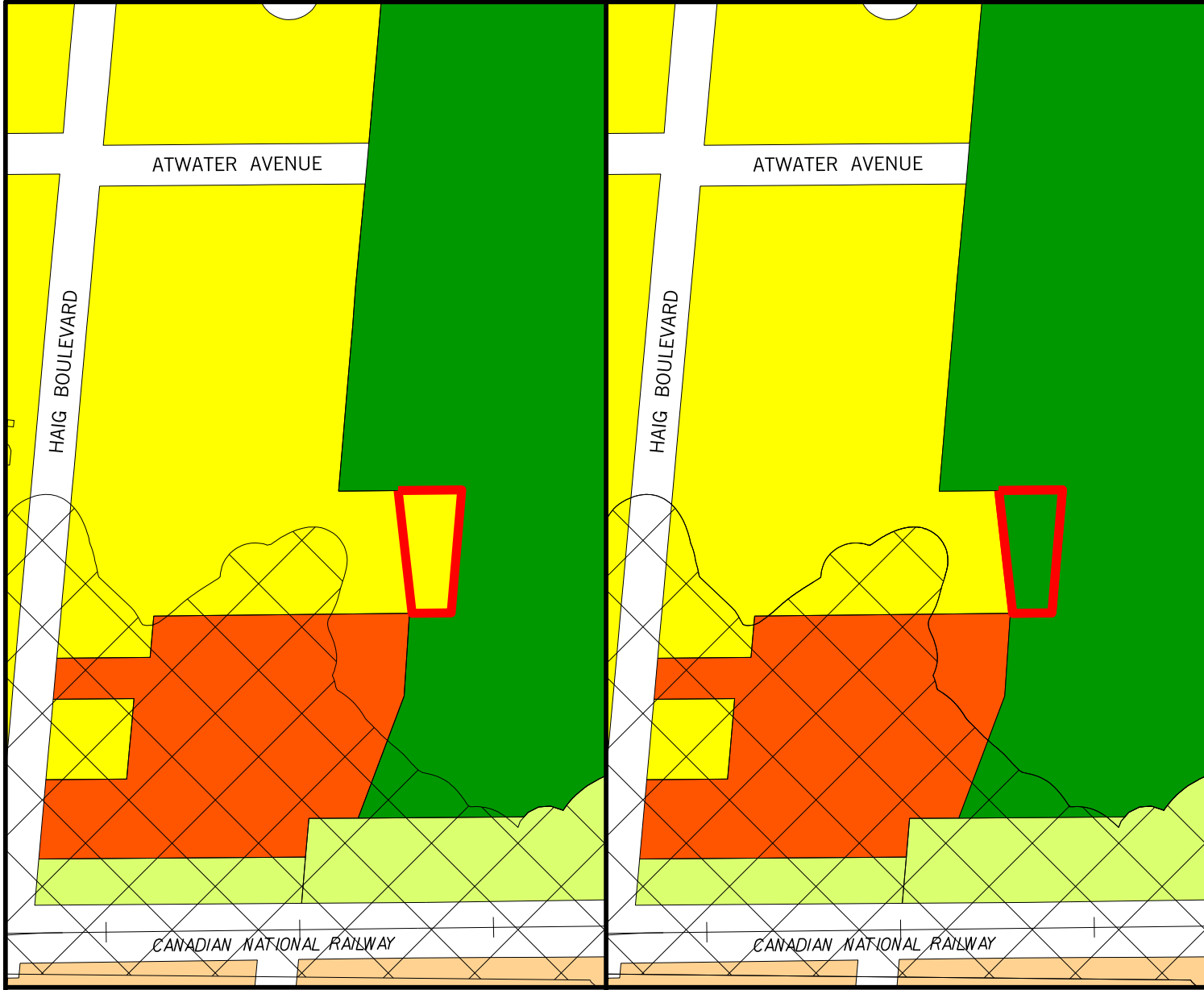


MAP 'C'
 Part of Schedule 4
 Parks and Open Spaces
 of Mississauga Official Plan



EXISTING

AMENDED



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

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

BASE MAP INFORMATION

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

City Structure

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

AREA OF AMENDMENT

FROM: RESIDENTIAL LOW DENSITY I

TO: PUBLIC OPEN SPACE



MAP 'D'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on June 22, 2015 in connection with this proposed Amendment.

There were no area residents that were in attendance at the June 22, 2015 meeting that raised an issue with the proposed change in land use designation for the lands to be dedicated.



Corporate Report

Clerk's Files

Originator's

Files

OZ 13/010 W1

T-M13002 W1

PDC JUN 22 2015

DATE: June 2, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 22, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Applications to permit 30 semi-detached homes and
1 detached home on a private condominium road
1173, 1177 and 1183 Haig Boulevard
Owner: Dunsire (Haig) Inc.

Recommendation Report

Ward 1

RECOMMENDATION: That the Report dated June 2, 2015, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 13/010 W1 and T-M13002 W1, Dunsire (Haig) Inc., 1173, 1177, 1183 Haig Boulevard, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to change the Zoning from R3 (Detached Dwellings – Typical Lots) to RM3 - Exception (Semi-Detached Dwellings on a CEC – Private Road) to permit 30 semi-detached dwellings and 1 detached dwelling on a common element condominium private road in accordance with the proposed zoning standards described in the Information Report, be approved subject to the following conditions:

- (a) That the draft plan of subdivision under file T-M13002 W1 be approved;
 - (b) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development;
 - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards not apply to the subject lands.
3. That a City initiated request to change the Official Plan and Zoning for the parkland dedication lands (Block 32) abutting the Lakeview Golf Course, from Residential Low Density I to Public Open Space and from R3 (Detached Dwellings – Typical Lots) to OS2-1 (Open Space – City Park), be approved.
 4. That the draft plan of subdivision under file T-M13002 W1, be recommended for approval subject to the conditions contained in Appendix R-7.
 5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.

**REPORT
HIGHLIGHTS:**

- Issues regarding stormwater management for the development and tree preservation along Lakeview Golf Course have been satisfactorily addressed by the applicant;
- The design, massing and appearance of the proposed dwellings have been revised in an attempt to address compatibility concerns with the surrounding homes;
- Through these applications, City initiated amendments to the Official Plan and Zoning are proposed to redesignate and rezone the required parkland dedication lands (Block 32)

consistent with the current land use designation and zoning for the adjacent Lakeview Golf Course;

- The applications are acceptable from a planning standpoint and should be approved.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on September 8, 2014, at which time a Planning and Building Department Information Report (Appendix R-1) was presented and received for information. The Planning and Development Committee passed Recommendation PDC-0070-2014 which was adopted by Council and is attached as Appendix R-2.

Since the public meeting, the applicant has made some minor modifications to their proposal to reduce the massing of the proposed three storey dwellings; provided additional details and dimensions; introduced additional trees at the rear of the proposed lots, wood privacy and acoustic fencing and hard and soft landscaping. Revised plans and studies have also been submitted to address outstanding technical matters associated with the proposed development, including issues related to stormwater management and tree preservation along Lakeview Golf Course.

COMMENTS:

See Appendix R-1 - Information Report prepared by the Planning and Building Department.

COMMUNITY ISSUES

In addition to the issues noted in the Information Report (see Appendix R-1), a number of issues were raised by area residents at the September 8, 2014 public meeting. These issues are listed below along with the responses.

Comment

Concerns were raised regarding the change to the character of the area and the impact of the proposed development on those homes along Haig Boulevard.

Response

Neighbourhood character does not mean the exact same building type and style, but rather refers to use, context and relationship between buildings. The lands are designated Residential Low Density I in the current and Council endorsed Lakeview Local Area Plan which permits both detached and semi-detached dwellings.

Haig Boulevard contains a mix of older and newer one (1) and two (2) storey detached homes on properties with varying lot frontages and depths. The proposed detached dwelling facing Haig Boulevard is designed and oriented with the intent to maintain a similar street presence compared to the existing homes along Haig Boulevard. This condition replicates a similar built form in comparison to the existing context on Haig Boulevard and provides for an appropriate transition to the proposed semi-detached homes on the balance of the lands.

The proposed semi-detached dwellings on the balance of the lands provide for an appropriate transition in built form and meet the maximum height regulations of the Zoning By-law.

Comment

Concerns were raised regarding the four (4) storey appearance of the proposed semi-detached homes.

Response

The applicant is proposing three (3) storey detached and semi-detached homes that comply with the maximum height requirement of 10.7 m (35.1 ft.) set out in the RM3 zone category. This maximum height requirement is the same as allowed under the existing R3 zoning which applies to the subject lands and surrounding area. The applicant has provided revised elevations in an attempt to de-emphasize the height of the dwellings. The revised building elevations are shown in Appendix R-5. While staff still have a concern with the revised elevations, through the Site Plan

approval process, further refinements to the proposed elevations will be required.

Comment

Concerns were raised regarding increased traffic and related safety issues on Haig Boulevard.

Response

This item is addressed by the City's Transportation and Works Department in the Updated Agency and City Departments Comments section of this report.

Comment

Concerns were raised regarding the adequacy of visitor parking on the subject site and the potential for overflow on Haig Boulevard.

Response

The required number of parking spaces in the Zoning By-law for the RM3 zone is 2.0 resident spaces and 0.25 visitor parking spaces per unit. The applicant has provided eight (8) visitor parking spaces on site for the subject development, which satisfies the requirements of the Zoning By-law.

Comment

Concerns were raised about the visibility of the proposed visitor parking from Haig Boulevard.

Response

The proposed five (5) parallel visitor parking spaces will be readily visible for visitors entering into the development. Through the Site Plan approval process, staff will review opportunities for appropriate screening to ensure a suitable treatment at the interface with Haig Boulevard.

Comment

Concerns were raised about the removal of gardens and trees on the lands replaced by asphalt surfaces and parking spots.

Response

If approved, the City will require replacement tree planting as required as per the provisions of By-law 0474-2005, which will require one tree to be provided for every healthy tree removed between 15 cm (5.9 in.) and 49 cm (19.3 in.) dbh (diameter at breast height) and two replacement trees are required for every tree greater than 50 cm (19.6 in.) dbh that is to be removed. This includes trees identified as "fair" on the tree inventory plan.

Comment

Concern was raised about the applicant's proposal for a private condominium road versus providing a municipal road.

Response

Residential developments on private condominium roads are not uncommon throughout the City, and in this instance there is no opportunity to connect with another neighbourhood further east. In addition, a precedent has been established in the immediate neighbourhood through the Ontario Municipal Board's decision allowing a private condominium road for the approved townhouses and detached home on the Weldan Properties (Haig) Inc. lands to the south. As a result, a private condominium road is considered acceptable in this instance. It is also noted that the applicant is not providing a connection to the private condominium road to the south as the OMB ruled that the applicant was not obligated to provide the City with an easement for this purpose.

Comment

Concern was raised about the potential development of the rear portion of the adjacent property located at 1187 Haig Boulevard.

Response

The applicant has provided an overall concept plan that shows the potential for the redevelopment of the lands in between the two Dunsire (Haig) Inc. properties. This concept is show in Appendix I-7.

Any development of the rear portion of the adjacent property would be subject to a review through a separate development application.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Updated comments from City Departments and Agencies are contained in Appendix R-8.

PLANNING COMMENTS

Official Plan

As noted in Appendix R-1, the subject lands are designated **Residential Low Density I** in the Lakeview Neighbourhood Character Area in Mississauga Official Plan. The proposal to permit 30 semi-detached dwellings and 1 detached dwelling on a common element condominium private road conforms to the current land use designation.

As initially identified in the Information Report, attached as Appendix R-1, a parkland dedication is required through these applications (Block 32), that will function as a vegetative buffer block between the 7th hole of the Lakeview Golf Course and the proposed semi-detached homes (see Appendix R-3). These lands are currently designated **Residential Low Density I**. Through these applications, staff recommends that a City initiated amendment to Mississauga Official Plan be approved to redesignate these lands to **Public Open Space** consistent with the current land use designation for the Lakeview Golf Course.

Draft Lakeview Local Area Plan

A report on comments for the Draft Lakeview Local Area Plan was presented to Planning and Development Committee on February 23, 2015.

The draft local area plan identifies these lands as being within the "Serson Terrace" Neighbourhood which allows dwelling heights to be two (2) to three (3) storeys. The plan also states that neighbourhoods are to remain stable while accommodating new development that is context sensitive in order to achieve a range of housing forms.

Furthermore, Haig Boulevard is identified as a "minor collector" which, in Mississauga Official Plan, is identified to accommodate low levels of traffic and provide property access.

The implementing Official Plan amendment for the Draft Lakeview Local Area Plan will be brought forward in September.

Zoning

The proposed **RM3 - Exception** (Semi-Detached Dwellings on a CEC – Private Road) zone is appropriate to implement the proposed Draft Plan of Subdivision. The exception zone is necessary to recognize the one proposed detached home adjacent to Haig Boulevard and a reduced sidewalk width of 1.2 m (3.9 ft.); whereas the **RM3** base zoning requires sidewalk widths to be 2.0 m (6.6 ft.). This requirement is a recent amendment to the Zoning By-law, enacted by Council on July 2, 2014. At that time, the subject applications had already been in process and for this reason an exemption from this particular regulation is appropriate in this instance. This deficiency was also inadvertently noted in the Information Report as 1.5 m (4.9 ft.) rather than 1.2 m (3.9 ft.). The applicant has not requested any other exceptions to the standard **RM3** provisions.

As outlined in the Official Plan section above, a parkland dedication is required through these applications (Block 32). These lands

should more appropriately be rezoned to **OS2-1** (Open Space – City Park), consistent with the current zoning for the Lakeview Golf Course. As a result, staff recommends that a City initiated zoning change be approved as part of these applications.

Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain Site Plan Approval.

The applicant has submitted a site plan application, under File SP 13/176 W1 and through the processing of this application, the applicant will be required to address any further issues before approval is granted, including house designs.

Draft Plan of Subdivision

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions.

Since the lands are the subject of a Draft Plan of Subdivision under File T-M13002 W1, development will be subject to the completion of services and registration of the plan.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the Development Charges By-law as well as the financial requirements of any other commenting agency.

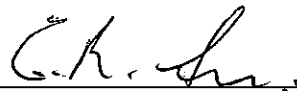
CONCLUSION: In accordance with subsection 34(17) of the *Planning Act*, Council is given authority to determine if further public notice is required. The proposed revisions to the applications are considered minor and it is recommended that no further public notice be required.

The proposed Rezoning and Draft Plan of Subdivision are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal is in conformity with the Residential Low Density I designation in the Lakeview Neighbourhood Character Area in Mississauga Official Plan and represents an infill development of semi-detached homes and a detached home on a private condominium road that is compatible with the surrounding land uses.
2. The proposed RM3 – Exception (Semi-Detached Dwellings on a CEC – Private Road) zone is appropriate to accommodate the requested uses and to implement the proposed Draft Plan of Subdivision under File T-M13002 W1.
3. The proposed Draft Plan of Subdivision provides an efficient use of land and services and results in orderly development of the lands at an appropriate density and scale.
4. The proposed City initiated amendments to the Official Plan and Zoning to redesignate and rezone the required parkland dedication lands (Block 32) are appropriate and consistent with the current land use designation and zoning for the adjacent Lakeview Golf Course.

ATTACHMENTS:

- Appendix R-1: Information Report
- Appendix R-2: Recommendation PDC-0070-2014
- Appendix R-3: Revised Concept Plan
- Appendix R-4: Landscape Plan
- Appendix R-5: Revised Building Elevations
- Appendix R-6: Revised Draft Plan of Subdivision
- Appendix R-7: Conditions of Draft Approval
- Appendix R-8: Updated Agency and City Department Comments



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: David Ferro, Development Planner





Corporate Report

Clerk's Files

Originator's

Files OZ 13/010 W1

T-M13002 W1

PDC SEP 08 2014

DATE: August 19, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 8, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Information Report
Rezoning and Draft Plan of Subdivision Applications
To permit 30 semi-detached dwellings and 1 detached dwelling
on a common element condominium private road
1173, 1177 and 1183 Haig Boulevard
East side of Haig Boulevard, south of Atwater Avenue
Owner: Dunsire (Haig) Inc.
Applicant: Michael Gray / 763930 Ontario Limited
Bill 51

Public Meeting Ward 1

RECOMMENDATION: That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the applications to change the zoning from "R3" (Detached-Dwellings - Typical Lots) to "RM3 - Exception" (Semi-Detached Dwellings on a CEC - Private Road), to permit 30 semi-detached dwellings and 1 detached dwelling on a common element condominium private road under files OZ 13/010 W1 & T-M13002 W1, Dunsire (Haig) Inc., 1173, 1177, 1183 Haig Boulevard, be received for information.

**REPORT
HIGHLIGHTS:**

- Community concerns identified to date relate to traffic, the adequacy of visitor parking and height of the proposed dwellings;
- Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed Zoning By-law amendment and Draft Plan of Subdivision and satisfactory

resolution of various design and technical issues outlined in this report.

BACKGROUND: The above-noted applications have been circulated for technical comments and a community meeting has been held. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

COMMENTS: Details of the proposal are as follows:

Development Proposal	
Applications submitted:	Received: August 27, 2013 Deemed complete: October 7, 2013
Number of units:	30 semi-detached dwellings and 1 detached dwelling
Maximum Height:	10.4 m (34.1 ft.)
Parkland Dedication	0.18 ha (0.45 ac)
Net Density:	35 units/ha 14 units/acre
Anticipated Population:	112* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Parking Required:	62 resident spaces @ 2.0 spaces/unit 8 visitor spaces @ 0.25 spaces/unit Total Required: 70 spaces
Parking Provided:	72 spaces
Supporting Documents:	<ul style="list-style-type: none"> • Tree Inventory & Preservation Plan • Planning Justification Report • Noise Control Feasibility Study • Functional Servicing Report • Phase 1 Environmental Site Assessment • Geotechnical Investigation Report • Traffic Opinion Letter

Development Proposal	
	<ul style="list-style-type: none">• Heritage Impact Statement• Stage 1 and 2 Archaeological Assessment• Parcel Register Documents• Green Site and Building Features List• Draft Zoning By-law

Site Characteristics	
Frontage:	38.4 m (126 ft.)
Depth:	191.66 m (628.8 ft.) (Irregular)
Gross Lot Area:	1.05 ha (2.6 ac.)
Existing Use:	Two (2) Detached Dwellings

Additional information is provided in Appendices I-1 to I-11.

Green Development Initiatives

The applicant has identified that they are proposing Energy Star Qualified Homes, including water and energy efficient appliances.

Neighbourhood Context

The subject property is located in the Lakeview Neighbourhood, a stable residential community characterized predominately by detached dwellings on large lots (see Appendix I-1). 1173 and 1177 Haig Boulevard contain detached dwellings, while the dwelling on 1183 Haig Boulevard has been demolished. A large portion of the site is grassed, while the rear is heavily treed.

To the north, Dunsire (Haig) Inc. has submitted, in conjunction with these applications, separate Rezoning and Subdivision applications under files OZ 13/011 W1 and T-M 13003 W1 to permit 16 semi-detached dwellings on a common element condominium private road. The overall concept plan shown in Appendix I-7 illustrates the two development proposals by Dunsire (Haig) Inc. Together, there will be 46 semi-detached dwellings and one detached dwelling.

Lands immediately to the south have been rezoned to permit 76 standard condominium townhouse dwellings and one detached dwelling (Weldan Properties (Haig) Inc.).

The surrounding land uses are described as follows:

- North: Detached dwellings
- East: Lakeview Golf Course
- South: Detached dwelling and lands zoned for townhouse development
- West: Detached dwellings on west side of Haig Boulevard

Current Mississauga Official Plan Designation and Policies for the Lakeview Local Area Plan

"Residential Low Density I" which permits detached, semi-detached and duplex dwellings. A portion of the site is also subject to the policies for "Natural Hazards" as it is in the Regulatory Floodplain, until such time as the Serson Creek culvert works have been completed.

The applications are in conformity with the land use designations and no official plan amendment is proposed.

There are other policies in Mississauga Official Plan that are also applicable in the review of these applications, which are found in Appendix I-10.

Draft Lakeview Local Area Plan

The City of Mississauga has undertaken a review of the Lakeview Local Area Plan and has prepared draft policies that are to be incorporated into the Mississauga Official Plan. The draft Plan carries forward many existing policies and land use designations found in the existing Plan and introduces a number of key modifications, including a vision, directing growth to certain areas, and additional policies on complete communities, transportation and urban form. The draft Plan was circulated following the Planning and Development Committee on February 3, 2014 and City staff held a public open house on April 1, 2014. On June 2,

2014, a statutory public meeting was held and it is expected that a report on comments to the draft Plan will be considered at a Planning and Development Committee meeting early 2015.

Although the Draft Lakeview Local Area Plan is not in effect, the policies proposed outline the overall vision for the Lakeview Neighbourhood, therefore this development shall have regard for its policies.

Existing Zoning

"R3" (Detached Dwellings – Typical Lots), which permits detached dwelling on lots with a minimum lot frontage of 15 m (49.2 ft.) and a minimum lot area of 550 m² (5, 920 sq. ft.).

Proposed Zoning By-law Amendment

"RM3-Exception" (Semi-Detached Dwellings on a CEC – Private Road), to permit semi-detached dwellings on a common element condominium private road. The exception zone is necessary to recognize the one detached dwelling, and a reduced sidewalk width of 1.5 m (4.9 ft.); whereas on July 2, 2014, a new minimum width for a CEC sidewalk of 2.0 m (6.6 ft.) was introduced through the City-initiated housekeeping By-law 0190-2014, amending Zoning By-law 0225-2007. The applicant has not requested any other exceptions to the standard "RM3" provisions.

COMMUNITY ISSUES

A community meeting was held by Ward 1 Councillor, Jim Tovey on June 24, 2014.

Issues raised by the Community and through subsequent correspondence received:

- The adequacy of the number of visitor parking spaces proposed which may result in an overflow onto Haig Boulevard;
- The visibility of the proposed visitor parking from Haig Boulevard;

- The proposed development should have regard for the Draft Lakeview Local Area Plan;
- The capacity for both the sanitary sewer and storm water systems;
- The height of the proposed units, as they appear to be 4 storey dwellings;
- Increased traffic in the neighbourhood and safety concerns due to the two new entrances being created;
- Safety and sightline issues at the railroad crossing;
- Overlook issues for existing homes along Haig Boulevard, affecting the use and privacy of the backyards for these adjacent lots.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-8 and school accommodation information is contained in Appendix I-9. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- appropriate height of the proposed semi-detached dwellings and other design issues;
- visitor parking locations;
- the impact and transition to the abutting dwellings on Haig Boulevard;
- tree preservation along Lakeview Golf Course;
- interface between the proposed common element condominium road and Lakeview Golf Course;
- confirmation of the how the overland flow (the major storm system) will be accommodated through the development;
- the parkland dedication lands (Block 32) should more appropriately be rezoned to "OS2-1" (Open Space – City Park), similar to the rezoning of the lands to south in order to be consistent with the current zoning for the Lakeview Golf Course;
- the lands must be removed from the Regulatory flood plain associated with Serson Creek and from a spill area associated with Applewood Creek prior to any development proceeding.

OTHER INFORMATION

Development Requirements

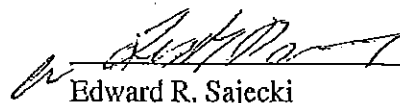
In conjunction with the proposed development, there are certain other engineering matters with respect to servicing, grading, road construction and storm water which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION: All agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

ATTACHMENTS:

- Appendix I-1: Aerial Photograph
- Appendix I-2: Existing Mississauga Official Plan and Lakeview Character Area Plan Land Use Map
- Appendix I-3: Excerpt of Existing Lands Use Map
- Appendix I-4: Concept Plan
- Appendix I-5: Draft Plan of Subdivision
- Appendix I-6: Elevations
- Appendix I-7: Overall Concept Plan
- Appendix I-8: Agency Comments
- Appendix I-9: School Accommodation
- Appendix I-10: Relevant Mississauga Official Plan policies
- Appendix I-11: General Context Map



Edward R. Sajecki

Commissioner of Planning and Building

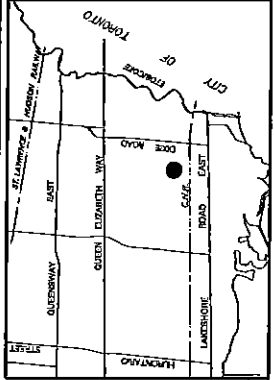

Prepared By: Sheena Harrington Slade, Development Planner

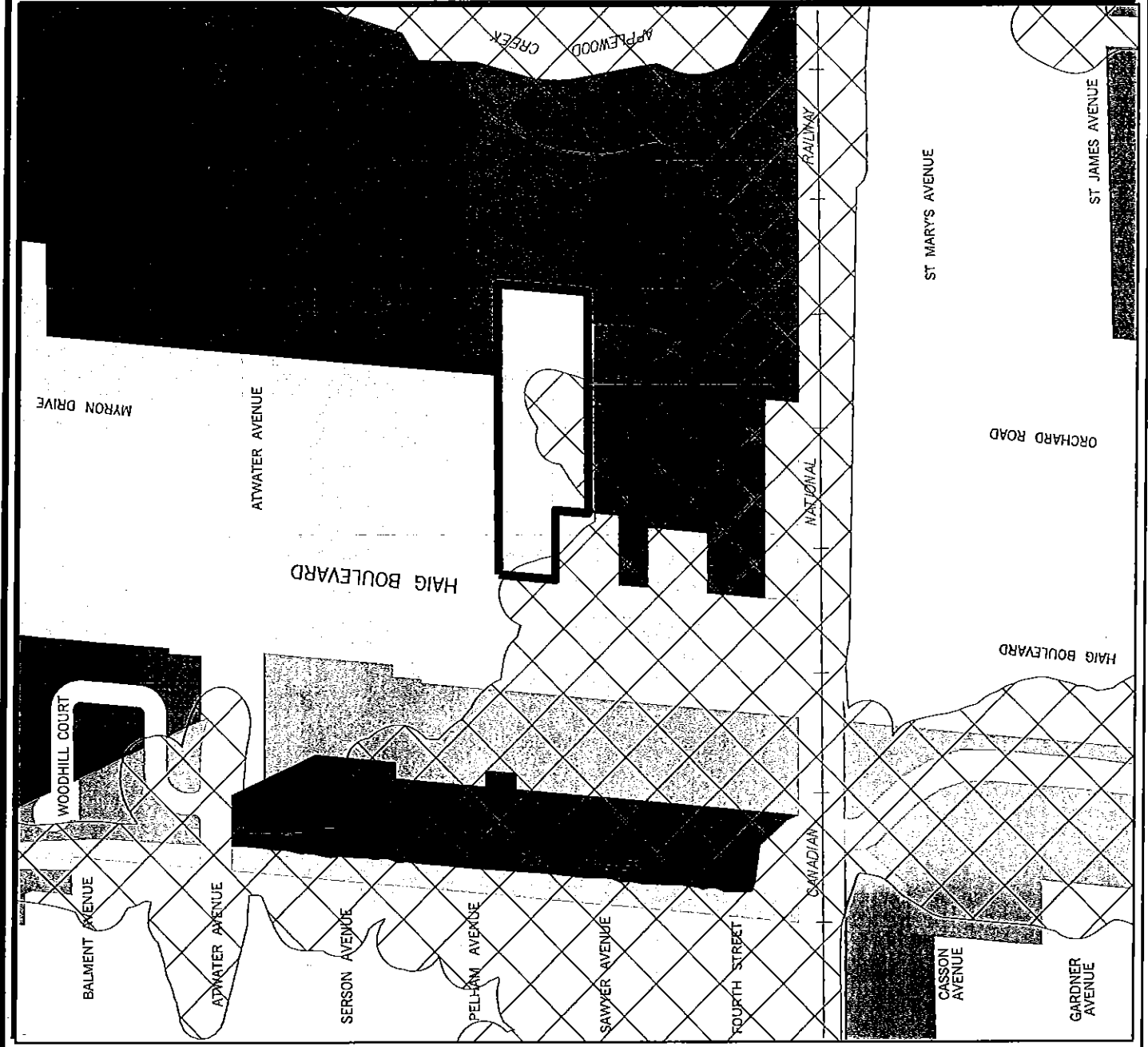


LEGEND:
 SUBJECT LANDS



SUBJECT: DUNSIRE (HAIG) INC.

FILE NO: OZ 13010 W1 I-M13002 W1 (SOUTH)		APPENDIX I-1	
DWG. NO: 13010A		PDC DATE: 2014 09 08	DRAWN BY: B. KRUGER
SCALE: 1:2500			
			Produced by T&W, Geomatics



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN AND LAKEVIEW LOCAL AREA PLAN LAND USE MAP

- LAND USE DESIGNATIONS**
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Downtown Mixed Use
 - Downtown Core Commercial
 - Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Space
 - Greenbelt
 - Parkway Belt West
 - Utility
 - To Be Determined

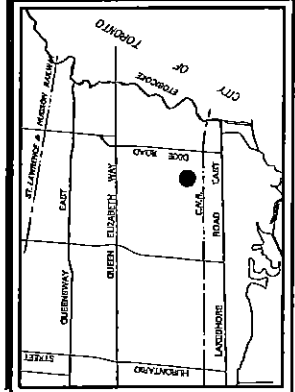
- LAND USE LEGEND**
- Heritage Conservation District
 - 1992 NEP/2000 NEF Composite Urban Contour 50
 - LBP/A Operating Area Boundary See Aircraft Noise Pollution
 - Area Exempt from LBP/A Operating Area
 - Neutral Hazard
 - Civic Centre (City Hall)
 - City Centre/Transit Terminal
 - GO Rail Transit Station
 - Public School
 - Catholic School
 - Hospital
 - Community Facilities

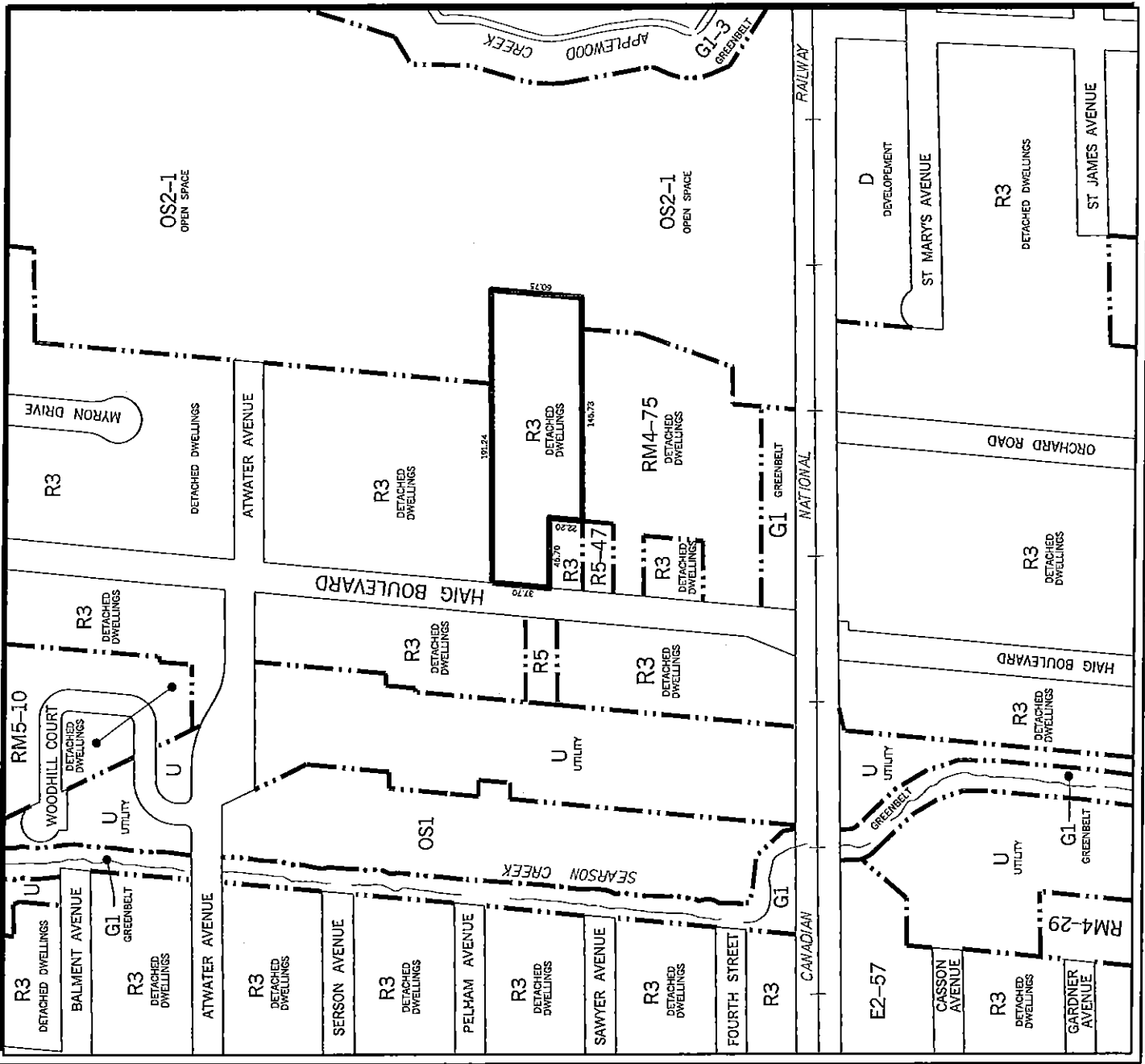
- CITY STRUCTURE Elements**
- Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area

SUBJECT LANDS

SUBJECT: DUNSIRE (HAIG) INC.

<p>FILE NO: OZ 13010 W1 L-1301002 W1 (SOUTH)</p>	<p>APPENDIX I-2</p>
<p>DWG. NO: 13010L</p>	<p>SCALE: 1:2500</p>
<p>PDC DATE: 2014 09 08</p>	<p>DRAWN BY: B. KRUGER</p>
<p>Produced by MISSISSAUGA Planning and Building</p>	
<p>Produced by T&W Geomatics</p>	





LEGEND:



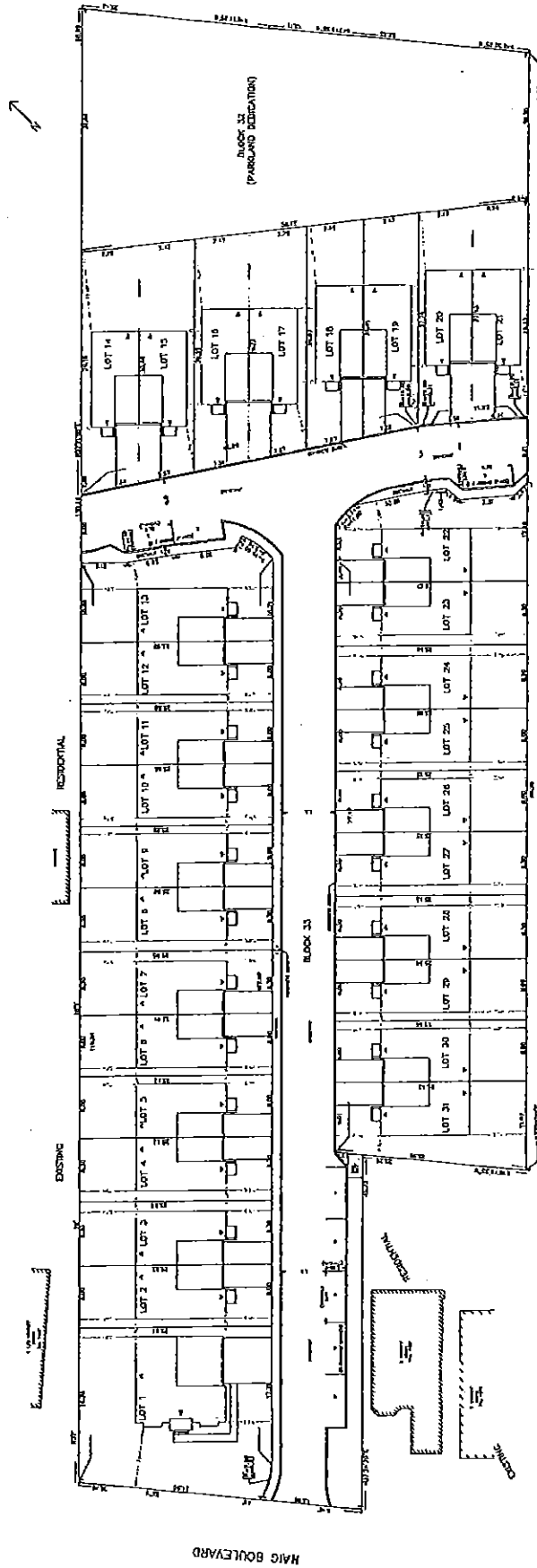
PROPOSED REZONING FROM 'R3' (DETACHED DWELLINGS - TYPICAL LOTS) TO 'RM3 - EXCEPTION' (SEMI-DETACHED DWELLINGS ON A CEC - PRIVATE ROAD) TO PERMIT SEMI-DETACHED DWELLINGS ON A COMMON ELEMENT CONDOMINIUM ROAD.

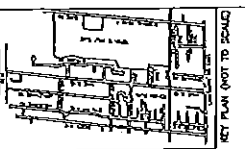
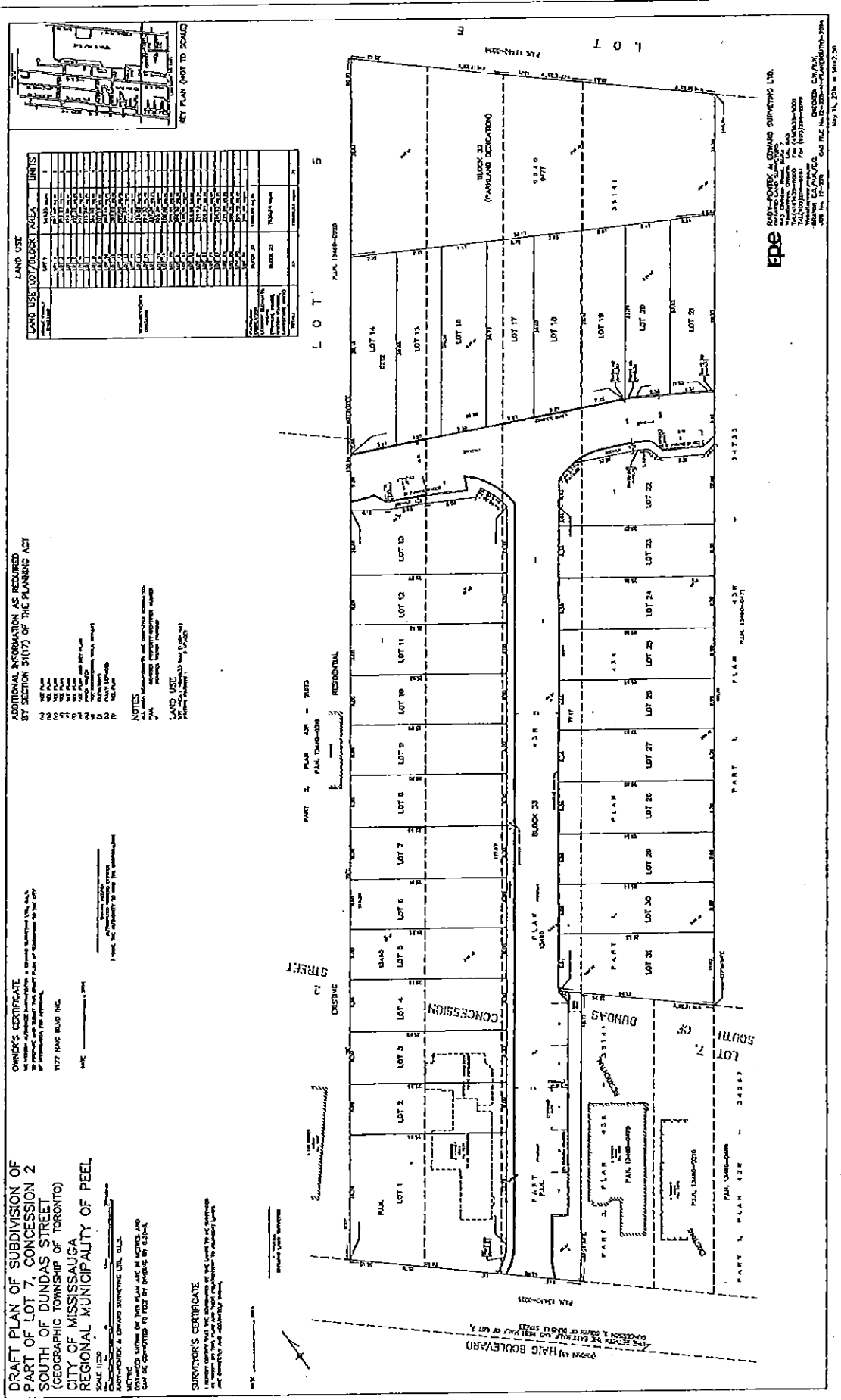
NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.
THIS IS NOT A PLAN OF SURVEY.



SUBJECT: DUNSIRE (HAIG) INC.

FILE NO: OZ 13010 W1 T-MT3002 W1 (SOUTH)	APPENDIX I-3
DWG. NO: 13010R	PDC DATE: 2014 09 08
SCALE: 1:2500	DRAWN BY: B. KRUGER
<p>Produced by MISSISSAUGA Planning and Building T&W, Geomatics</p>	





LAND USE	LOT/BLOCK/AREA	UNITS
1	LOT 1	1
2	LOT 2	1
3	LOT 3	1
4	LOT 4	1
5	LOT 5	1
6	LOT 6	1
7	LOT 7	1
8	LOT 8	1
9	LOT 9	1
10	LOT 10	1
11	LOT 11	1
12	LOT 12	1
13	LOT 13	1
14	LOT 14	1
15	LOT 15	1
16	LOT 16	1
17	LOT 17	1
18	LOT 18	1
19	LOT 19	1
20	LOT 20	1
21	LOT 21	1
22	LOT 22	1
23	LOT 23	1
24	LOT 24	1
25	LOT 25	1
26	LOT 26	1
27	LOT 27	1
28	LOT 28	1
29	LOT 29	1
30	LOT 30	1
31	LOT 31	1

ADDITIONAL INFORMATION AS REQUIRED BY SECTION 51(7) OF THE PLANNING ACT

22 RES. PLAN
 23 RES. PLAN
 24 RES. PLAN
 25 RES. PLAN
 26 RES. PLAN
 27 RES. PLAN
 28 RES. PLAN
 29 RES. PLAN
 30 RES. PLAN
 31 RES. PLAN

NOTES

1. ALL LOTS ARE TO BE DEVELOPED FOR RESIDENTIAL USE.
 2. ALL LOTS ARE TO BE DEVELOPED FOR RESIDENTIAL USE.
 3. ALL LOTS ARE TO BE DEVELOPED FOR RESIDENTIAL USE.
 4. ALL LOTS ARE TO BE DEVELOPED FOR RESIDENTIAL USE.
 5. ALL LOTS ARE TO BE DEVELOPED FOR RESIDENTIAL USE.

LAND USE

RESIDENTIAL (R-1)

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the land described in the above plan, do hereby certify that the plan is true and correct and that the land is being subdivided in accordance with the provisions of the Planning Act.

SURVYOR'S CERTIFICATE

I, the undersigned, being the Surveyor General of Ontario, do hereby certify that the plan is true and correct and that the land is being subdivided in accordance with the provisions of the Planning Act.

DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 7, CONCESSION 2
SOUTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE: 1:1000

APPROVED BY: [Signature]

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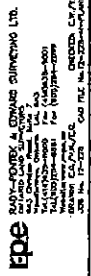
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EPE
 ENGINEERING, PLANNING & ENVIRONMENT LTD.
 100 SHEPPARD AVE. E. SUITE 200
 MISSISSAUGA, ONTARIO L4X 1L7
 TEL: (905) 276-8888
 FAX: (905) 276-8889
 WWW.EPE.CA

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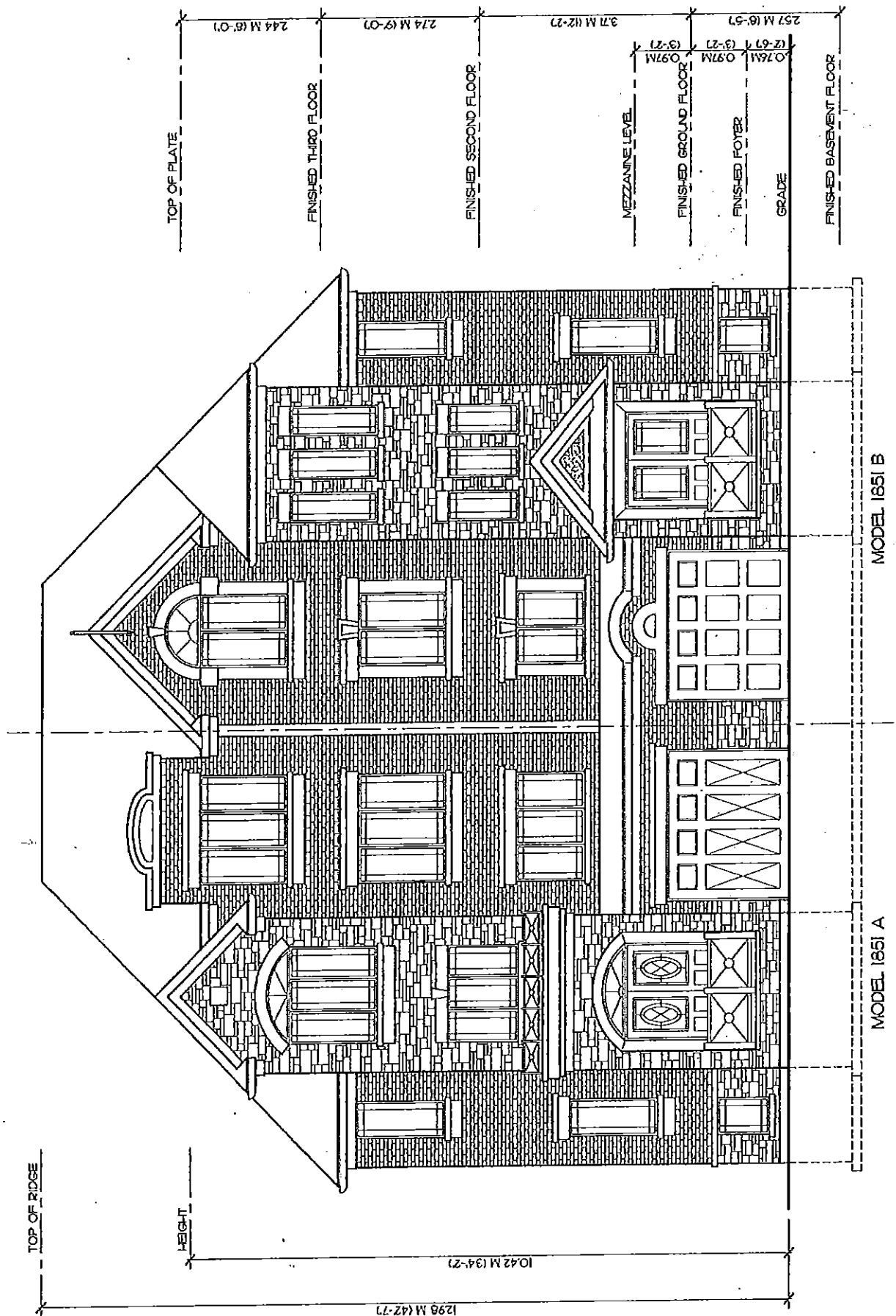
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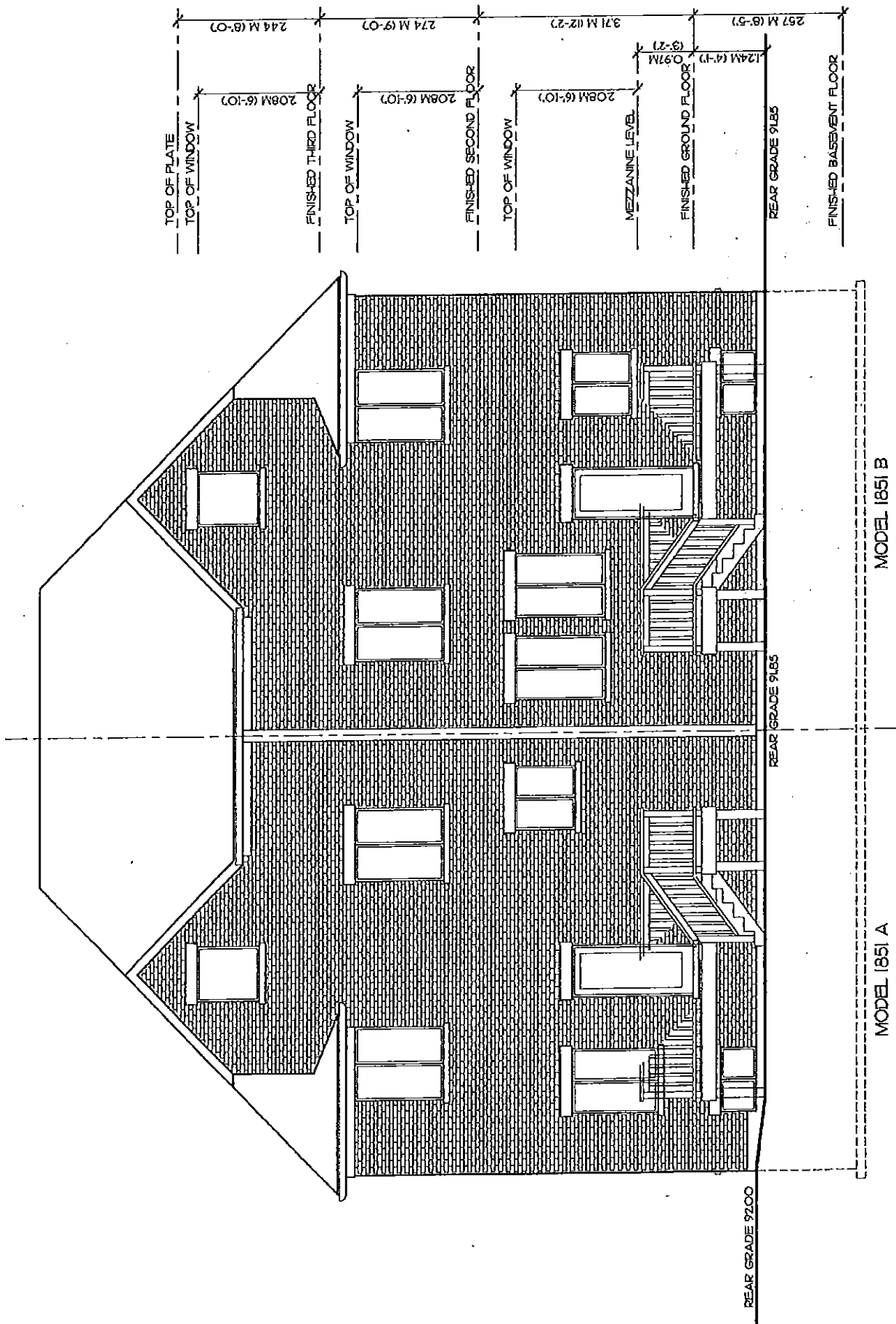
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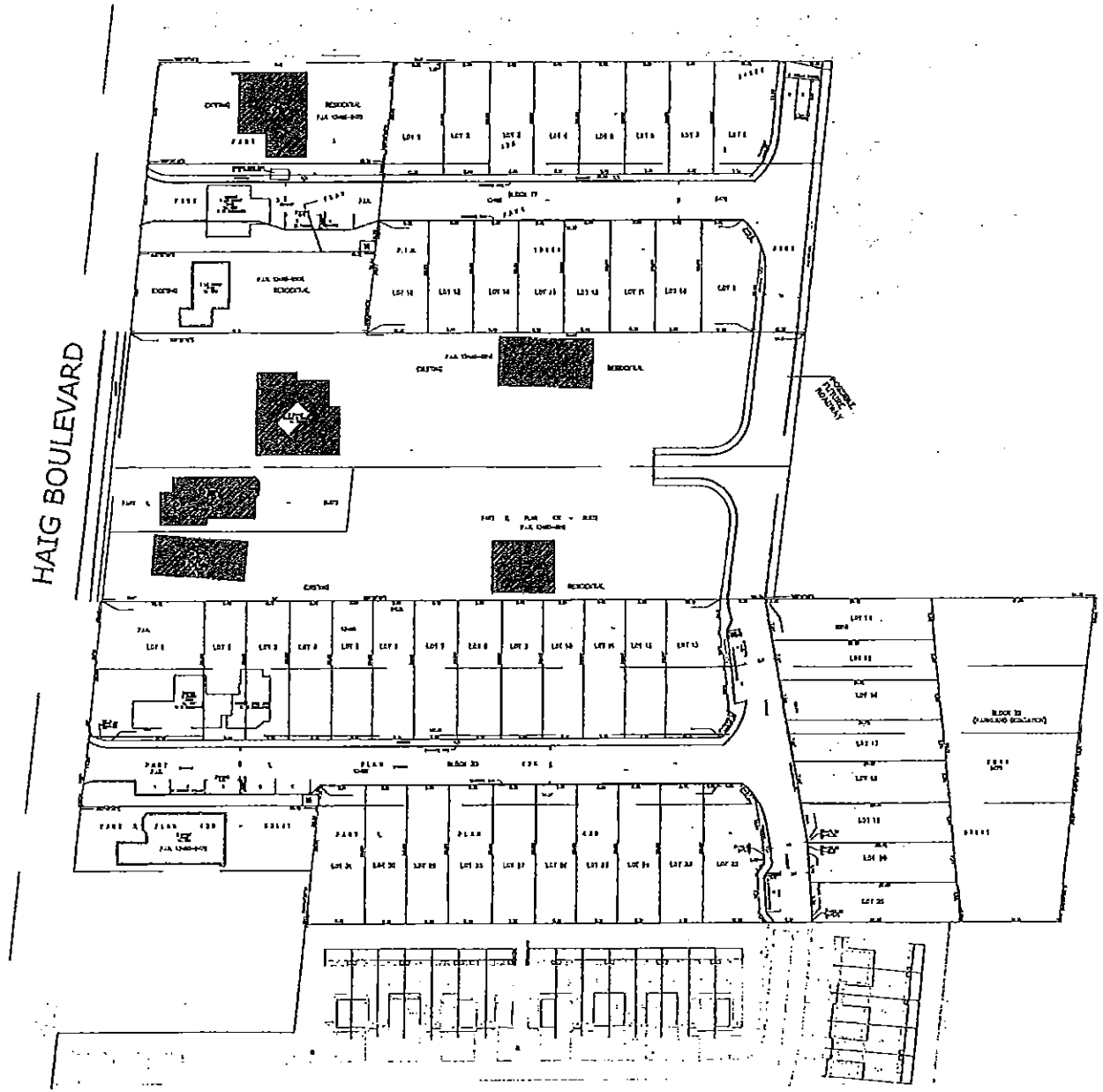
SURVYOR'S CERTIFICATE

I, the undersigned, being the Surveyor General of Ontario, do hereby certify that the plan is true and correct and that the land is being subdivided in accordance with the provisions of the Planning Act.



Elevations





Dunsire (Haig) Inc.

OZ 13/010 W1

T-M13002 W1

Agency Comments

The following is a summary of comments from agencies and departments regarding the applications.

Agency / Comment Date	Comment
Region of Peel (August 5, 2014)	<p>The applicant will be required to enter into a Condominium Water Servicing Agreement with the local municipality and Region for the construction of water connections associated with the lands. These services will be constructed and designed in accordance with the latest Region standards and requirements.</p> <p>Municipal sanitary sewer facilities consist of a 750 mm (30 in.) diameter sewer on Haig Boulevard. The lands are located in Water Pressure Zone 1. Municipal water facilities consist of a 150 mm (6 in.) diameter watermain located on Haig Boulevard.</p> <p>It is noted that there is basement flooding in the area. The Region of Peel's Water and Wastewater Program Planning is investigating the cause of the basement flooding and analyzing the existing sanitary system.</p> <p>The Draft Plan conditions will not be cleared by the Region until this investigation is completed.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (August 5, 2014)	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>In addition, if approved, both School Boards require that warning clauses with respect to temporary school</p>

Dunsire (Haig) Inc.

OZ 13/010 W1
T-M13002 W1

Agency / Comment Date	Comment
	<p>accommodation and transportation arrangements be included in the Development and/or Servicing Agreement.</p>
<p>GO Transit - Rail Corridor Management Office (August 5, 2014)</p>	<p>A specific warning clause is required to be included in any Development Agreements, Offers to Purchase or Agreements of Purchase and Sale or Lease for all residential units within 300 m (984 ft.) of the rail corridor.</p> <p>The Owner shall grant Metrolinx an environmental easement for operational emissions registered on title against the subject residential dwellings in favour of Metrolinx. This easement is essentially a noise warning clause registered on title.</p>
<p>Credit Valley Conservation (CVC) (July 29, 2014)</p>	<p>Through the development application for the adjacent lands to the south (Weldan Properties (Haig) Inc.), the neighbouring landowner has proposed works to the Serson Creek culvert and on site grading works to remove the adjacent and subject property from the Regulatory flood plain associated with Serson Creek and from a spill area associated with Applewood Creek. CVC staff is not in a position to support any land use changes until these works have been completed to the satisfaction of CVC and City of Mississauga, and a Professional Engineer has confirmed the flood risk has been removed from the subject property.</p> <p>The proponent should be aware that Butternut (tree #64) is a species at risk and that a Butternut Health Assessment may have to be completed should there be any potential injury. The proponent should contact the local district Ministry of Natural Resources (MNR) (Aurora) who would be able to provide further direction as well as provide lists of local Butternut Health Assessors. In addition, MNR should provide a confirmation on what would constitute <i>significant habitat</i> for this endangered species in order to be consistent with the PPS (policy 2.1.3).</p>

Dunsire (Haig) Inc.

OZ 13/010 W1

T-M13002 W1

Agency / Comment Date	Comment
	<p>At the time of review, this property continues to be in the Regulatory Flood plain. The Functional Storm Report (FSR), dated May 27, 2014, considers the post culvert upgrade scenario (Weldan H-OZ11/001). Under the existing conditions and for the development to proceed the FSR must present an interim condition for CVC to review. CVC is in the process of updating its floodplain mapping for Serson Creek.</p>
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (July 28, 2014)</p>	<p>A dedication of parkland will be required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with City Policies and By-laws. The dedicated lands will function as a vegetative buffer block between the 7th hole of Lakeview Golf Course, and the proposed semi-detached dwelling units. The amount of land to be dedicated has yet to be finalized however the combined yield of both applications is 0.163 ha (0.4 acres). The applicant will be required to enter into a Parkland Dedication Agreement as the lands to be dedicated are related to two development applications (T-M13002 W1 and T-M13003 W1).</p> <p>The applicant is proposing landscaping changes to the City owned and heritage designated Lakeview Golf Course in order to mitigate safety concerns related to errant golf balls landing on the proposed development. Any changes proposed to the golf course will be undertaken at the applicant's expense and will require the approval of the City's Heritage Advisory Committee as well as a Heritage Permit, issued by the City's Culture Division. Should these proposed changes to the Heritage property be rejected, the applicant will need to explore alternative safety measures such as safety fencing.</p> <p>The applicant will be responsible for the implementation of a City approved landscape plan within the lands to be dedicated, for which securities will be collected through the appropriate Servicing Agreement. To date, landscape plans have not been finalized.</p>

Dunsire (Haig) Inc.

OZ 13/010 W1

T-M13002 W1

Agency / Comment Date	Comment
	<p>This Department has design related concerns pertaining to the lot pattern adjacent to the parkland dedication block. The current configuration results in the removal of several large, healthy trees (greater than 90 cm (36 in.) diameter at breast height) on City property that provide a valuable vegetative buffer between the Golf Course and proposed development. This Department does not support the removal of these trees.</p> <p>The proposed development is located approximately 165 m (541 ft.) from Serson Park (P-002), which provides a variety of facilities that include basketball hoops, unlit mini soccer pitches, playground equipment and trails.</p>
<p>City Community Services Department – Culture Division (July 29, 2014)</p>	<p>Heritage Planning has received the revised Heritage Impact Assessment which is currently under review. Any alterations to the City-owned golf course will require approvals from the Heritage Advisory Committee. This requires the submission of a Heritage Property Permit application. More comments may be forthcoming.</p>
<p>City Community Services Department – Fire and Emergency Services Division (August 5, 2014)</p>	<p>Fire has reviewed the applications from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.</p>
<p>City Transportation and Works Department (T&W) (July 28, 2014)</p>	<p>T&W confirmed receipt of the updated circulation of the draft plan, concept plan, functional servicing report by Skira and Assoc., including the storm drainage design, site grading and servicing plans. Preliminary documents provided by the applicant also include an acoustic report, traffic opinion analysis, geotechnical report and Phase 1 Environmental Assessment.</p> <p>The site is traversed by an existing overland drainage regime which includes substantial runoff from the adjacent residential properties to the north and approximately 3 ha (7.2 ac.) of</p>

Dunsire (Haig) Inc.

OZ 13/010 W1

T-M13002 W1

Agency / Comment Date	Comment
	<p>runoff from the Lakeview Golf Course to the northeast. The drainage of these areas has been identified as a concern by the owner of 1187 Haig Boulevard in a letter to the City dated November 27, 2013; whose property is also tributary and upstream of the proposed development.</p> <p>The minor storm sewer drainage system proposed by the applicant intends to accommodate the interim and ultimate development of these upstream drainage areas with rear and side yard catch basins. Notwithstanding this, we share the concerns of the Community Services Department that the installation of the proposed drainage works within the minimal side yard setback for Lot 21 will have an impact on the grading and existing vegetation within the golf course, which is also a Heritage Property. It was also noted that the applicant's engineering consultant will be requested to provide additional details to confirm to the satisfaction of T&W how all overland flow (the major storm system) will be accommodated through the development without flooding any of the existing or proposed residential dwellings.</p> <p>The applicant will be required to address all of the concerns identified in the preliminary comments/conditions. Further detailed comments/conditions will be provided prior the Supplementary Report pending receipt and review of the requested information.</p>
<p>Other City Departments and External Agencies</p>	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> • Bell Canada • Canada Post Corporation • Enersource Hydro Mississauga • Hydro One Network • Fire Prevention Plan Examination

Dunsire (Haig) Inc.

OZ 13/010 W1
T-M13002 W1

Agency / Comment Date	Comment
	<ul style="list-style-type: none"><li data-bbox="678 464 1089 495">• Enbridge Gas Distribution Inc.
	<p data-bbox="630 541 1354 621">The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"><li data-bbox="678 632 911 663">• Realty Services<li data-bbox="678 674 971 705">• Peel Regional Police<li data-bbox="678 716 1333 747">• Conseil Scolaire de District Catholique Centre-Sud<li data-bbox="678 758 1341 831">• Conseil Scolaire de District Catholique Centre-Sud-Ouest<li data-bbox="678 842 886 873">• Rogers Cable<li data-bbox="678 884 1013 915">• Trillium Health Partners

Dunsire (Haig) Inc.

OZ 13/010 W1
T-M13002 W1

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																														
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 2 Kindergarten to Grade 5 1 Grade 6 to Grade 8 2 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Janet I McDougald P.S. <table style="width: 100%; border: none;"> <tr><td>Enrolment:</td><td style="text-align: right;">529</td></tr> <tr><td>Capacity:</td><td style="text-align: right;">580</td></tr> <tr><td>Portables:</td><td style="text-align: right;">1</td></tr> </table> Allan A Martin Sr. <table style="width: 100%; border: none;"> <tr><td>Enrolment:</td><td style="text-align: right;">459</td></tr> <tr><td>Capacity:</td><td style="text-align: right;">538</td></tr> <tr><td>Portables:</td><td style="text-align: right;">0</td></tr> </table> Cawthra Park S.S. <table style="width: 100%; border: none;"> <tr><td>Enrolment:</td><td style="text-align: right;">1,516</td></tr> <tr><td>Capacity:</td><td style="text-align: right;">1,044</td></tr> <tr><td>Portables:</td><td style="text-align: right;">6</td></tr> </table> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	Enrolment:	529	Capacity:	580	Portables:	1	Enrolment:	459	Capacity:	538	Portables:	0	Enrolment:	1,516	Capacity:	1,044	Portables:	6	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 5 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Queen of Heaven <table style="width: 100%; border: none;"> <tr><td>Enrolment:</td><td style="text-align: right;">366</td></tr> <tr><td>Capacity:</td><td style="text-align: right;">561</td></tr> <tr><td>Portables:</td><td style="text-align: right;">0</td></tr> </table> St. Paul <table style="width: 100%; border: none;"> <tr><td>Enrolment:</td><td style="text-align: right;">610</td></tr> <tr><td>Capacity:</td><td style="text-align: right;">807</td></tr> <tr><td>Portables:</td><td style="text-align: right;">0</td></tr> </table> 	Enrolment:	366	Capacity:	561	Portables:	0	Enrolment:	610	Capacity:	807	Portables:	0
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Dunsire (Haig) Inc.

OZ 13/010 W1
T-M13002 W1**Relevant Mississauga Official Plan Policies**

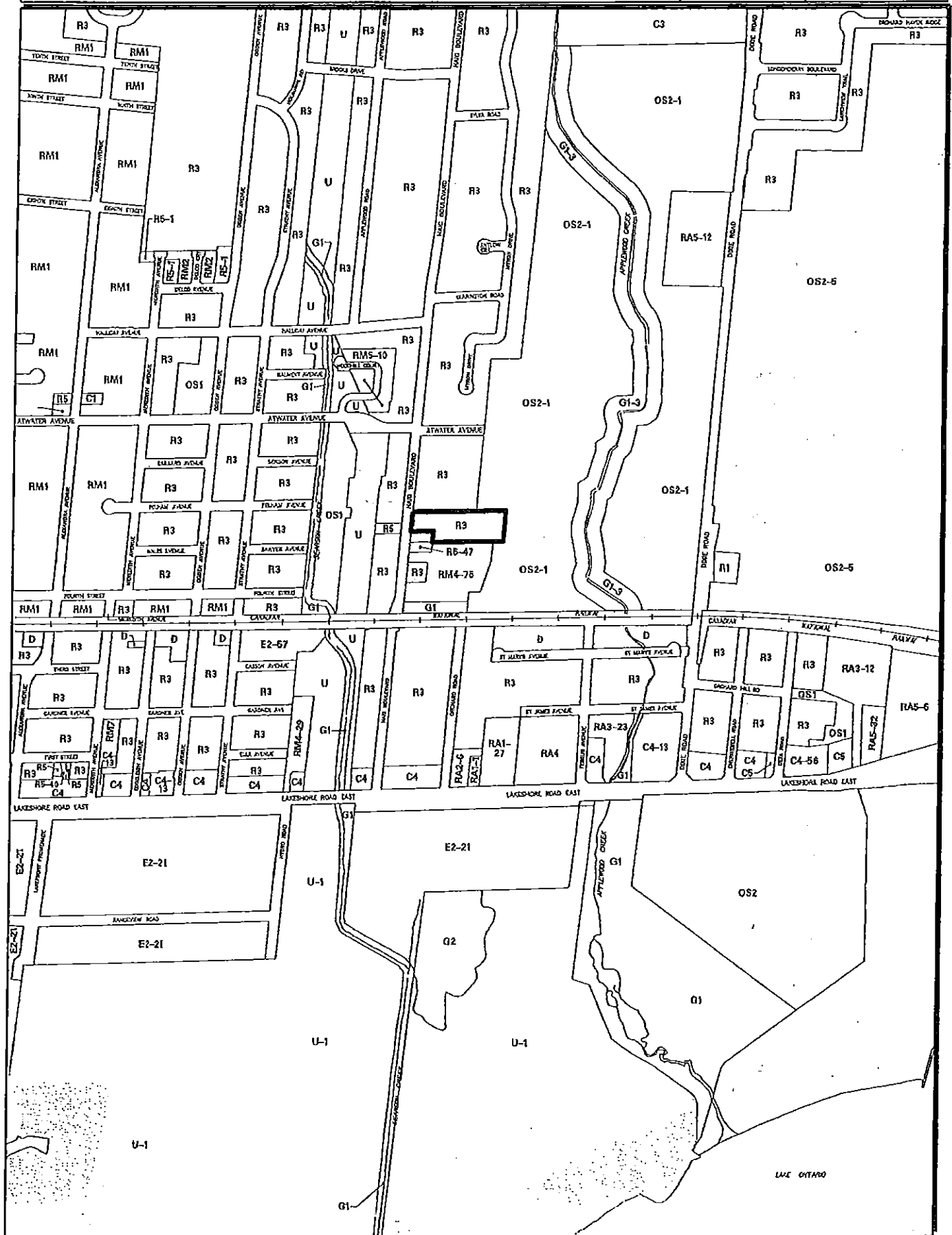
Below is an overview of some of the policies which apply to these applications:

	Specific Policies	General Intent
Chapter 5 – Direct Growth	Section 5.3.5 Neighbourhoods	Mississauga Official Plan (MOP) will ensure that stable Neighbourhoods will remain intact. Mississauga's Neighbourhoods are characterized as physically stable areas with a character that is to be protected and are therefore not appropriate areas for significant intensification. When new development does occur it should be sensitive to the Neighbourhoods existing and planned character, as well as compatible in built form and scale to the existing surrounding development.
Chapter 7 – Complete Communities	Section 7.1.10 Section 7.4.1	Mississauga's cultural heritage resources reflect the social, cultural and ethnic heritage of the city and, as such are imperative to conserve and protect. Cultural heritage resources of significant value will be identified, protected and preserved.
Chapter 8 – Create a Multi-Modal City	Section 8.2.2.7 Section 8.4.11	MOP will ensure that future additions to the road network should be public roads, and where private roads are permitted public easements may be required.
Chapter 9 – Build a Desirable Urban Form	Section 9.1 Section 9.1.3 Section 9.2.2 Section 9.2.4 Section 9.5.1	MOP will ensure that new development respects the identity and character of the surrounding context and requires properties to develop in a manner that contributes to the overall vision for the city.
Chapter 16 – Neighbourhoods	Section 1.1.2.1	MOP will ensure the preservation of the character of lands designated Residential Low Density I and Residential Low Density II.

GENERAL CONTEXT MAP

OZ 13010 W1
T-M13002 W1

APPENDIX I-11



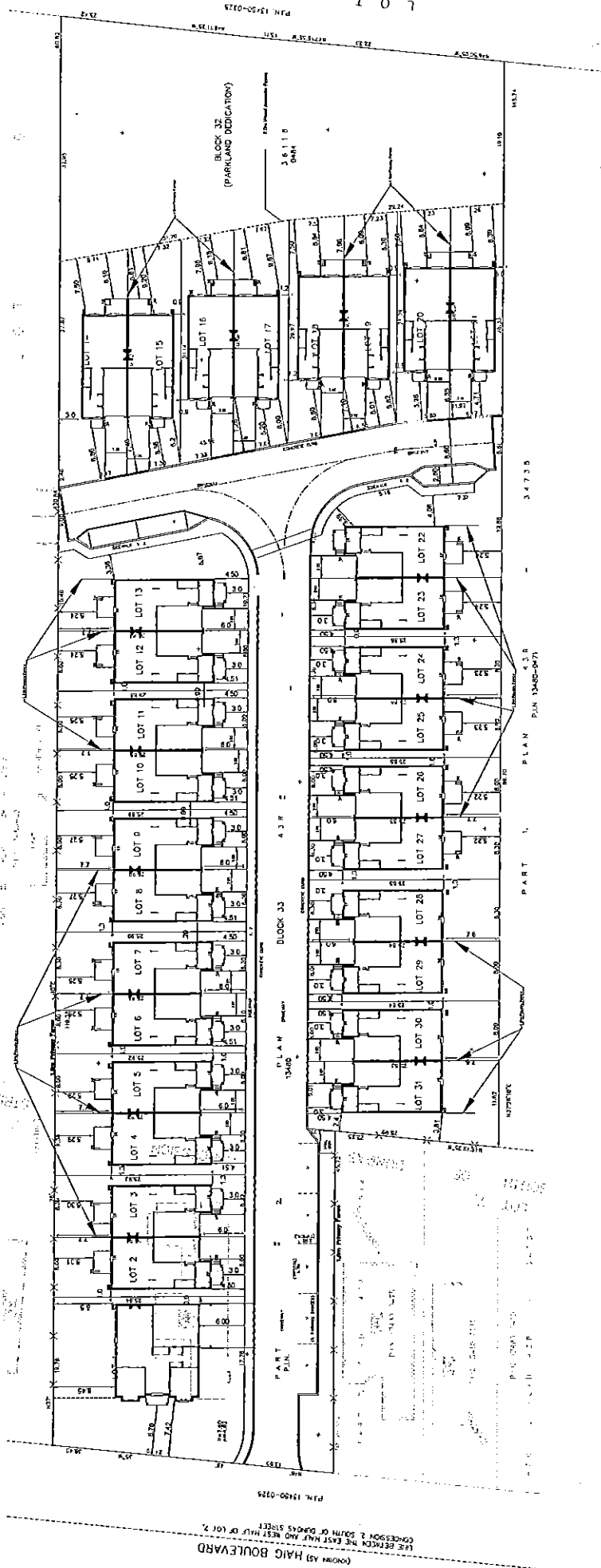
Dunsire (Haig) Inc.

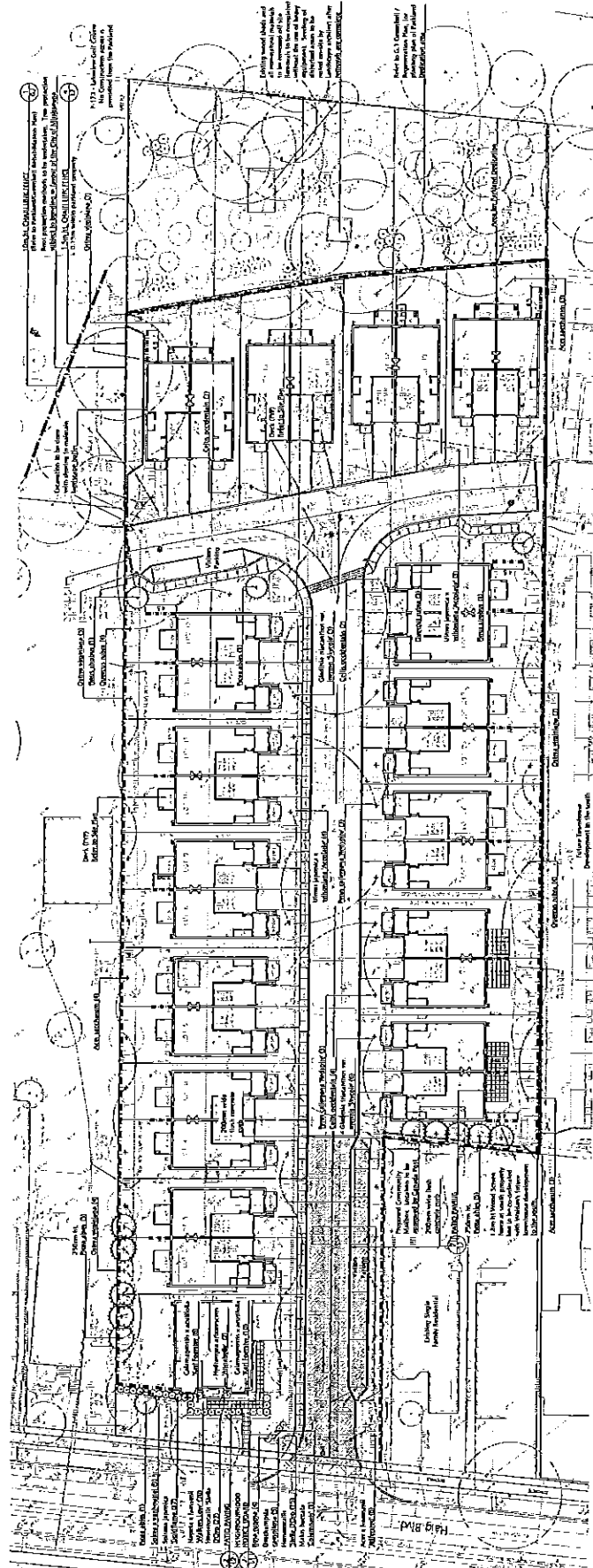
**Files: OZ 13/010 W1
T-M13002 W1**

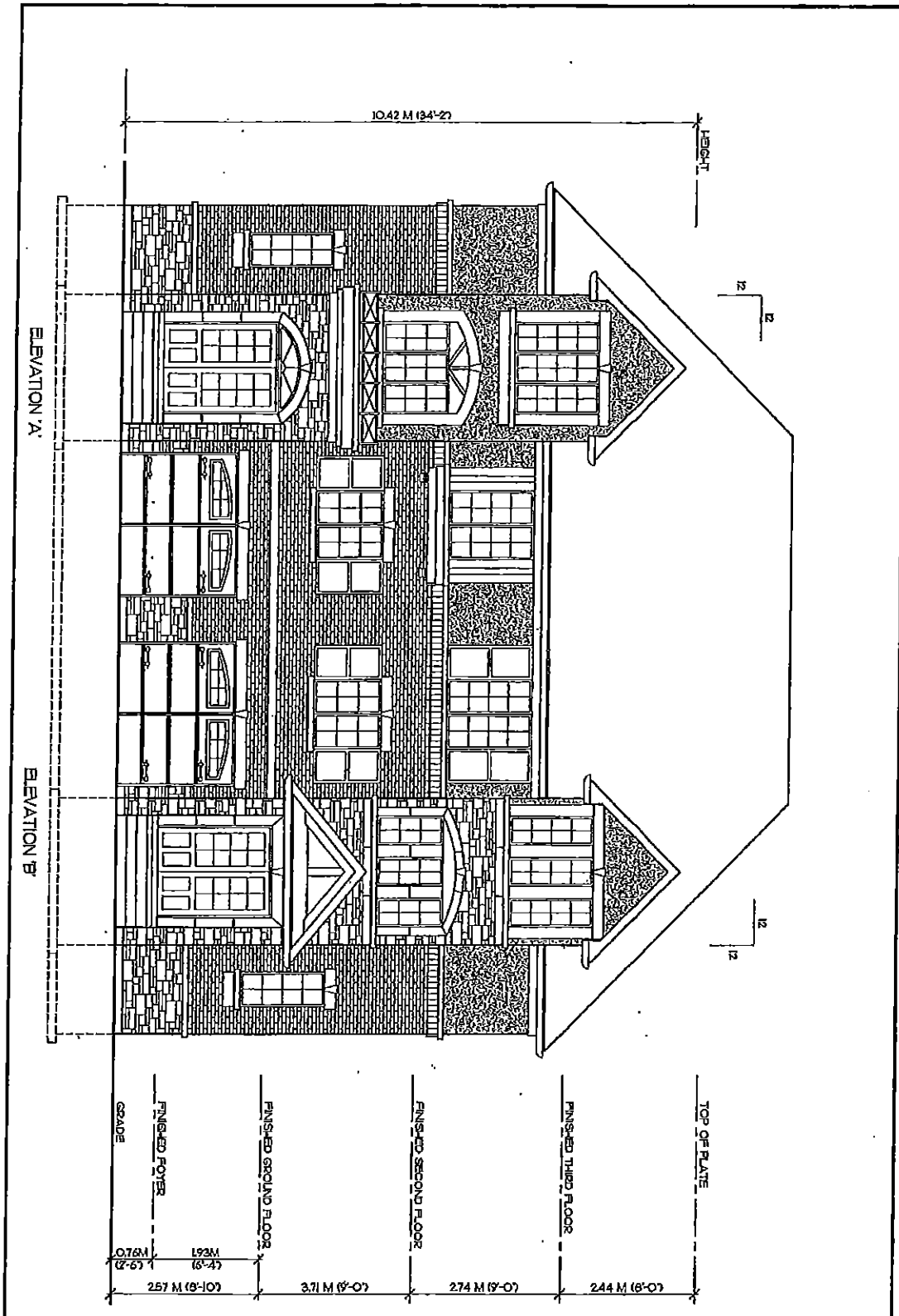
Recommendation PDC-0070-2014

PDC-0070-2014

"That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the applications to change the zoning from "R3" (Detached-Dwellings – Typical Lots) to "RM3 – Exception" (Semi-Detached Dwellings on a CEC – Private Road), to permit 30 semi-detached dwellings and 1 detached dwelling on a common element condominium private road under files OZ 13/010 W1 & T-M13002 W1, Dunsire (Haig) Inc., 1173, 1177, 1183 Haig Boulevard, be received for information."





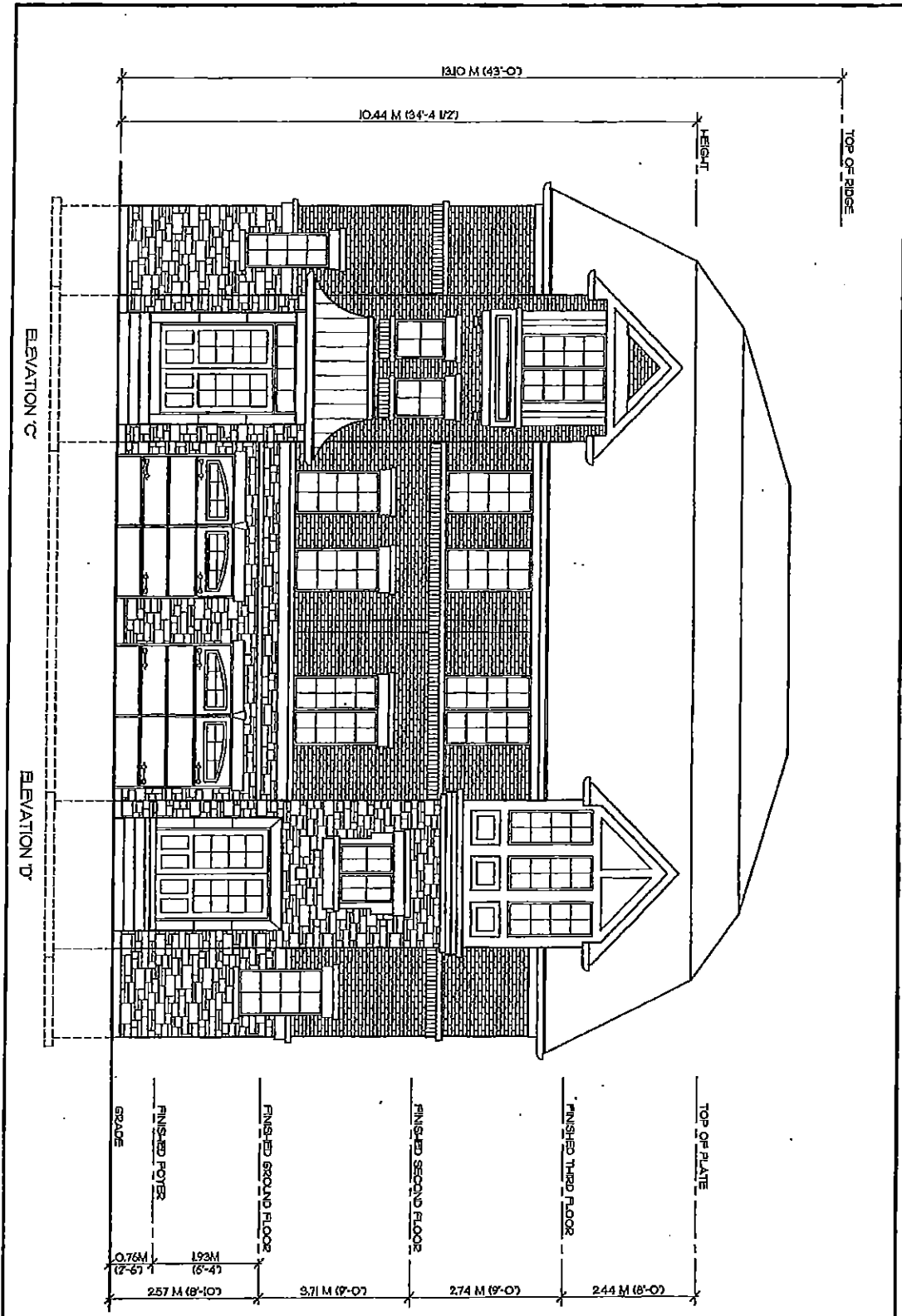



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Scale 3/16" = 1'-0"	Drawn by PB	Checked by PB	Date APR. '14	Drawing Number A5

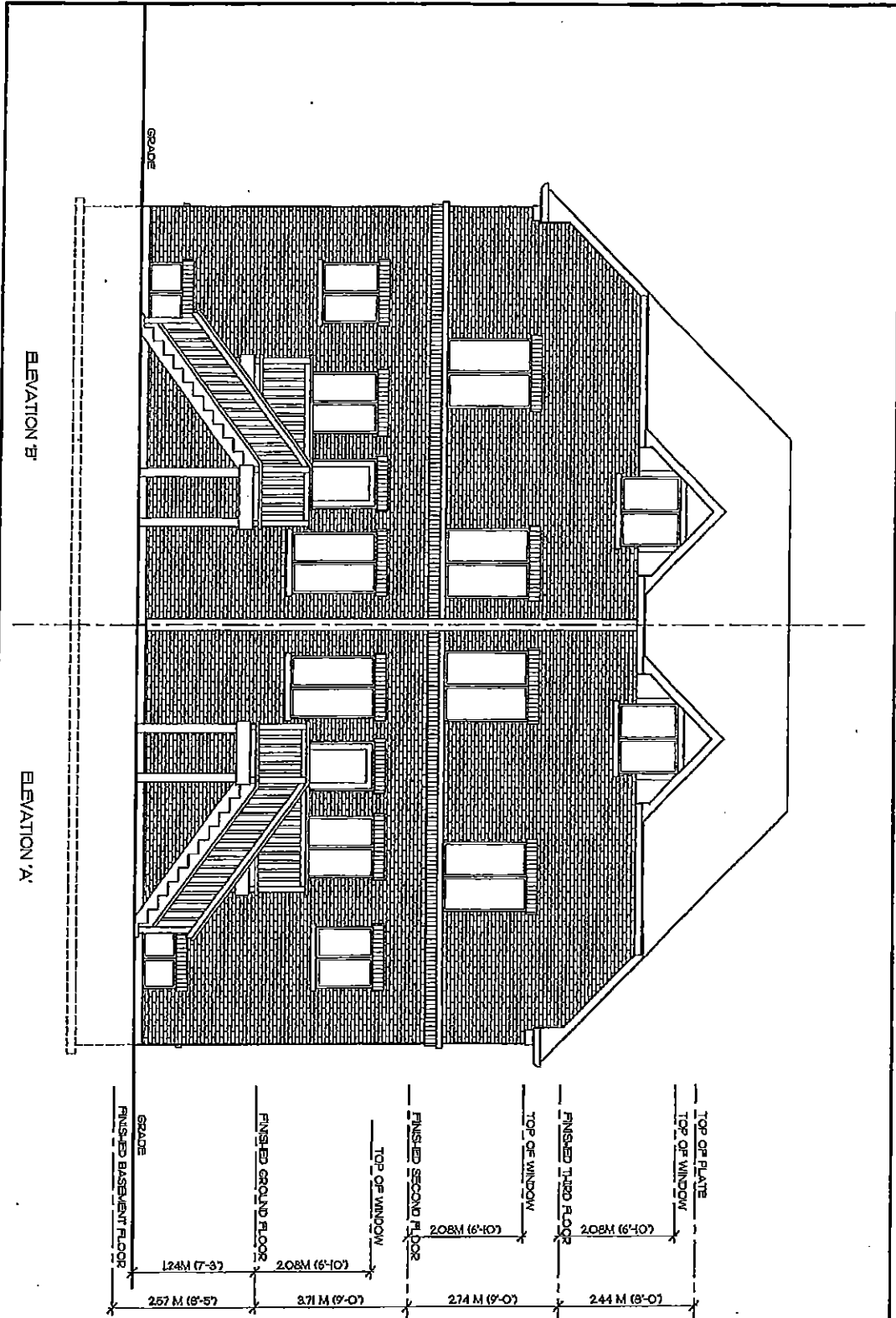
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QUALIFICATION INFORMATION:
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 30491

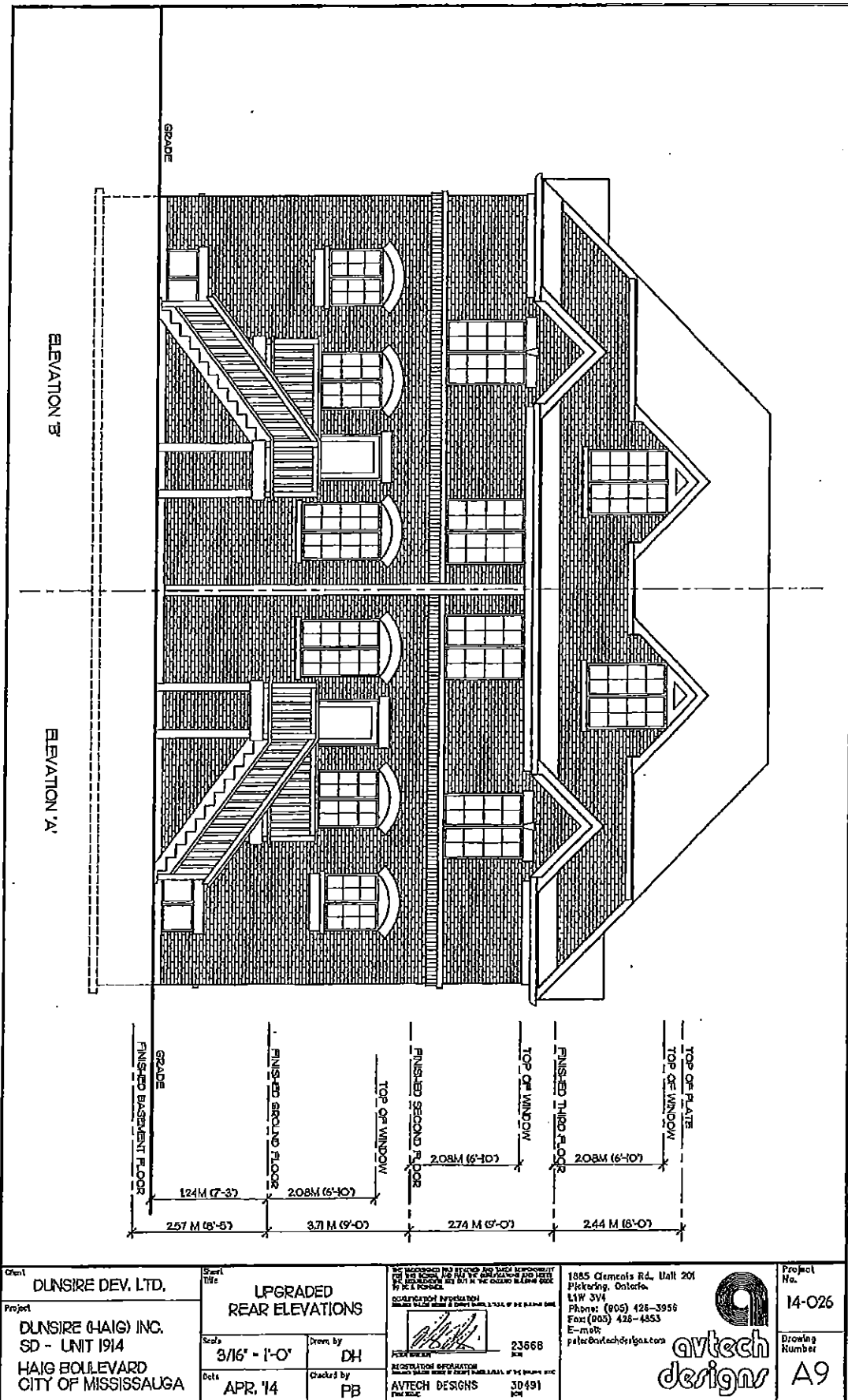
AVTECH DESIGNS
 1885 Glenora Rd., Unit 201
 Pickering, Ontario,
 L1W 3V4
 Phone: (905) 426-3956
 Fax: (905) 426-4853
 E-mail:
 peter@avtechdesigns.com



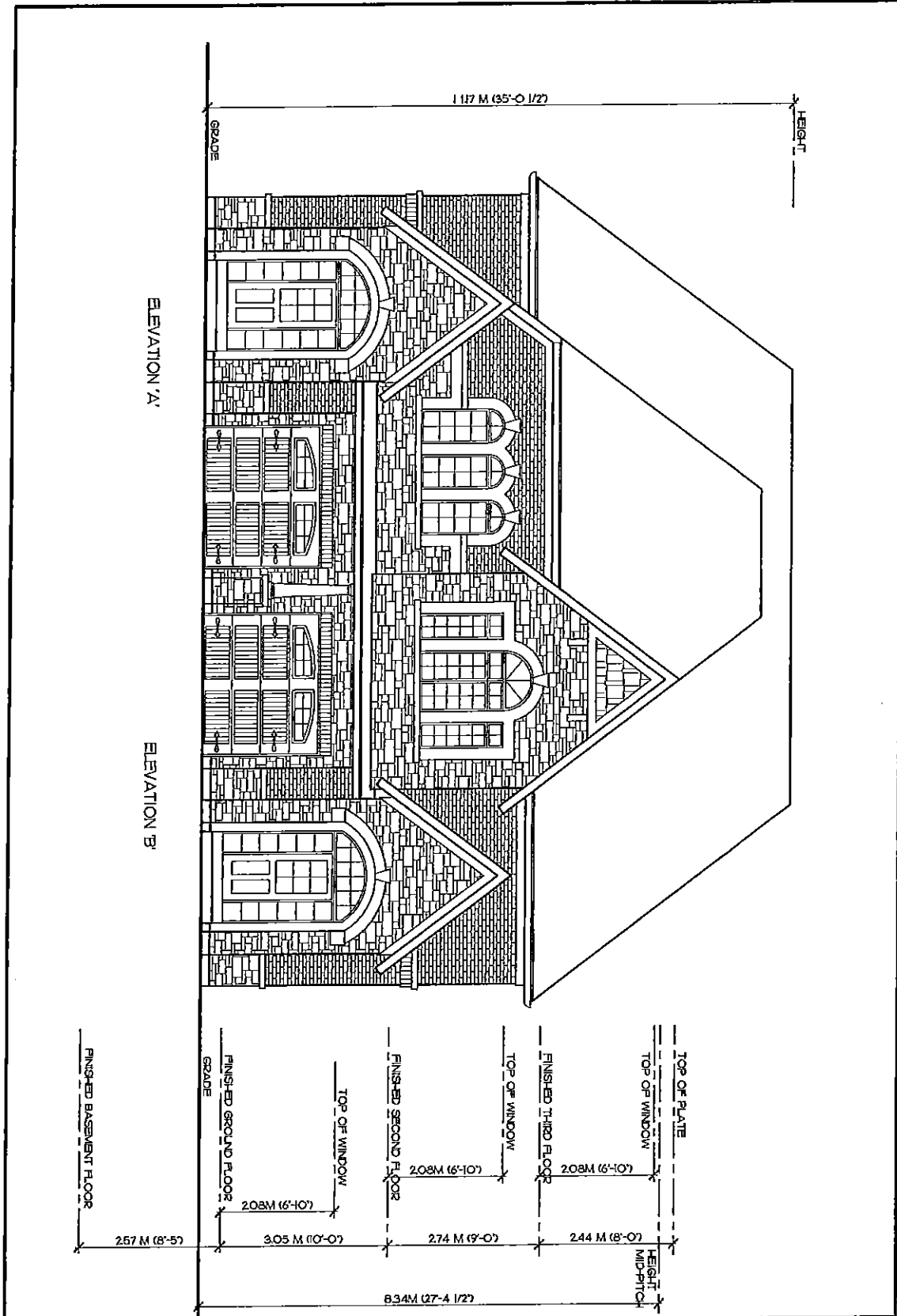
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
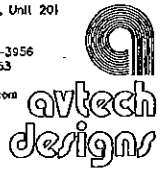


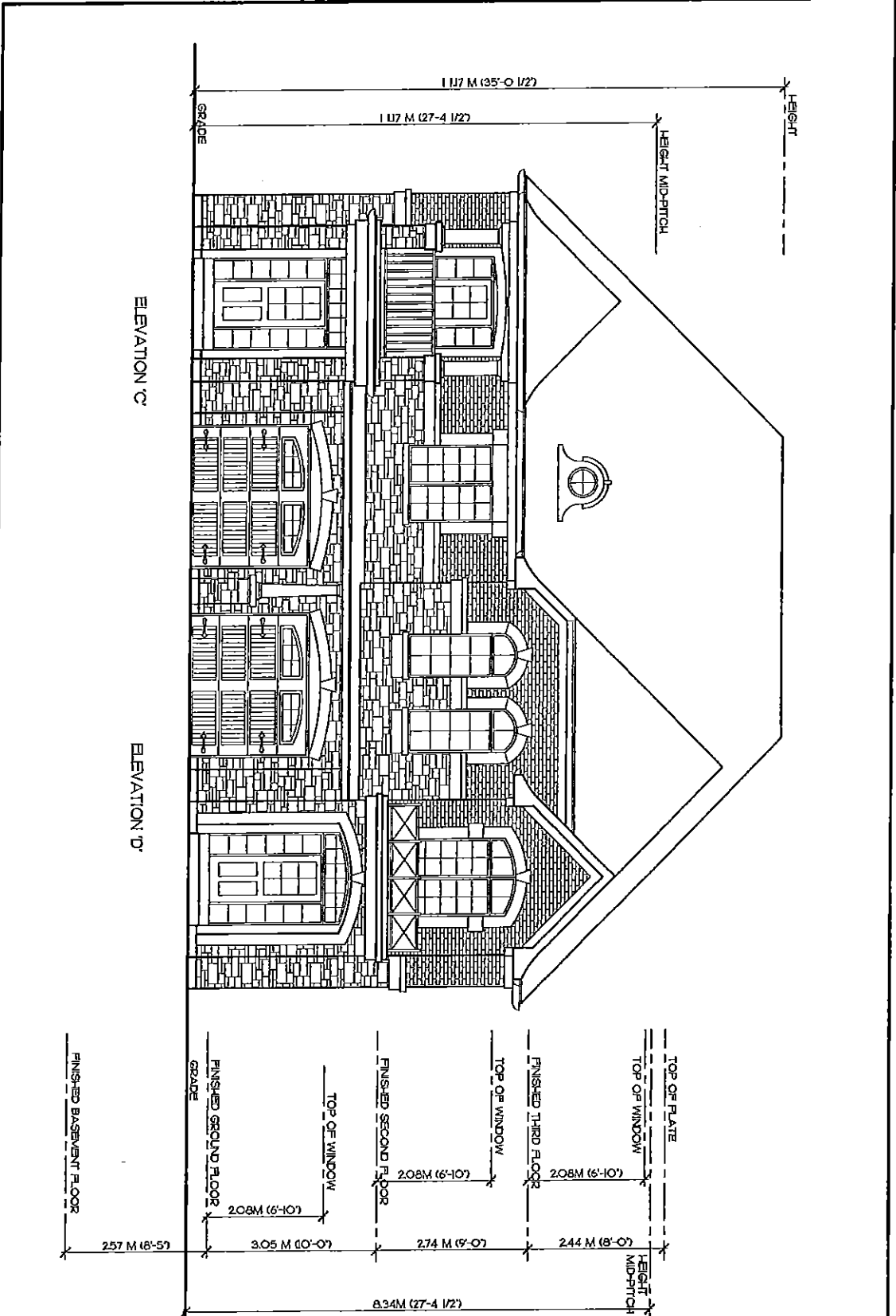
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<p>Project DUNSIRE (HAIG) INC. SD - UNIT 1914 HAIG BOULEVARD CITY OF MISSISSAUGA</p>	<p>Scale 3/16" = 1'-0"</p> <p>Date APR. '14</p>	<p>Drawn by DH</p> <p>Checked by PB</p>	<p>Registration Information REGISTERED PROFESSIONAL ARCHITECT ARTECH DESIGNS P.L.L.C.</p>	<p>Drawing Number A7</p>

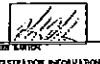



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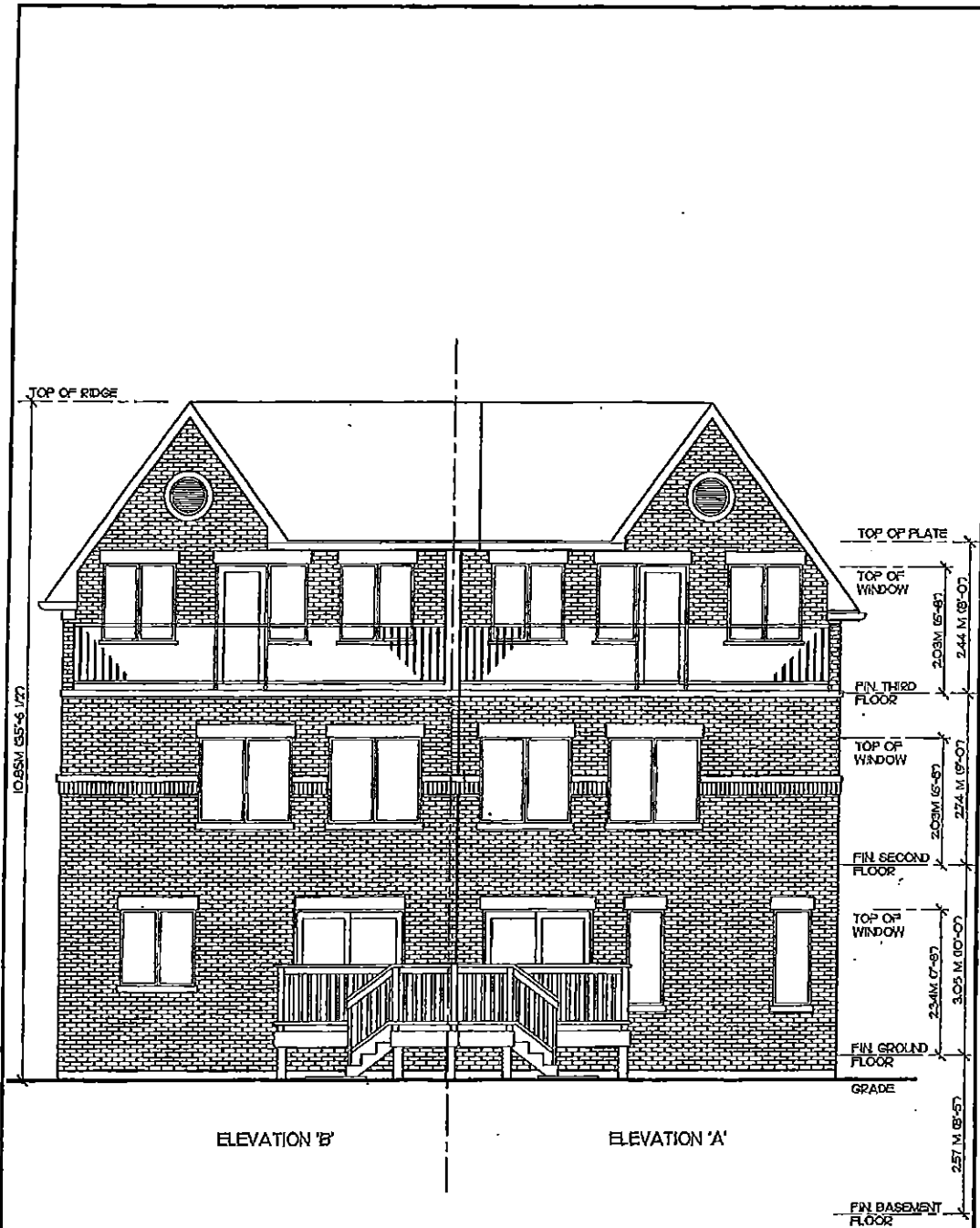
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	Scale 1:75	Drawn by PB			Date AUG. '14





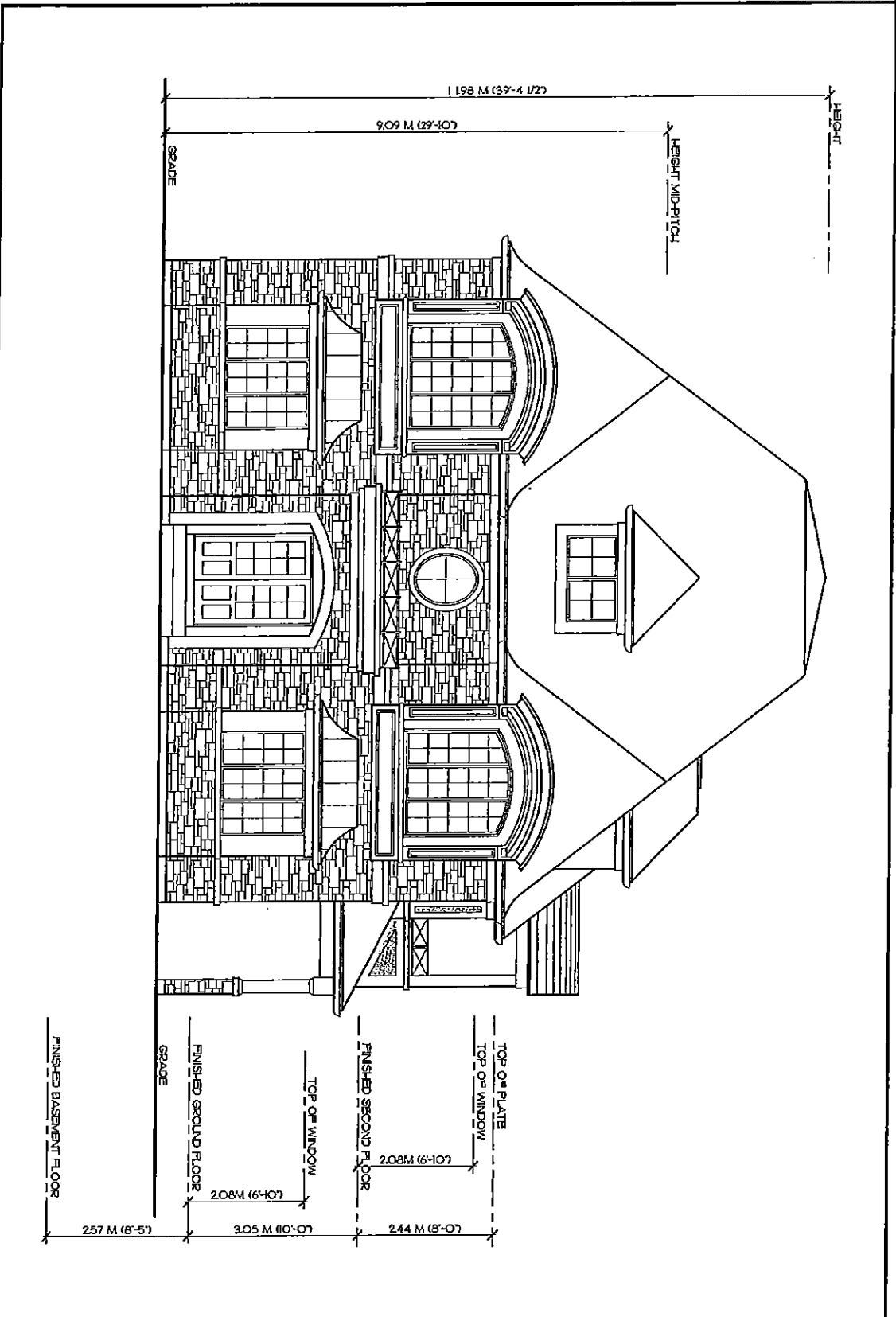
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	Date AUG. '14	Checked by PB	REGISTRATION INFORMATION AVTECH DESIGNS REG. NO. 30491 REG.		

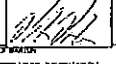


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	Scale 3/16" = 1'-0"	Drawn by DH			

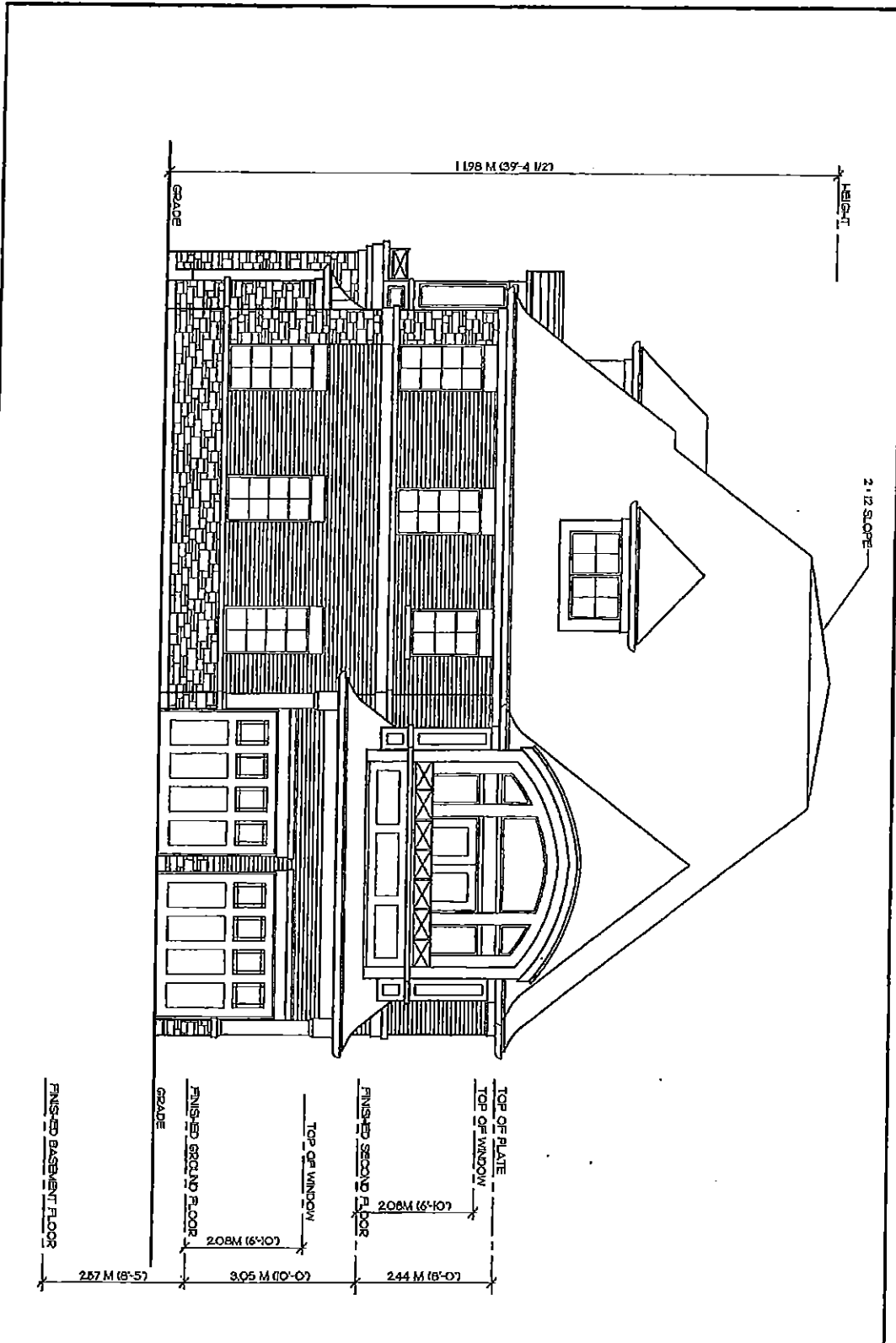


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	Date AUG. '14	Checked by DH		



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	Project DUNSIRE (HAIG) INC. CORNER UNIT HAIG BOULEVARD CITY OF MISSISSAUGA	Scale 1:75			





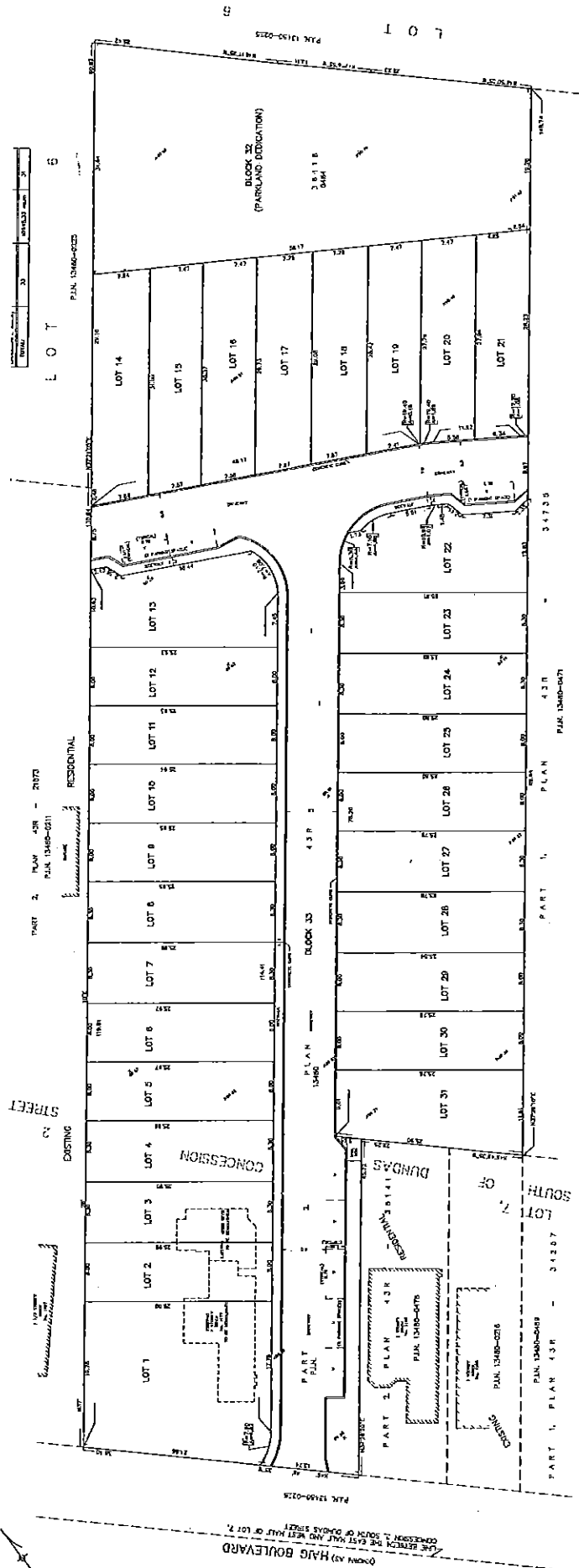
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Project DUNSIRE (HAIG) INC. CORNER UNIT HAIG BOULEVARD CITY OF MISSISSAUGA		Scale 1:75		Date JUNE '14		Checked by PB		Drawing Number A5	



1885 Clematis Rd., Unit 201
 Pickering, Ontario,
 L1W 2V4
 Phone: (905) 426-3956
 Fax: (905) 426-4853
 E-mail: peter@avtechdesigns.com

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REGISTERED PROFESSIONAL ARCHITECT
 AVTECH DESIGNS
 Peter B. B...
 23668
 30491





**SCHEDULE A
CONDITIONS OF APPROVAL**

FILE: T-M13002 W1

SUBJECT: Draft Plan of Subdivision
1173, 1177 and 1183 Haig Boulevard
City of Mississauga
Dunsire (Haig) Inc.

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"

- 1.0 Approval of the draft plan applies to the plan dated April 24, 2015.
- 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 HIS 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 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.
- 12.0 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.
- 13.0 The applicant/owner shall make arrangements acceptable to the City with regard to any Park issues including Park or greenbelt development, buffer planting, hoarding and cash contributions to the City for golf course works. To fulfil the requirements of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the City will accept Block 32 on the subject Draft Plan, having an area of 1520 sq. m., for park or other public recreational purposes.
- 14.0 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.

Dunsire (Haig) Inc.

Files: OZ 13/010 W1
T-M13002 W1

Updated Agency Comments

The following is a summary of updated comments from agencies and departments regarding the applications.

Agency / Comment Date	Comment
Credit Valley Conservation (January 14, 2015)	<p>Currently the lands are located outside of floodplain based on the culvert upgrade for 1135/1125 Haig Boulevard, and is now outside of CVC Regulated area and does not require a permit.</p> <p>CVC further notes that floodplain mapping is being updated in this area and wishes to continue to be circulated the applications to continue to confirm that the proponent is located outside of the hazard.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (April 27, 2015)	<p>The proposed development is located approximately 165 m (541 ft.) from Serson Park (P-002), which provides a variety of facilities that include basketball hoops, unlit mini soccer pitches, playground equipment and trails.</p> <p>Prior to subdivision registration and through the Servicing Agreement, a dedication of parkland will be required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with City Policies and By-laws. The dedicated lands will function as a vegetative buffer block between the 7th hole of Lakeview Golf Course, and the proposed semi-detached dwelling units. The land dedication will satisfy the parkland dedication requirements for both application T-M13002 W1 and T-M13003 W1.</p> <p>The applicant has proposed landscaping changes to the City owned and heritage designated Lakeview Golf Course in order to mitigate safety concerns related to errant golf balls landing on the proposed development. The applicant, acting on behalf of and with the City's permission, has acquired a Heritage</p>

Files: OZ 13/010 W1
T-M13002 W1

Dunsire (Haig) Inc.

Agency / Comment Date	Comment
	<p>Permit to permit the proposed changes to the Golf Course. Prior to subdivision registration and through the Servicing Agreement, the City will accept a cash contribution from the applicant to perform the landscaping work on behalf of the applicant.</p> <p>The applicant will be responsible for the implementation of a City approved landscape plan within the lands to be dedicated, for which securities will be collected through the appropriate Servicing Agreement. To date, landscape plans have not been finalized.</p> <p>Through the Servicing Agreement, securities will be taken for trees located on golf course property that may be affected by the construction of the proposed townhomes.</p>
City Community Services Department – Culture Division (April 20, 2015)	The applicant submitted a Heritage Impact Statement that suggested minor changes to the adjacent golf course in order to accommodate the proposed development. The document was reviewed by Heritage Planning staff and upon review, a report from the Commissioner of Community Services, dated March 17, 2015, was transmitted to the Heritage Advisory Committee for consideration regarding the item. The report indicated that the suggestions were appropriate and recommended approval of the request. On April 14, 2015, the Heritage Advisory Committee recommended approval of the request and a heritage permit was issued.
City Transportation and Works Department (T&W) (April 27, 2015)	T&W confirmed receipt of the applicant's updated Draft Plan, Concept Plan, Site Servicing/ Grading Plans, a revised Noise Control Feasibility Study and Functional Servicing Report, which have addressed their department's preliminary comments and concerns.

Dunsire (Haig) Inc.

Agency / Comment Date	Comment
	<p>A Traffic Impact Assessment, dated June 19, 2013 and addenda, prepared by Crozier & Associates, has also been received which confirms to their satisfaction that the existing transportation infrastructure has sufficient capacity to accommodate the traffic to be generated by this development.</p> <p>The Functional Servicing Report, revised November 28, 2014, by Skira & Associates Ltd. has analyzed the storm sewer outlet proposed for the subject development and confirmed that capacity is available to accommodate the proposal. Drainage concerns have been identified on the adjacent residential property to the north and Lakeview Golf Course that currently drain through this site. The applicant's site grading and servicing plans have been revised to include an acceptable storm sewer system and overland flow route designed to pick up the minor and major storm water flows from the proposed development and external drainage areas.</p> <p>In the event these applications are approved by Council, prior to registration, the applicant will be required to enter into Servicing and Development Agreements with the City for the construction of the required municipal works and implementation of the conditions of development/draft plan approval.</p> <p>Site specific details will be addressed through the associated Site Plan application.</p>