

Bruce McCall-Richmond

From: Martino, Alexander <alex.martino@peelregion.ca>
Sent: May-30-19 3:03 PM
To: Bruce McCall-Richmond; Carrick, Sean; Marzo, Christina; Hamdani, Hashim
Cc: Jim Levac; Paul Stewart
Subject: RE: Question On 21T-M 18 2 : Priamte/Wealth/Dixie

Hi Everyone,

My apologies for the delay.

The circulated overlain mapping is acceptable. In addition, the Noise Report is acceptable to the Region of Peel.

Thanks,



Alex Martino MES (PI)

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From: Bruce McCall-Richmond <BruceMR@gsai.ca>
Sent: May 30, 2019 2:13 PM
To: Carrick, Sean <sean.carrick@peelregion.ca>; Martino, Alexander <alex.martino@peelregion.ca>; Marzo, Christina <christina.marzo@peelregion.ca>
Cc: Jim Levac <jiml@gsai.ca>; Paul Stewart <Paul.Stewart@mississauga.ca>
Subject: RE: Question On 21T-M 18 2 : Priamte/Wealth/Dixie

Hi Sean, Alex and Christina

Can you please let us know of your findings on the below today. I understand you are reviewing or will have already reviewed.

Thanks,

Bruce McCall-Richmond, MCIP, RPP | Planner
700 - 10 Kingsbridge Garden Circle
Mississauga, ON L5R 3K6
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From: Bruce McCall-Richmond
Sent: May-22-19 3:18 PM
To: Carrick, Sean <sean.carrick@peelregion.ca>; alex.martino@peelregion.ca
Cc: Jim Levac <jiml@gsai.ca>; Paul Stewart <Paul.Stewart@mississauga.ca>
Subject: RE: Question On 21T-M 18 2 : Priamte/Wealth/Dixie

Hi again Sean, Alex

We have obtained the EA approved interchange/Dixie Road realignment plans and overlain our development. As you can see, the property requirement aligns with the lands to be expropriated.

Can you please confirm your comments on our application.

Thanks,

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From: Bruce McCall-Richmond
Sent: May-16-19 12:35 PM
To: 'Paul Stewart' <Paul.Stewart@mississauga.ca>; Carrick, Sean <sean.carrick@peelregion.ca>
Cc: Jim Levac <jiml@gsai.ca>; alex.martino@peelregion.ca
Subject: RE: Question On 21T-M 18 2 : Priamte/Wealth/Dixie

Hi Paul

As this area is part of the larger MTO controlled access highway and Dixie Road improvement I suggest we loop Sean Carrick in.

Sean, the MTO has taken 14 metres (approx.) of the Dixie Road frontage for the future Dixie / QEW interchange on this site.

Combined, the MTO expropriated lands, landscape buffer, regional dedication and reserve should more than satisfy this requirement.

Are the interchange and Dixie Road improvement plans available?

Thanks,

Bruce McCall-Richmond, MCIP, RPP | Planner

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From: Paul Stewart <Paul.Stewart@mississauga.ca>
Sent: May-16-19 12:08 PM
To: alex.martino@peelregion.ca
Cc: Bruce McCall-Richmond <BruceMR@gsai.ca>
Subject: Question On 21T-M 18 2 : Priamte/Wealth/Dixie

Hi Alex

Just wanted to clarify one of your comments on file 21T-M 18 2 (26 single detached dwellings – 8 freehold and 18 POTLS on a CEC road). In your comments below you indicate that the following is required:

- Road widening
- 0.3 m reserve
- 4.5 m buffer block along frontage of Dixie Road

If you look at the plan of subdivision, the applicant has identified

- Block 28 - Regional Road Widening
- Block 31 – 0.3 m reserve
- But I don't see anything that equates to the 4.5 m buffer

I spoke with the applicant (Bruce from GSAI) who indicated that he thought the 4.5 m buffer was actually contained within the road widening / MTO expropriate lands, but would like confirmation from you that this is the case and if so could you revise your comment so I don't include a condition that is not required. Could you let me know your thoughts.

Thanks

REGION OF PEEL

No	Milestone	Condition
8	REGISTRATION	<p>As a condition of registration, the Developer shall gratuitously dedicate, free of charge, to the Region:</p> <ul style="list-style-type: none">a. A road widening pursuant to the Regional Road Act (Dixie Road). The Region shall acquire the property along Dixie Road is 45 metres wide. Additional property as per the plan shall be 15 metres of intersections and 10 metres but not limited to; utility easements shall be 10 metres for a single left turn lane and 15 metres for centerline of Dixie Road. The configuration shall be (27.0 metres wide) and the configuration shall be (27.0 metres wide).b. A 0.3 metre reserve along the right of way.c. 4.5m buffer block along the right of way. <p>The Developer shall grant the Region the right to remove encumbrances and to the Region shall be responsible for the proposed and existing R.R.A. The Region shall be responsible for the proposed plan and extension of the R.R.A. The Region shall be responsible for the responsibility of the Region.</p>



Paul Stewart

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Planning and Building Department,

LEGEND

PROPOSED ROADWAY

PROPERTY REQUIREMENT

EXISTING MTO ROW

EXISTING PROPERTY

EXISTING ROADWAY

PROPOSED RETAINING WALL

TRAFFIC SIGNALS

1

PROPOSED CULVERT

PROPOSED MULTI-USE TRAIL

PROPOSED SIDEWALK

PROPOSED NOISE WALL

PROPOSED SWM POND

PROPOSED CONVENTIONAL LIGHTING

EXISTING LIGHTING

PROPOSED HIGH MAST LIGHTING

