

October 31, 2019

Via Email: Janet janet@ebodi.com

Atten: Iva Paclik
Technisonic Industries Ltd.
240 Traders Blvd. E.
Mississauga, ON L4Z 1W7

Re: Opinion Letter, Preliminary Review for a Rezoning Application, Proposed Two Lots, 0 Bernida Road, City of Mississauga

As requested, HGC Engineering has performed a preliminary review of the aerial mapping near the subject site, 0 Bernida Road, in the City of Mississauga, for two proposed residential lots. Figure 1 attached includes an aerial photo indicating the location of the subject site and the surrounding land uses. Figure 2 is a portion of a zoning map from the City of Mississauga website which indicates the surrounding land uses, which are all residential. Figure 3 attached shows the preliminary site plan prepared by Herper Dell & Associates Inc. dated January 28, 2019. The site is located on the west site of Parkland Avenue at Bernida Road.

The site is proposed to include two 2-storey residential dwellings. From a review of the aerial photo of the area, the site is currently vacant.

We understand that the City of Mississauga has requested a noise study for the subject site to allow the rezoning of the site for two lots with single detached dwellings.

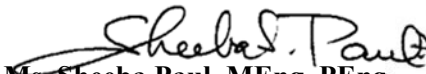
The nearby roadway (Parkland Avenue) is a low volume residential roadway. There are no significant stationary noise sources or transportation noise sources to assess, that impacts the subject site.

It is our opinion that a noise study is not required for the subject site.

We trust this information is sufficient for your present purposes. If you require further information or require clarification, please do not hesitate to contact us.

Thank you.

Yours truly,
Howe Gastmeier Chapnik Limited


Ms. Sheeba Paul, MEng, PEng
Senior Engineer, Senior Associate



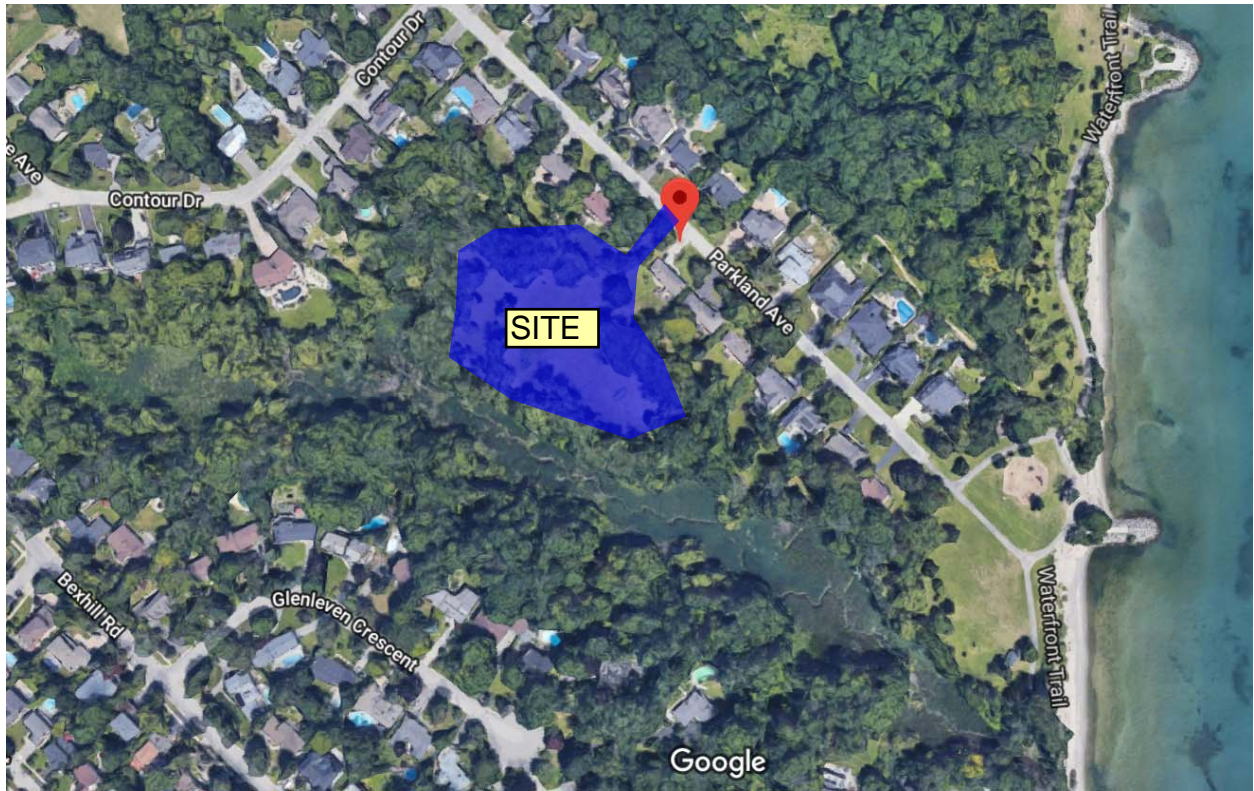


Figure 1 – Key Plan

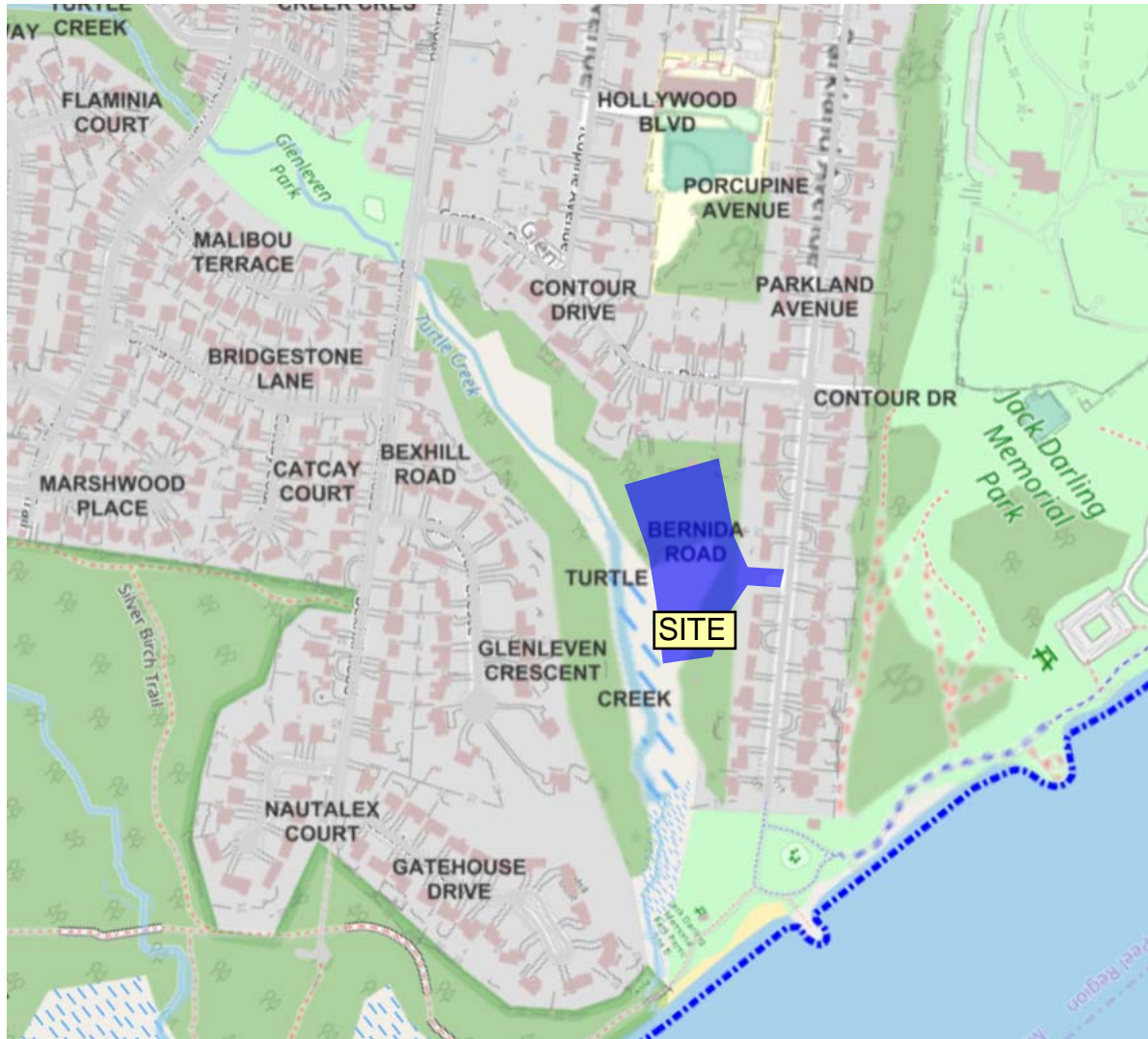
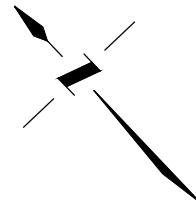
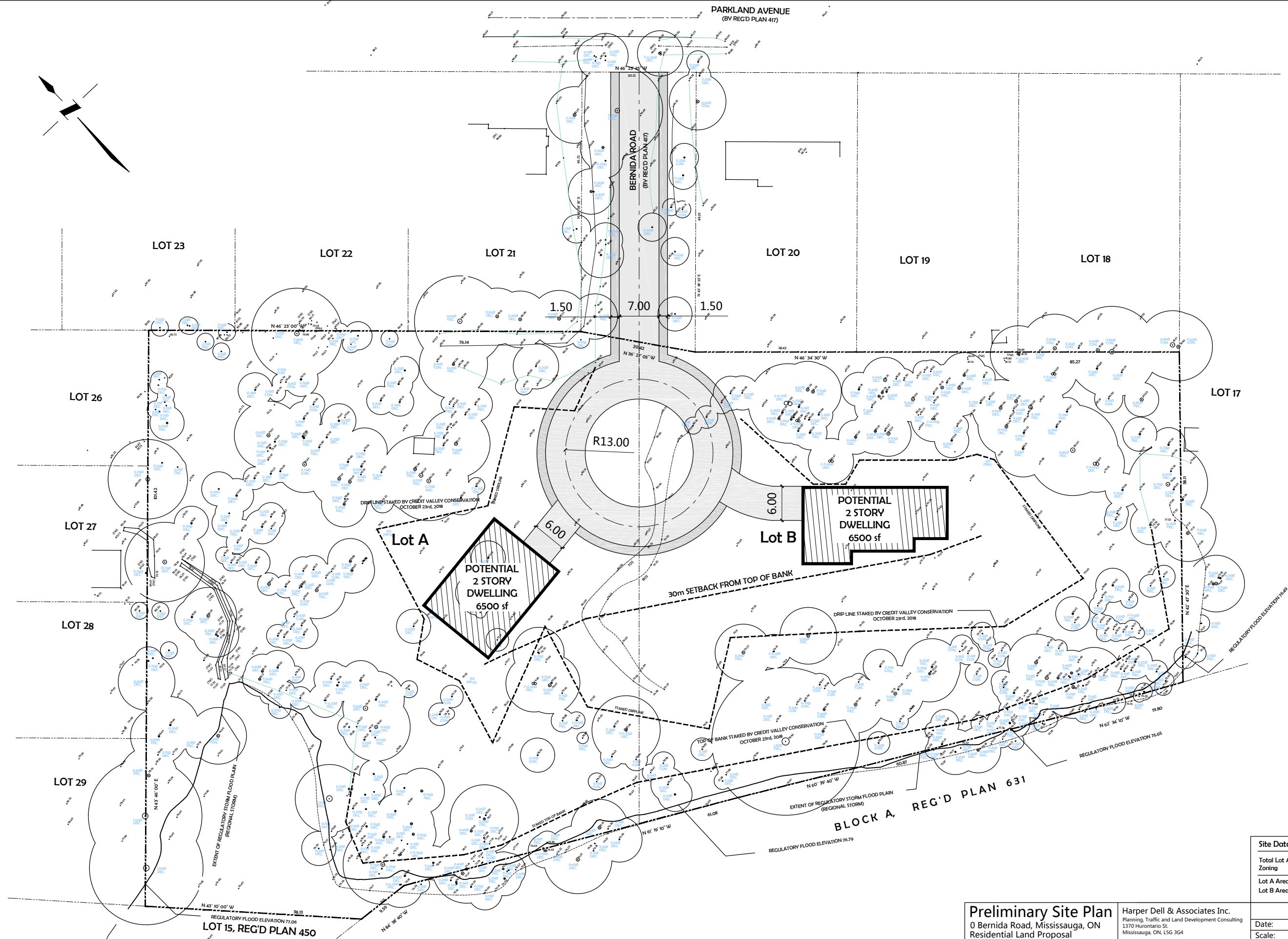


Figure 2 - Portion of Zoning Map

Source: <http://www6.mississauga.ca/missmaps/maps.aspx#map=16/-8861731.26/5392003.86/0.9075712110370514>



Site Data		
Total Lot Area	15,197.41 sm	(1,519 ha)
Zoning	R2-4	
Lot A Area	8,430.36 sm	
Lot B Area	6,767.05 sm	
Date:	Jan 28, 2019	SP
Scale:	1:650	

Preliminary Site Plan
 0 Bernida Road, Mississauga, ON
 Residential Land Proposal

Harper Dell & Associates Inc.
 Planning, Traffic and Land Development Consulting
 1370 Hurontario St.
 Mississauga, ON, L5G 3G4

Figure 3 - Proposed Site Plan