

Application for an Official Plan Amendment, Rezoning and/or Plan of Subdivision

under the *Planning Act*, R.S.O. 1990 c.P.13, as amended

Planning and Building Department
Development and Design Division
300 City Centre Drive
Mississauga, ON L5B 3C1
Tel: 905-896-5511
www.mississauga.ca



FOR OFFICE USE ONLY

File Number(s) OPA/OZ _____ Ward _____ Character Area _____

T-M: _____

Date Application Received _____ Date Complete for Circulation _____

Project Name _____

Project Proposal _____

Type of Application(s): Official Plan Amendment Rezoning Plan of Subdivision

1. AGENT/APPLICANT AND OWNER INFORMATION

Name	Mailing address / E-mail address	Telephone No.
**Agent/Applicant: Glen Schnarr & Associates Inc. (attn: Glen Broll)	10 Kingsbridge Garden Circle, Suite 700 Mississauga, ON, L5R 3K6 glenb@gsai.ca	905-568-8888 ext 236
Registered Owner: Fabio Mazzocco, President Lakeview Community Partners Limited	2173 Turnberry Road Burlington, ON, L7M 4P8 fabio@argoland.com	905-336-5545
Solicitor: Agro Zaffiro (attn: David Elliott) Ira Kagan Aird & Berlis (attn: Patrick Harrington)	delliott@agrozaaffiro.com ikagan@skllp.ca pharrington@airdberlis.com	
Ontario Land Surveyor: J.D. Barnes Limited	401 Wheelabrator Way, Suite A Milton, ON, L9T 3C1 dblack@jdbarnes.com	905-875-9955

**All communication will be forwarded to the Agent/Applicant

The date the subject land was acquired by current owner: March 20, 2018

The names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject lands:

Lakeview Community Partners Limited

2. SITE INFORMATION

a) Legal description of Site (i.e. lot and concession number/registered plan number/reference plan number:)

Please refer to Cover Letter.

b) Street address: 1082 Lakeshore Road East and 800 Hydro Road

c) General Location of Site: South of Lakeshore Road East, west of Fergus Avenue and east of East Avenue

d) Dimension of the Site: Gross Site Area 71.26 hectares

Site Frontage 132.18 metres

Site Depth 1,740.76 (including Pier) metres

e) Existing Use of Site: Residential Commercial Industrial Agricultural Vacant

Other (please specify): _____

Specify existing uses in detail and indicate the length of time that the existing uses on site have continued:

The subject lands have been vacant since the decommissioning of the former Ontario Power Generation power plant.

- f) Are there any easements or restrictive covenants affecting the land? Yes No
 If yes, please provide a description of each easement or covenant.

EASEMENT IN FAVOUR OF PT LTS 7, 8 & 9 CON 3 SDS, AS IN PR959618 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1, 2, 3 AND 4, , PLAN 43R-37215 AS IN PR2974060 SUBJECT TO AN EASEMENT IN GROSS OVER PART WATER LOT IN FRONT OF LOT 7, CONCESSION 3 SOUTH OF DUNDAS STREET AND PART WATER LOT LOCATION HY28 IN FRONT OF LOT 7, CONCESSION 3 SOUTH OF DUNDAS STREET

- g) List of existing building/structure on site: N/A

Building / Structure Type	Date Constructed (yyyy-mm-dd)	Gross Floor Area (m ²)	Height (m)	Setback from Lot Line		
				Front (m)	Rear (m)	Sides (m)

Are existing buildings/structures to be: Retained? Yes No Demolished? Yes No Relocated? Yes No

- h) Does the site contain any cultural heritage resources? N/A

- Archaeological sites (details) _____
- Heritage buildings/structures (details) Lakefront Promenade View Corridor is a cultural landscape.
- Cemeteries or known burials (details) _____

3. PLANNING INFORMATION

Official Plan:

- a) Existing Official Plan Designation (if applicable): Residential Medium Density, Mixed Use, Business Employment, Public Open Space, Greenlands and Institutional

which permits: See Cover Letter and Planning Justification Report for detailed permissions and rationale

- b) i) Proposed Official Plan Designation and any amendments to existing policies (if applicable):

N/A

To permit: _____

- ii) Purpose of the proposed amendment (add pages if necessary):

- iii) Please ensure a draft copy of the Official Plan Amendment is included with your application submission.

- c) Please state the Official Plan requirements that address minimum and maximum density requirements or minimum and maximum height requirements.

Please refer to Planning Justification Report.

- d) If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan Amendment that deals with the matter.

N/A

- e) Is it in conformity with the Official Plan for the Region of Peel? Yes No

- f) Is the application consistent with Policy Statements issued under 3(1) of the Planning Act? Yes No
(Provide details in the Planning Justification Report)

- g) Is the subject land within an area of land designated under any provincial plan or plans? Yes No

If yes, please state whether the application conforms to or does not conflict with applicable provincial plan or plans.

Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe.

Zoning:

- a) Existing Zoning Category: Utility - 1 and Greenlands - 1

Which permits: Utility buildings, water treatment facilities, sewage treatment plant, electric transformer and distribution facility. Exception 1 zone specifies the use for a Power Generating Facility and accessory outdoor storage. Within the G - 1 zone, natural heritage features , stormwater and erosion management, bird sanctuary, and recreational uses are permitted

- b) Proposed Zoning Category: Please see the Draft Zoning By-law Amendment and Planning Justification Report

To permit (Nature and extent of the rezoning requested): _____

A mix of uses in alignment with the Mississauga Official Plan Land Use Designations. Please refer to the Draft Zoning By-law Amendment and Planning Justification Report for further detail.

- c) Provide an explanation of how your proposed rezoning conforms to the Official Plan: _____

The proposed rezoning will implement the intended land use designations of the Official Plan and represents an update to the Zoning By-law to reflect this new direction. Please refer to the Planning Justification Report.

- d) Indicate the reason why the rezoning is requested: _____

A rezoning is required to update the existing outdated Utility - 1 zoning to reflect the new land use direction for the lands.

- e) Associated and/or Previous Applications:

Have other related files been submitted on the site?

Official Plan Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No	File No. _____	Status _____
Rezoning	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	File No. <u>Subject to this application</u>	Status _____
Draft Plan of Subdivision	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	File No. <u>Subject to this application</u>	Status _____
Committee of Adjustment	<input type="checkbox"/> Yes <input type="checkbox"/> No	File No. _____	Status _____
Land Division	<input type="checkbox"/> Yes <input type="checkbox"/> No	File No. _____	Status _____
Part Lot Control	<input type="checkbox"/> Yes <input type="checkbox"/> No	File No. _____	Status _____
Site Plan	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	File No. <u>SPM 18-106 W1</u>	Status <u>Ongoing (pending resubmission)</u>
Minister's Zoning Order	<input type="checkbox"/> Yes <input type="checkbox"/> No	O. Reg.No. _____	Status _____

4. PROPOSED LAND USE / BUILDINGS / STRUCTURES

Intended Use	Number of Residential Units	Proposed Parking	Lot Numbers and/or Block Numbers	Hectares	Units per Hectare
Detached single family residential					
Semi-detached residence					
Townhouses (Standard Townhouse)	17				
Horizontal Multiple Dwellings (All other Townhouse forms)	385				
Apartments	7,602				
Commercial	Nil			5.16 (Mixed Use)	
Industrial	Nil				
Institutional (Specify)	Nil			3.56 (Institutional) 1.14 (Mixed Use Cultural Hub)	
Park or Open Space	Nil			14.50	
Other (Specify)					
Roads and widenings	Nil			10.95	
Reserve blocks	Nil				
Total Number of Residential Units	8,004		Please refer to	PJR for further detail	

Multiple Dwellings/Apartments	Number of Residential Units	Parking Provided	Parking Rate
Bachelor Apartment			
One Bedroom Apartment			
Two Bedroom Apartment			
Three Bedroom Apartment			
Other			
Total Number of Multiple Dwelling/Apartment Units	Not available at this time		

Building / Structure Type	Gross Floor Area (m ²)	Height (m)	Setback from Lot Line		
			Front (m)	Rear (m)	Sides (m)
Townhouse (Rear-Lane) Townhouse (Dual Frontage)	9,288 17,205	Max 4 storeys			
Townhouse (Roof Top) Townhouse (Standard)	21,692 2,703	Max 4 storeys			
Townhouse (Back to Back Stnd)	13,000	Max 4 storeys			
Mid-rise (Podium Townhouse) Mid-rise (Apartment)	52,775 410,606	5-8 storeys			
Taller Building (Apartment)	185,400	Various (9+ storeys)			

PLEASE NOTE: unit distribution, count and size are subject to change.

5. PROPOSED SERVICING

Complete the following in full, including whether or not all identified technical information requirements are attached. Before undertaking any action requirements consult with appropriate authorities to determine details.

Water Supply:

Service Type	Development Proposal	Yes	No	Action Required	Attached
Municipal piped water system	Any development on municipal services	✓		Confirmation of service capacity will be required during processing	FSR
Private communal water system	More than 5 lots/units and non-residential where water used for human consumption			Servicing options report and hydrogeological report	
	5 or less lots/units and non-residential where water used for human consumption			Hydrogeological sensitivity certification	
Individual Private Wells	More than 5 lots/units and non-residential where water used for human consumption			Servicing options report and hydrogeological report	
	5 or less lots/units and non-residential where water used for human consumption			Hydrogeological sensitivity certification	
Other	To be described by applicant (attach details)			To be determined	

Sewage Disposal:

Service Type	Development Proposal	Yes	No	Action Required	Attached
Municipal piped sewage system	Any development on municipal services	✓		Confirmation of service capacity will be required during processing	FSR
Private communal septic system	More than 5 lots/units or more than 4500 litres per day effluent			Service options report and hydrogeological sensitivity certification	
	5 or less lots/units or less than 4500 litres per day effluent			Hydrogeological sensitivity certification	
Individual private septic systems	More than 5 lots/units or more than 4500 litres per day effluent			Servicing options report and hydrogeological report	
Other	To be described by applicant (attach details)			To be determined	

Storm Drainage:

Service Type	Development Proposed	Yes	No	Action Required	Attached
Piped Sewers	Any development on piped service	✓		Preliminary stormwater management plan	FSR/SWM Report
				Stormwater management study may be required during application processing	
Open ditches or swales	Any development on non-piped service	✓			LID/Green Infrastructure to be considered. In SWM Report and Sustainability Strategy

Roads and Access:

Service Type	Development Proposed	Yes	No	Action Required	Attached
Public Roads	All development	✓		Traffic study may be identified during application processing	Traffic Consideration Report and Road Hierarchy and ROW
All municipal or provincial arterial roads	Development within 50 metres	✓		Noise feasibility report	Study has been previously submitted
Water Facilities	All development	✓		Parking and docking facilities report	A Land Use Compatibility/Noise Study and a Dock Feasibility Study is enclosed with this application

Utilities:

Service Type	Development Proposed	Yes	No	Action Required	Attached
Easements and restrictive covenants	Any adjustment on site	✓		All existing easements and covenants to be shown and effect described on the draft plan	Please refer to Draft Plan

7. SITE FEATURES & CONSTRAINTS CONCERNING MATTERS OF PROVINCIAL INTEREST

The following features are matters of **Provincial interest and/or relate to Provincial Policy Statements**. Please indicate if they were located on the subject property or abutting property, and advise if the required technical information to demonstrate consistency with Provincial policy is attached. Before undertaking any action requirements, consult with appropriate authorities to determine details.

Policy	Features/Constraints	Action Required	Yes On-Site	Yes off-site But within 500 metres	No	Identify where the action required has been addressed
1.1.3	Class 1 industry. (Small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only)	A feasibility study is needed for: a) residential and other sensitive uses within 70 metres of a Class 1 industry or vice versa. b) residential and other sensitive uses within 300 metres of a Class II industry or vice versa. and a) residential and other sensitive uses within 1000 metres of a Class III industry or vice versa.				
	Class II industry. (Medium scale, processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic).			✓		Air Quality, Noise and Land Use Feasibility Assessment by RWDI enclosed
	Class III industry within 100 metres. (Processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.					
	Landfill site	A landfill site to determine the landfill's influence area and to address leachate, odour, vermin and other impacts is needed.			✓	
	Sewage treatment plant	A feasibility study is needed for residential and other sensitive uses.		✓		Air Quality, Noise and Land Use Feasibility Assessment by RWDI enclosed
	Waste Stabilization pond			✓		
	Active Railway Lines	Within 300 metres, a feasibility study is needed for development			✓	
	Storm Sewer Facilities				✓	
	Controlled access or freeways including designated future ones				✓	
	Lester B. Pearson International Airport	New residential development and other sensitive land uses will not be permitted in areas above 30 NEF/NEP as set out in Appendix J of Mississauga Plan, with the exception of all lands designated "Residential" prior to February 1, 1997. Redevelopment of existing residential uses and other sensitive land uses may be considered above 30 NEF/NEP, if it has been demonstrated that there will be no negative impacts on the long term function of the airport. A feasibility study is needed for: a) Group 1 uses (residential) between the 28 and 35 NEF/NEP contour. At or above the 35 NEF/NEP contour development may not be permitted. b) Group 2 uses (office/commercial) at or above the 30 NEF/NEP contour. c) Group 3 uses (industrial) at or above the 35 NEF/NEP contour.			✓	
	Electric transformer stations	Within 200 metres, a noise study is needed for development			✓	
	Natural Gas and Oil Pipelines				✓	
	Hydro-Electric, Telephone and Other cabled facilities				✓	

Policy	Features/Constraints	Action Required	Yes On-Site	Yes off-site But within 500 metres	No	Identify where the action required has been addressed
1.3.3.	Transportation and infrastructure corridors					
2.2.2. 2.2.3.	Minerals, Petroleum and Mineral Aggregate Resources	It must be demonstrated that proposed development will not preclude the continued use of these resources. Within or adjacent to resources areas, justification is needed for non- resource development.			✓	
2.3.1	Significant wetlands and portions habitat of endangered and threatened species.	Within the feature development is not permitted. Within 120 metres an Environmental Impact Study is needed.			✓	
2.3.1.	Significant woodlands and valley lands, significant areas of natural and scientific interest (ANSI), significant wildlife habitat, fish habitat.	An Environmental Impact Study is needed for proposed development.		✓		EIS prepared by Beacon is enclosed
2.3.3.	Diversity of natural features and their natural connections.	Within 50 metres of a significant natural corridor an Environmental Impact Study is needed.		✓		EIS prepared by Beacon is enclosed
2.4.1.	Surface water, ground water, sensitive ground water recharge/ discharge areas, headwaters and aquifers.	It must be demonstrated that the quality and quantity of these features will be protected or enhanced.			✓	
2.5.1.	Significant cultural heritage landscapes and built heritage resources.	Development to conserve significant cultural heritage landscapes and built heritage resources.	✓	✓		Heritage Impact Assessment is enclosed
2.5.2.	Significant archaeological resources/potential	In areas containing significant archaeological potential and resources, the following will be required: a) an archaeological assessment prepared by a person who holds a license that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the <i>Ontario Heritage Act</i> ; and b) a conservation plan for any archaeological resources identified in the assessment.	✓			Archaeological Assessments for the entire lands are provided No features found.
3.1.1.	Flooding, erosion and/or dynamic beach hazards and unstable soils or bedrock.	In areas of unstable soil or bedrock and in areas within the 100 year erosion limit of ravines, river valleys and streams, development should be restricted.	✓			Shoreline Hazard Assessment, Serson Creek Assessment and FSR are enclosed
3.2.1.	Mine hazards or former mineral resources operations.	Development on or adjacent to such features will only be permitted if satisfactory rehabilitation measures have been completed.			✓	
3.2.2.	Contaminated sites.	A study assessing the potential for contamination in accordance with the Provincial Government Guidelines is required and shall document present and past uses, and initial information on the type of contaminants and their possible location.	✓			Due Diligence Phases I and II, Reliance Letter, and ESSQD forms are enclosed

7. ENVIRONMENTAL ASSESSMENT ACT

Are any water, sewage or road works associated with the proposed development considered as Schedule "C" works under the Environment Assessment Act? Yes No

If Yes, such works must be identified and described on the Plan of Subdivision and the applicant must demonstrate how requirements of the Act will be addressed.

8. PROPERTY OWNER APPOINTMENT AND AUTHORIZATION OF AGENT (if applicable)

I, the undersigned, being the registered property owner of
1082 Lakeshore Road East and 800 Hydro Road
Address / Legal Description

hereby authorize Glen Schnarr & Associates Inc. (attn: Glen Broll)
Authorized agent's name / company

as my agent for the purpose of submitting an Application of Official Plan Amendment, Rezoning and/or Plan of Subdivision to the City of Mississauga Planning and Building Department and acting on my/our behalf in relation to this application. The authority granted by this Agent Appointment and Authorization shall continue until I shall have revoked such authority in writing, and delivered such written revocation to the City of Mississauga Planning and Building Department. No such revocation shall, however, invalidate any action taken by me/our agent prior to the date the City of Mississauga Planning and Building Department received such written revocation.

I have the authority to bind the Corporation or Partnership, if applicable.

 FABIO J. MAZZOCCO Feb. 21/19
Signature of property owner or signing officer *Print name* *Date*

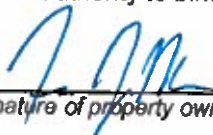
9. PROPERTY OWNER ACKNOWLEDGEMENT OF PUBLIC INFORMATION

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13, as amended. In accordance with Section 1.0.1 of the Act, the City of Mississauga provides public access to all *Planning Act* applications and supporting documentation submitted to the City.

I, the undersigned, being the registered property owner of
1082 Lakeshore Road East and 800 Hydro Road
Address / Legal Description

hereby agree and acknowledge that the information contained in the application and any documentation, including reports, studies and drawings, provided in support of the request, by myself, my agents, consultants and solicitors, constitute public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, as amended or substituted from time to time, I hereby consent to the City of Mississauga making this request and its supporting documentation available to the general public, including copying, posting on the City's website and/or releasing a copy of the request and any of its supporting documentation to any third party upon their request or otherwise, and as part of a standard distribution of copies of such documentation. I consent to the City releasing copies of any of the documentation to additional persons, including but not limited to Members of Council and resident associations.

I have the authority to bind the Corporation or Partnership, if applicable.


 FABIO J. MAZZOCCO Feb. 21/19
Signature of property owner or signing officer *Print name* *Date*

10. PROPERTY OWNER PERMISSION TO ENTER PROPERTY

I, the undersigned, being the registered property owner of
1082 Lakeshore Road East and 800 Hydro Road
Address / Legal Description

hereby irrevocably authorize and consent to the City of Mississauga to enter upon the above noted property at any reasonable time for the purpose of evaluating the merits of the application, and if necessary, to remove the notice sign and draw upon the sign deposit to compensate for the City's expenses related to the removal of the sign by the City.

I have the authority to bind the Corporation or Partnership, if applicable.

 FABIO J. MAZZOCCO Feb. 21/19
Signature of property owner or signing officer *Print name* *Date*

11. DECLARATION OF AGENT / APPLICANT

I, Glen Broll , of the City of Toronto in the _____

Name City/Town Region

solemnly declare that all of the statements and attached documentation contained within the application are accurate and true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

Notice Sign
I hereby certify that the required notice sign will be installed in accordance with City policy and agree to maintain the sign structure and paint work to the satisfaction of the City and, at the appointed time, remove the sign and, in the event that I fail to remove the sign, where required to do so by the City, I hereby consent to allow the City draw upon the sign deposit to compensate for the City's expenses related to the removal of the sign by the City.

Public Consultation Strategy
I hereby agree that in addition to the Public Meeting, as stipulated in the *Planning Act*, as amended, and the Recommendation Report Meeting, I will be responsible for hosting a Community Meeting with respect to this application, including providing notice to land owners within 120m of the subject land, applicable resident associations, Ward Councillor and assigned city planner, in the event of the following:

- Ward Councillor decides not to hold a Community Meeting with respect to this application; and
- Application includes a residential component or the subject lands are located within 120m of residential uses.

DECLARED BEFORE ME)
at City of Mississauga)
in the Region of Peel)
this 28 day of February 20 19 .)

Elizabeth E. Hurst
A commissioner, etc.

Glen Broll
Agent / Applicant signature

Name/Stamp of commissioner, etc.

Elizabeth Ellen Hurst, a Commissioner, etc.,
Regional Municipality of Peel, for
Glen Schnarr & Associates Inc.
Expires March 23, 2020.

Tree Injury or Destruction Questionnaire and Declaration

Community Services Department
Forestry Division
950 Burnhamthorpe Road West
Mississauga, ON L5B 1T7
Tel: 905-615-4311
Fax: 905-615-3098
www.mississauga.ca



This is not an Application for a Tree Permit

Personal information on this form is collected under the authority of Section 135 of the Municipal Act, 2001, SO 2001 c25, and City of Mississauga By-law 0254-2012 and will be used for processing tree permit applications. Questions about the collection of personal information should be directed to the Manager, Development Services, Planning and Building Department, 300 City Centre Drive, Mississauga, Ontario, L5B 3C1, Telephone (905) 615-3200 ext. 5517.

The City of Mississauga has enacted Private Tree Protection By-law 0254-2012 that requires a Permit to injure or destroy trees on private property within the City. Furthermore a Tree Removal Permission process has also been established in certain circumstances. A Tree Permit is required when three (3) or more trees with a diameter greater than 15 cm (6 in.) are proposed to be injured or removed due to the owner's desire, or in conjunction with a Building Permit, Pool Enclosure Permit, Erosion or Sediment Control Permit, Rezoning/Official Plan Amendment, Site Plan, Consent or Subdivision Applications. The following questionnaire is to be completed and submitted in conjunction with the various applications outlined in Item 7.

1. Municipal Address of site: 1082 Lakeshore Road East and 800 Hydro Road 2. Ward # 1

2. Name of Registered Owner: Lakeview Community Partners Limited

3. Are there existing trees on the property with a diameter greater than 15 cm (6 in.)? YES NO

4. Check all applicable statements.

You intend on injuring or destroying:

- No treesNo permit
- All trees have a diameter of 15 cm (6 in.) or less.....No permit
- Up to TWO trees, with diameters greater than 15 cm (6 in.) within one calendar year..... No permit
- Three or MORE trees with diameters greater than 15 cm (6 in.) within one calendar year..... Permit required

Indicate how many trees are subject to injury or destruction: Approximately 922 trees. Please refer to the enclosed Arborist Report

5. If a Permit is required, have you applied for a permit to injure or destroy the trees YES NO

(a) if YES, what is the state of the application? IN PROCESS APPROVED REFUSED

(b) What is the Permit number: # _____

6. Are there public trees adjacent to the subject property that may be impacted by the proposed construction or development?

YES NO

7. Provide the file number for any development applications currently under review for subject property:

Not applicable

Official Plan/Rezoning: _____ Subdivision: _____

Building Permit: _____ Site Plan: SPM 18-106 W1

Pool Enclosure Permit: _____ Committee of Adjustment: _____

Land Division: _____ Erosion & Sediment Control Permit: _____

Declaration

I hereby declare that the statements made upon this questionnaire and declaration are, to the best of my belief and knowledge, a true and complete representation of my intentions.

Signed at the City of Mississauga this _____ day of _____ 20_____

Signature of Owner or authorized Agent _____

Please Print _____

Summary – Office Use Only (based on information provided above)			
Date:	Year	Month	Day
Is a Permit required? <input type="radio"/> YES <input type="radio"/> NO If yes, has an application for a Tree Permit been submitted? <input type="radio"/> YES <input type="radio"/> NO			
Copy: Private Tree By-law inspector, Forestry, 950 Burnhamthorpe Road West. Manager, Development Construction, T&W, 3185 Mavis Road. If building permit is required, the site is an unregistered plan, and site plan approval is not required.			

Contaminated or Potentially Contaminated Sites

Planning and Building Department
Development and Design Division
300 City Centre Drive
Mississauga, ON L5B 3C1
Tel: 905-896-5511
www.mississauga.ca



Summary of Requirements for Approval of Development of Contaminated or Potentially Contaminated Sites

1. A completed Environmental Site Screening Questionnaire and Declaration (ESSQD) form must be submitted with every development application (i.e. Official Plan Amendments, Rezoning, Draft Plan of Subdivision, Site Plan, minor variances and consents).
2. In accordance with Corporate Policy 09-08-02, upon review of the ESSQD form and other information relevant to the site, the City may require that a Phase 1 Environmental Site Assessment (ESA) report be prepared for the site to be submitted to the City for review.
3. The Phase 1 ESA report(s) should follow CSA Z768-94 (April, 1994) and shall be prepared to the satisfaction of the City's Commissioner of Transportation and Works.
4. Should the Phase 1 ESA determine that further investigation is warranted, a Phase 2 ESA will be required that resolves all concerns of the City. Any and all contaminated areas of the site identified through the Phase 2 investigation must be remediated in conformity with the Ministry of the Environment Guidelines.
5. All ESQ report(s) must include a clause which allows the City of Mississauga to rely on the findings and conclusions presented in the report(s) and shall be dated, signed and sealed by a Professional Engineer.
6. All ESA report(s) must include a clear statement by the Consultant regarding the suitability of the site for the intended land use and a statement that no public lands abutting the site, nor any lands to be conveyed to the City of Mississauga, Region of Peel and the Conservation Authority having jurisdiction, exceed the appropriate full-depth criteria set out in the Ministry of the Environment "Guideline for Use at Contaminated Sites in Ontario" as revised, due to contamination of the site.
7. Should off-site Impact to public lands be indicated by the Phase 2 investigation, further investigation and remediation, if necessary, will be required.
8. Upon completion of the remediation of the site or abutting public lands, the proponent must submit a complete Record of Site Condition (RSC), revised September, 1998. The RSC shall include an Affidavit of Compliance from the Consultant and a statement from the property owner, be signed by a Professional Engineer and include acknowledgement of receipt of the RSC by the Ministry of the Environment.

For further information, please contact the Environmental Unit at 905-615-3124.

The above list of requirements is provided to assist in the preparation of development applications, in accordance with Corporate Policy 09-08-02. Please be advised that it is the property owner's responsibility to ensure they are in compliance with all governmental and quasi-governmental authorities, including federal, provincial and municipal legislative enactments, by-laws and other regulations pertaining to contaminated sites and other environmental matters.

Environmental Site Screening Questionnaire and Declaration

For Development Applications
Corporate Policy 09-08-02

Planning and Building Department
Development and Design Division
300 City Centre Drive
Mississauga, ON L5B 3C1
Tel: 905-896-5511
www.mississauga.ca



The personal information on this form is collected under the authority of the *Planning Act, RSO 1990, c.P.13*, as amended. The information is used for the purpose of evaluating your development application. Questions about the collection of personal information should be directed to the Manager, Development Services, Planning and Building Department, 300 City Centre Drive, Mississauga, Ontario, L5B 3C1, Telephone (905) 615-3200 ext. 5517.

City File Number: DARC 18-202 W1

Municipal Address:
1082 Lakeshore Road East and
800 Hydro Road, Mississauga, Ontario

Legal Description:
Please see attached cover letter and application form.

NOTE: ALL QUESTIONS MUST BE ANSWERED. INCOMPLETE FORMS WILL NOT BE ACCEPTED.

1. What is the current use of the property? Vacant
2. What were the previous uses of the property? Industrial
3. Will lands be dedicated to the City as part of this application (including road allowances, parks, greenbelts)? Yes No Uncertain
4. Is there reason to believe that the lands may be potentially contaminated based on historical land use of this or an abutting site, such as but not limited to: electroplating, the operation of electrical transformer stations, disposal of waste materials, chemical storage, gasoline stations, automotive repair garages, and/or dry cleaning plants? Yes No Uncertain
5. Are there or were there any above ground storage tanks on the property? Yes No Uncertain
6. Are there or were there any underground storage tanks or other buried waste on the property? Yes No Uncertain
7. For existing or previous buildings on the site, are there building materials remaining which are potentially hazardous to health (e.g. asbestos, PCB's, lead paint)? Yes No Uncertain
8. Has fill ever been placed on this site? Yes No Uncertain
9. a) Has this property ever had a septic system? Yes No Uncertain
b) Does this property currently use a septic system? Yes No Uncertain
10. Does this property have or has it ever had a well? Yes No Uncertain
11. Has an Environmental Site Assessment (ESA) been prepared for this site, or is an ESA currently being prepared for this site? (If yes, please submit your Phase 1 ESA with your application) Yes No Uncertain
12. Has a Record of Site Condition (RSC) been completed for this Property? Yes No Uncertain

I, FABIO JAMES MARZOGGI, of the Mississauga in the Region of Peel am the owner. I acknowledge that it is the owner's responsibility to ensure that the site is in compliance with all applicable acts and regulations. I further acknowledge that the City of Mississauga and/or the Regional Municipality of Peel are not responsible for the identification and/or remediation of contaminated sites and in any action/proceeding for environmental clean-up or damage. I undertake that I will not sue or claim against the City of Mississauga and/or Regional Municipality of Peel. I hereby declare that the statements made by me in this questionnaire are, to the best of my knowledge and belief, a true and complete representation of the physical conditions, and the present and former uses, of the property.

*Owner's Signature:

*Declaration must be signed by the owner in all circumstances

Declared before me at CITY
of MISSISSAUGA
in the REGION OF PEEL
on the 21st day of FEBRUARY 2019

Commissioner of Oath's signature:

Nikola Coric, a Commissioner, etc.,
Province of Ontario, for
Glen Schnarr & Associates Inc.
Expires August 25, 2021.

Stamp: _____

Notice Sign Deposit

For Official Plan Amendment, Rezoning and/or
Plan of Subdivision Applications under the *Planning Act*,
R.S.O. 1990 c.P.13, as amended

Planning and Building Department
Development and Design Division
300 City Centre Drive
Mississauga, ON L5B 3C1
Tel: 905-896-5511
www.mississauga.ca



File Reference Number(s):

Date:

Contact Information:

Applicant's Name: Glen Schnarr & Associates Inc.

Telephone No: 905-568-8888	Fax No: 905-568-8894	Cellular No:	E-mail Address: arleighh@gsai.ca
Mailing Address: 10 Kingsbridge Garden Circle		City: Mississauga	Postal Code: L5R 3K6
Site Address: 1082 Lakeshore Road East and 800 Hydro Road		City: Mississauga	Postal Code: L5E 3H5
Legal Description: Please see Planning Justification Report or Parcel Register.			

Deposit for Notice Sign

\$500.00

Account No: 1-210123

Method of Payment:

- Debit (*refunds will be made by cheque*)
- Credit Card (*refunds will be made to credit card*)
- Cash
- Cheque **Payment included in total application fee**
- Cheque number _____ (*copy must be sent to Finance*)

Address of cheque provider: _____

Name of Financial Institution: Royal Bank of Canada

NOTE: (Refunds are not subject to interest payments)

Signed at the City of Mississauga this _____ day of _____, 20_____.

Applicant's Signature: _____

Received at the City of Mississauga this _____ day of _____, 20_____.

Received by Signature: _____

Copies to: Security Analyst, Accounting (*include stamped cashier's receipt*)

The personal information on this form is collected under the authority of the *Planning Act*, RSO 1990, c.P.13, as amended. The information is used for the purpose of evaluating your development application. Questions about the collection of personal information should be directed to the Manager, Development Services, Planning and Building Department, 300 City Centre Drive, Mississauga, Ontario, L5B 3C1, Tel: 905-615-3200 ext. 5517.

Application Submission Checklist

Planning and Building Department
 Development and Design Division
 300 City Centre Drive
 Mississauga, ON L5B 3C1
 Tel: 905-896-5511
www.mississauga.ca



For Official Plan Amendment, Rezoning and/or
 Plan of Subdivision Applications under the *Planning Act*,
 R.S.O. 1990 c.P.13, as amended

To ensure your application is complete, the following must be submitted with your application:

<p><input checked="" type="checkbox"/> Pre-application meeting date <u>DARC 18-202 W1</u> <u>Meeting Date: July 25, 2018</u></p> <p><input checked="" type="checkbox"/> List of required information/studies which was completed at pre-application meeting</p> <p><input checked="" type="checkbox"/> All information/studies/reports identified at the DARC meeting</p> <p><input checked="" type="checkbox"/> Complete Application Form (one original copy)</p> <p><input checked="" type="checkbox"/> Owner Authorization - Applications are only accepted when submitted by the registered owner or by an authorized agent when authorization is in writing (if applicable).</p> <p><input type="checkbox"/> N/A Photographs proving that Official Plan Amendment/Rezoning notice sign(s) have been installed on the property.</p> <p><input checked="" type="checkbox"/> Plan of Survey (35 copies)</p> <p><input checked="" type="checkbox"/> Context Map (35 copies) containing the following at a scale that is legible and with all measurements in metric:</p> <ul style="list-style-type: none"> - boundaries of subject property outlined in bold and dimensioned in metric on a recent survey of the subject lands; - location of all existing buildings and structures plotted with respective front, side and rear yard setbacks shown on the subject lands; - existing use, size and type of all buildings and structures on the subject lands; - location of all proposed buildings and structures plotted with respective front, side and rear yard setbacks shown; - proposed use, size and type of buildings and structures shown on the subject lands; - approximate location of all natural and artificial features on the subject and adjacent lands that may affect the application, i.e., other buildings, railways, roads, watercourses, drainage ditches, natural areas, wells, staked top of bank, stable slope lines, flood lines, etc.; - current use of land that is adjacent to the subject site, i.e., restaurant, gas station, detached dwellings, etc.; - location and nature of any easements affecting the subject lands; - zoning of the subject property and abutting properties using zoning symbols consistent with Zoning By-law 225-2007; - location, width and name of any roads (existing and proposed) within or abutting the subject lands, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way; - existing access locations on subject lands; - drawing scale; - legend describing the proposed changes in the Official Plan/Zoning By-law; - title block containing key map, street address, date of drawings, name, address and telephone number of applicant; - north arrow. <p><input checked="" type="checkbox"/> Concept Plan (35 copies)</p> <p><input checked="" type="checkbox"/> Reduced Concept Plan (8 1/2" x 11"), with the following:</p> <ul style="list-style-type: none"> - property boundary; - proposed buildings; - access parking and loading; - natural features. <p><input type="checkbox"/> N/A Elevations of proposed buildings (8 1/2" x 11")</p> <p><input checked="" type="checkbox"/> Studies/Reports (7 copies)</p> <p><input checked="" type="checkbox"/> Draft Plan of Subdivision (50 copies)</p>	<p><input checked="" type="checkbox"/> Electronic Documentation (in PDF format) of all required documents, images and drawings. In addition to the hard copy sets required, please submit 2 copies of the materials on disc(s) in PDF format.</p> <p><input checked="" type="checkbox"/> Payment of Application Fee \$ <u>382,369.40</u> (additional parking review fee)</p> <p><input type="checkbox"/> Conservation Authority Fee \$ <u>176,080</u> (to be paid separately)</p> <p><input checked="" type="checkbox"/> Notice Sign Deposit (\$500.00 per application)</p> <p><input checked="" type="checkbox"/> Region of Peel Fee (Official Plan) \$ <u>20,000</u></p> <p>NOTE:</p> <ul style="list-style-type: none"> • Drawings/Plans must be folded to 8 1/2" x 11"; Rolled drawings/plans will not be accepted • Refer to Official Plan Amendment/Rezoning/Plan of Subdivision Development Application Manual for Applicants for further information • Additional information/reports/studies/plans may be required upon submission of the application <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p align="center">OFFICE USE ONLY (PSC Planner)</p> <p>Verified by:</p> <hr/> <p><i>City of Mississauga Planner:</i> _____ <i>Date:</i> _____</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p align="center">OFFICE USE ONLY (Development Planner)</p> <p>Notice sign wording approved by:</p> <hr/> <p><i>City of Mississauga Planner:</i> _____ <i>Date:</i> _____</p> <p>File #: _____ Ward: _____</p> </div>
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Fee Calculation Worksheet

For Official Plan Amendment, Rezoning and/or
Plan of Subdivision Applications under the *Planning Act*,
R.S.O. 1990 c.P.13, as amended

Planning and Building Department
Development and Design Division
300 City Centre Drive
Mississauga, ON L5B 3C1
Tel: 3-1-1 or 905-615-4311
www.mississauga.ca

Application No.
(Office use only)



Official Plan Amendment and Zoning By-law Amendment					
BASE FEE (Applies per application) ^A :				= \$ 45,032.00	1
PLUS Variable Rate Fees for Residential :					
For first 25 units	\$ 943.00	x	units	= \$	2
For units 26 to 100	\$ 499.00	x	units	= \$	3
For units 101 and 200	\$ 207.00	x	units	= \$	4
For additional units beyond 200	\$ 96.00	x	units	= \$	5
TOTAL NUMBER OF UNITS			units		
Residential SUBTOTAL (Add lines 2 to 5) - Maximum \$ 217,761.00 (Maximum fee includes base fee) ^B				= \$	6
PLUS Variable Rate Fees for Non-Residential :					
Commercial / Institutional	\$ 14.88	x	m ²	= \$	7
Industrial / Office	\$ 4,560.00	x	ha	= \$	8
Non Residential SUBTOTAL (Add Lines 7 and 8) - Maximum \$ 113,661.00 (Maximum fee includes base fee) ^B				= \$	9
SUBTOTAL (Add Lines 1 if applicable, 6 and 9) Ensure base fee applied only once per application				= \$	10

Zoning By-law Amendment ONLY					
BASE FEE ^{A C} :				= \$ 32,752.00	11
BASE FEE Zoning By-law Amendment application for commercial up to a maximum 220m2 in C4 Mainstreet Commercial base or exception zone the fee is \$16,039.00 with no variable rate fees ^C				= \$ 16,039.00	12
PLUS Variable Rate Fees for Residential :					
For first 25 units	\$ 1,205.00	x	25 units	= \$ 30,125	13
For units 26 to 100	\$ 932.00	x	75 units	= \$ 69,900	14
For units 101 and 200	\$ 409.00	x	100 units	= \$ 40,900	15
For additional units beyond 200	\$ 159.00	x	7,804 units	= \$ 1,240,836	16
TOTAL NUMBER OF UNITS			8,004 units		
Residential SUBTOTAL (Add lines 13 to 16) - Maximum \$ 201,827.00 (Maximum fee includes Base Fee) ^B				= \$ 201,827.00	17
PLUS Variable Rate Fees for Non-Residential :					
Commercial / Institutional	\$ 18.49	x	118,210 m ²	= \$ 2,185,702.90	18
Industrial / Office	\$ 10,916.00	x	3.34 ha	= \$ 36,459.44	19
Non-Residential SUBTOTAL (Add Lines 18 and 19) - Maximum \$ 113,661.00 (Maximum fee includes Base Fee) ^B				= \$ ^(113,661-32,752) 80,909.00	20
SUBTOTAL (Add Lines 11 if applicable, 17 and 20) Ensure that base fee is applied only once per application				= \$ 282,736.00	21

Official Plan Amendment ONLY					
BASE FEE ^A :				= \$ 25,007.00	22

Surcharge Fees					
Planning and Building - Environmental Review (Natural Heritage and/or Natural Hazards) BASE FEE	\$ 1,489.00	= \$ 1,489			23
PLUS : If Environmental Impact Statement Minor required ^D	\$ 2,791.00	= \$ 2,791			24
PLUS : If Environmental Impact Statement Major required ^E	\$ 8,184.00	= \$			25
Planning and Building - Parking Utilization Study	\$ 4,067.00	= \$ 4,067			26
Community Services - Heritage Review (Heritage Impact Assessment)	\$ 1,541.00	= \$ 1,541			27
Community Services - Heritage Review (Heritage Impact Assessment / Conservation)	\$ 2,128.00	= \$			28
SUBTOTAL (Add Lines 23 to 28)				= \$ 5,821.00 9,888	29

Total Fee for an Official Plan Amendment and/or Zoning By-law Amendment					
SUBTOTAL OF FEES (Add Lines 10, 21 or 22 with Line 29)				= \$ 288,557.00	30
MINUS Development Application Review Committee Fee (if applicable) ^F				= \$ 4,162	31
TOTAL Official Plan Amendment and/or Zoning By-law Amendment Fee ^G (Line 30 minus Line 31)				= \$ 284,395.00 288,462	32

Fee Calculation Worksheet Cont'd

For an Application for Rezoning, Official Plan Amendment, and/or Plan of Subdivision under the *Planning Act*, R.S.O. 1990 c.P.13, as amended

Planning and Building Department
Development and Design Division
300 City Centre Drive
Mississauga, ON L5B 3C1
Tel: 3-1-1 or 905-615-4311
www.mississauga.ca

Application No.
(Office use only)



Plan of Subdivision						
BASE FEE ^A :				=	\$ 8,869.00	33
PLUS Variable Rate Fees :						
Detached, semi-detached and townhouse dwellings	\$ 576.00	x	402	units	= \$ 231,552	34
All other residential, commercial or institutional beyond 500 m ² of Floor Area	\$ 2.88.00	x	766,991	m ²	= \$ 2,208,934.08	35
Industrial and office	\$ 4,875.00	x	3.34	ha	= \$ 16,282.50	36
SUBTOTAL (Add Lines 34 to 36) - Maximum \$ 136,392.00 (Maximum fee includes base fee) ^B				=	\$ 136,392.00	37
SUBTOTAL OF FEES (Add Lines 33 and 37)				=	\$ 136,392.00	38
MINUS Development Application Review Committee Fee (if applicable) ^F				-	\$ N/A	39
TOTAL Plan of Subdivision Fee ^{G H I} (Line 38, minus Line 39, if applicable)				=	\$ 136,392.00	40
Where a Plan of Subdivision application processed in conjunction with an Official Plan Amendment/Zoning By-law Amendment application, or Zoning By-law Amendment application, only 70% of the Plan of Subdivision fee shall apply. (Multiply Line 40 by 70%, if applicable)				=	\$ 95,474.40	41

Notice Sign Deposit and Newspaper Advertisement Fee						
Notice Sign Deposit	\$ 500.00	=	\$ 500		42	
Newspaper Advertisement Fee	\$ 2,000.00	=	\$ 2,000		43	
TOTAL Notice Sign and Newspaper Advertisement Fee (Add Lines 42 and 43)				=	\$ 2,500	44

Total Application Fee / Deposit						
TOTAL Application Fee / Deposit (Add Lines 32, 41 and 44)				=	\$ 382,369.40	45

386,436.40 (with Parking Study fee)

Notes					
<p>It may be prudent for applicants to consult with the Planning Services Centre of the Development and Design Division to verify the fee calculation before preparing a cheque. Send your completed Fee Calculation Worksheet to eplans.devdes@mississauga.ca.</p> <p>If there is a discrepancy between this calculation worksheet and the City's <i>Planning Act</i> Processing Fees By-law, as amended, the City's <i>Planning Act</i> Processing Fees By-law, as amended, will apply.</p>					

^A Base Fee applies per application.

^B Maximum charge is inclusive of the Base Fee.

^C Notwithstanding that the Base Fee for Zoning By-law Amendment applications is \$32,752.00, in the case of Zoning By-law Amendment application for Commercial up to a maximum of 220m² in C4 Mainstreet Commercial base or exception zones, the fee is \$16,376.00 with no variable rate fees.

^D Environmental Impact Statement Minor refers to no encroachment into natural area.

^E Environmental Impact Statement Minor refers to encroachment into natural area.

^F Amount paid for submission for Development Application Review Committee to be credit towards total application fee applicable at time of application submission.

^G Major revision to application requiring recirculation of application to commenting agencies is 50% of the total application fee.

^H Revision to draft approved plan requiring circulation is 50% of total application fee.

^I Recirculation of application due to lapsing of draft approval is 50% of total application fee.

Commenting Agency Fee Collection Form

For an Application for Rezoning, Official Plan Amendment, and/or Plan of Subdivision under the *Planning Act*, R.S.O. 1990 c.P.13, as amended

Planning and Building Department
Development and Design Division
300 City Centre Drive
Mississauga, ON L5B 3C1
Tel: 3-1-1 or 905-615-4311
www.mississauga.ca

Application No.
(Office use only)



Notice to all Applicants

The City of Mississauga collects Commenting Agency's fees for the review of development applications on their behalf, if applicable. Cheques must be made payable to each applicable Commenting Agency.

Where the subject property is within a Conservation Authority screening area, separate plan review fees are required in accordance with the applicable Conservation Authority Fee Schedule, which can be viewed on their respective website.

Additional fees may apply to applications which require extensive investigation (i.e. reports) by the Conservation Authority. The applicant will be informed by the Conservation Authority if these additional fee requirements are applicable.

Site Information

Address / Legal Description

Applicant Information

Name	Company		
Address	City	Province	Postal Code
E-mail	Phone No.		
Applicant is : <input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent of Property Owner			
Would you like a receipt from the applicable Commenting Agency? <input type="checkbox"/> Yes <input type="checkbox"/> No			

Conservation Authority Fees

<input type="checkbox"/>	Conservation Halton 2596 Britannia Road West Burlington, ON L7P 0G3	Tel: 905-336-1158 Fax: 905-336-6684 www.conservationhalton.on.ca	Total Fee \$	
<input checked="" type="checkbox"/>	Credit Valley Conservation 1255 Old Derry Road Mississauga, ON L5N 6R4	Tel: 905-670-1615 Fax: 905-670-2210 www.creditvalleyca.ca	Total Fee \$ 176,080.00	To be confirmed with TRCA Director. Fee not required at time of submission.
<input type="checkbox"/>	Toronto and Region Conservation 5 Shoreham Drive Downsview, ON M3N 1S4	Tel: 416-661-6600 Ext. 5271 or 5221 Fax: 416-661-6898 www.trca.on.ca	Total Fee \$	

Region of Peel Fees

<input checked="" type="checkbox"/>	Region of Peel 10 Peel Centre Drive, Suite A Brampton, ON L6T 4B9	Tel: 905-791-7800 ext. 4343 Fax: 905-791-7920 www.peelregion.ca		
	Official Plan Amendment Process & Commenting Fee	\$ 12,000.00	= \$	1
	Plan of Subdivision Process & Commenting Fee	\$ 20,000.00	= \$ 20,000	2
	Total Fee (Add Lines 1 and 2)		= \$ 20,000	3

The personal information on this form is collected under the authority of the *Planning Act*, RSO 1990, c.P.13, as amended. The information is used for the purpose of evaluating your development application. Questions about the collection of personal information should be directed to the Manager, Development Planning Services, Planning and Building Department, 300 City Centre Drive, Mississauga, Ontario, L5B 3C1, Telephone 905-615-3200 ext. 4443.