



File: SP 24-12 W3

Tim Jessop
Montcrest Asset Management
tim@montcrest.com

June 20, 2024

Re: Notice of Approval Conditions
SP 24-12 Ward 3
Creekside Industrial LP
4855 Tahoe Boulevard

Dear Mr. Jessop,

This is to inform you that the City's Development and Design Division has completed a review of your proposal for the development of a new industrial building and is hereby granting site plan approval of the plans and drawings subject to conditions. The proposal consists of a total of 18795.71 square meters of non-residential GFA and a height of one storey as outlined in the following plans and drawings:

Drawing No.	Drawing Name	Drawn By	Drawing Date & Revision	Date Received
A100(1)	Site Plan	Ware Malcomb	April 3, 2024	April 9, 2024
A102	Typical Site Details	Ware Malcomb	April 3, 2024	April 9, 2024
A210	Building 1 – Exterior Elevations	Ware Malcomb	April 3, 2024	April 9, 2024
G1	Grading Plan	Greystone Engineering	March 15, 2024	April 9, 2024
L1	Landscape Plan	Baker Turner Inc.	November 2023 April 2, 2024	April 9, 2024
L3	Landscape Plan	Baker Turner Inc.	November 2023 April 2, 2024	April 9, 2024
L4	Landscape Plan	Baker Turner Inc.	November 2023 April 2, 2024	April 9, 2024

The issuance of the Conditions of Site Plan Approval does not constitute final site plan approval. The Director of Development and Design Division will be in a position to issue final approval of the plans and drawings listed herein to satisfy applicable law requirements of Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, once the owner has satisfied all of the conditions identified in this notice.

It is the Owner's responsibility to work with the respective City divisions and agencies to satisfy the conditions set out in the attached Schedule A, as provided on the circulation dated April 24, 2024 and the Project Status Report dated June 20, 2024. Additional information links and references can be found in the Project Status Report. These conditions are to be cleared by submitting required information and materials through the ePlans portal. The Development Manager responsible for overseeing planning matters in this area is copied on this letter. She is available to provide assistance to you through the processing of your application and can be consulted directly at any time.

If you have any questions or require further clarification, please contact Michal Stolarczyk, Planner at 905-615-3200 ext.5519.

Sincerely,



Chris Rouse
Director of Development and Design
905-615-3200 ext. 5729
chris.rouse@mississauga.ca

Attachment: Schedule A, Conditions of Site Plan Approval
Project Status Report dated June 20, 2024

- c: Yashar Fatehi, Creekside Industrial LP (info@montcrest.com)
- Ashlee Rivet-Boyle, Manager Development Central
- A. Farouque, Development Services (Mississauga) - Public Works, Region of Peel
(zzg-planninginfo@peelregion.ca)
- A. Andreana, Manager, Building & Business Services, Planning and Building Department
- K. Barry, Permit Administration, Planning and Building Department
- V. Phuong, Permit Administration, Planning and Building Department
- R. Conard, Building Division, Planning and Building Department
- S. Manandhar, Community Services
- J. Alava, Transportation and Works Department
- D. Casey, Fire Prevention, Mississauga Fire and Emergency Services
- G. Belmonte, Legal Services
- R. Mustachi, Alectra Utilities
- Councillor Chris Fonseca, Ward 3

8. Confirmation from the Landscape Architect, Development and Design Division that the applicant has uploaded a 'Tree Injury or Destruction Questionnaire and Declaration' form and an 'Application to Permit the Injury or Destruction of Trees on Private Property' form. Tree Permit applications are to be submitted to the Urban Forestry Section at 950 Burnhamthorpe Road West. For additional information, please refer to: <https://www.mississauga.ca/services-and-programs/forestry-and-environment/trees> or contact (905) 615-4311.
9. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that a Tree Permit to injure or remove trees has been obtained according to By-law #0021-2022 as amended (Private Tree Protection By-Law) and that required tree replacement has been provided.
10. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the tree preservation hoarding on the subject site has been installed, inspected, and approved by the Development & Design Division and the submission of site works security has been satisfied.
11. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the required owner's note has been included on the Landscape Plan and has been fully completed and signed by the registered property owner.
12. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that a satisfactory and fully completed Site Plan Undertaking document signed by the registered property owner has been provided.
13. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that upon completion of the site works, including driveway hard surfacing, the following is submitted for final inspection: a Landscape Completion Notification Certificate from the Consulting Landscape Architect, a certificate from the Consulting Engineer or Landscape Architect to confirm the installation of low impact development techniques in accordance with the approved plans, a certificate from the Consulting Engineer for any other microclimate studies, including noise and wind and payment of any applicable Site Plan inspection fees, based on the current Fees and Charges By-law, has been received.
14. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the final Landscape Plans submitted for Site Plan Approval include the OALA Seal with signature; all required notes are fully completed and signed by the registered property owner and consulting Landscape Architect; all revision clouds have been removed; and the revision number and date have been updated.
15. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the Landscape Plan adheres to the City of

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- Mississauga Site Plan Application: Process Guidelines and satisfies landscape requirements.
16. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the submitted Site Plan and Landscape Plan label and denote all accessible parking signage locations and include the Corporation of the City of Mississauga's Accessible Parking Sign Requirements Accessible Parking By-law #10-2016 Detail as amended.
 17. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that a satisfactory site works cost estimate has been provided.
 18. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that a site works security deposit in the form of a Bank Draft, Certified Cheque, or Letter of Credit for 100% of the total cost of the site works has been submitted and processed.
 19. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that a \$5,000.00 security has been submitted for an Engineer Certified Noise Certification Letter to confirm applicable noise mitigation recommendations have been implemented as part of the development.
 20. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the tree preservation hoarding on the subject site has been installed, inspected, and approved by the Development & Design Division.
 21. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that they are satisfied with the condition of the existing two maintenance access gates.
 22. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that they are satisfied with the plantings along the Tahoe Boulevard frontage and that the parking area is adequately screened from the municipal street frontage.
 23. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that they are satisfied with the location of the transformer and any required supplemental plantings.
 24. Confirmation from the Landscape Architect, Development and Design Division that all rooftop mechanical units are appropriately screened.
 25. Confirmation from the Landscape Architect, Development and Design Division that the applicant has submitted an acceptable soil volume plan including soil volume calculations.

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26. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the Landscape Plan and Plant List denote 50% of all plantings are native species and no invasive species are proposed.
 27. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the location of the exterior garbage enclosure is acceptable.
 28. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that construction details and plant lists specifically relate to the works associated with application SP 24-12 W3.
 29. Confirmation from the Landscape Architect, Development and Design Division of the Planning & Building Department that a satisfactory Noise Study has been provided and demonstrates all Outdoor Amenity Areas achieve an appropriate sound level and provide appropriate noise mitigation techniques, and that the proposed privacy fence is clearly illustrated on the Site Plan and Landscape Plan.
 30. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the parking aisle along the west side of the property has been eliminated.
 31. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that a 1.5 metre black vinyl chain-link fence, with access gates, is satisfactorily illustrated on the appropriate plans, on the west limit of the property.
 32. Confirmation from the Urban Designer, Development and Design Division of the Planning and Building Department that all on-site and boulevard utilities, such as gas metres, hydro (electrical) metres, electrical transformers, light standards, fire hydrants, catch basins etc. are adequately located.
 33. Confirmation from the Urban Designer, Development and Design Division of the Planning and Building Department that the location and size of roof top mechanical unit(s) are shown on the site plan and building elevations, are screened from all municipal street frontages and complement the architecture of the building with respect to form, materials and colour.
 34. Confirmation from the Urban Designer, Development and Design Division of the Planning and Building Department that all references to signs on the drawings have been removed, other than the barrier free parking sign.
 35. Confirmation from the Urban Designer, Development and Design Division of the Planning and Building Department that the installation of a privacy fence along the south side of the property, as recommended in Section 6.4 of the noise and vibration study, is appropriately implemented and represented on the Site Plan drawing along

with information on materials being used for the fence.

DEVELOPMENT ENGINEERING, TRANSPORTATION AND WORKS DEPARTMENT

36. Confirmation from the Development Engineering Section of the Transportation and Works Department that the inspection fee in accordance with the current Transportation and Works Fees and Charges By-law has been provided.
37. Confirmation from the Development Engineering Section of the Transportation and Works Department they are satisfied that Bioswale drainage will be contained on the site.
38. Confirmation from the Development Engineering Section of the Transportation and Works Department that the Grading Plan includes the legal description for the proposed development; includes 4855 Tahoe Blvd. in the Grading Certification; satisfactorily indicates how the Bioswale drainage will be contained on site; and that the G2 – Grading Plan has been included for this application.
39. Confirmation from the Development Engineering Section of the Transportation and Works Department they are satisfied with the location of existing and proposed hydro poles.
40. Confirmation from the Development Engineering Section of the Transportation and Works Department they are satisfied with the proposed walkways and curb depressions.
41. Confirmation from the Development Engineering Section of the Transportation and Works Department that the note “Existing D.I MH1 Abandoned Remove Structure to Accommodate Bioswale” has been added to the S1 – Servicing Plan.
42. Confirmation from the Development Engineering Section of the Transportation and Works Department that the relocation of hydro poles and streetlight design requirements have been satisfactorily coordinated with the City of Mississauga’s Street Lighting Coordinator, and an approval letter from the City of Mississauga’s Street Lighting Section and Alectra Power Services Inc. has been provided indicating they are satisfied with the design securities amounts, if applicable.
43. Confirmation from the Development Engineering Section of the Transportation and Works Department that the site plan drawing includes the following notes:
 - a) "All surface drainage will be self-contained, collected and discharged at a location to be approved prior to the issuance of a building permit."
 - b) "The portions of the driveway within the municipal boulevard will be paved by the applicant."
 - c) "At the entrances to the site, the municipal curb and sidewalk will be continuous through the driveway and a curb depression will be provided for each entrance."

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- d) "All proposed curbing within the municipal boulevard area for the site is to suit as follows:
 - i) For all other proposals including Industrial, Commercial and Condominium developments, all entrances to the site are to be in accordance with OPSD 350.010 (save and accept Detail 'A' which shall match City of Mississauga Standard 2240.031)."
 - e) "All excess excavated material will be removed from the site."
 - f) "The existing drainage pattern will be maintained except where noted."
 - g) "The applicant will be required to contact all utility companies to obtain all required locates prior to the installation of hoarding within the municipal right-of-way."
 - h) "The applicant will be responsible for the cost of any utility relocations necessitated by the site plan."
 - i) "All internal curbs are to be standard 2-stage curb and gutter as per O.P.S.D. 600.070."
 - j) "Prior to commencing construction, all required hoarding in accordance with the Ontario Occupational Health & Safety Act and regulations for construction projects, must be erected and then maintained throughout all phases of construction."
 - k) "Should any works be required within the municipal right-of-way, a Road Occupancy Permit will be required. PUCC approval will be required. For further information please contact the PUCC/Permit Technologist, located at 3185 Mavis Road."
44. Confirmation from the Development Engineering Section of the Transportation and Works Department that (a) the proposed location of the existing hydro pole has been provided on the site plan and engineering drawings; (b) the proposed location of the hydro pole be satisfactorily shown on the grading and servicing plans; and (c) that S2 – Servicing Plan will be included as part of this application.
45. Confirmation from the Development Engineering Section of the Transportation and Work Department that the City benchmark elevation on engineering drawings has been revised to match the referred elevation that has been published on Mississauga Benchmark No.909.
<https://www6.mississauga.ca/BMHCM/Benchmarks/909.pdf>
46. Confirmation from the Stormwater Section of the Transportation and Works Department that an acceptable and updated Servicing Plan showing a cross section(s) of any bioswales/infiltration techniques including the water table has been provided.

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47. Confirmation from the Stormwater Section of the Transportation and Works Department that 80% TSS removal (enhanced protection) in accordance with the MECP criteria has been provided and the Servicing Plan includes any pre-treatment required.
 48. Confirmation from the Stormwater Section of the Transportation and Works Department that an updated Post-Development Drainage Plan with overland flow arrows has been provided.
 49. Confirmation from the Stormwater Section of the Transportation and Works Department that, as per the Transportation and Works Development Requirements Manual, the first 5mm of runoff shall be retained on-site and managed by way of infiltration, evapotranspiration, or re-use and that a satisfactory and updated Functional Servicing Report with an irrigation consultant report, showing any required water reuse calculations, has been provided.
 50. Confirmation from the Stormwater Section of the Transportation and Works Department that a satisfactory and updated Functional Servicing Report has been provided including discussion on meeting the 80% TSS removal requirement in a treatment train approach with pond as well as the proposed pre-treatment.
 51. Confirmation from the Stormwater Section of the Transportation and Works Department that in order to protect the existing road low-point drainage and overland flow, the replacement of the existing twin double-catchbasins at the site's access with a structurally sound inlet alternative and surface entrance treatment that can better withstand the expected heavy traffic loading, has been provided and reflected on the Servicing Plan.
 52. Confirmation from the Stormwater Section of the Transportation and Works Department that clarification has been provided as to why the drainage is split downstream of CBMH 3 into the proposed 525 mm CONC STM as well as the EX STM, and/or if the intention is to abandon the existing storm sewer, and if required an updated servicing plan has been provided.
 53. Confirmation from the Traffic Section of the Transportation and Works Department that the following changes have been made to the Traffic Impact Study prepared by C.F Crozier & Associates Inc. dated March 2024:
 - a) The capacity analysis summary tables are revised to indicate all measures of effectiveness (e.g. LOS, delay, v/c, 95th Q) for each individual movement at all study area intersections.
 - b) Lost time, saturation flow rate, and/or left-turn factor have been adjusted to calibrate base year conditions, for V/C ratios exceeding 1.00 under existing conditions. The Transportation Consultant has justified and documented any proposed deviations from typical values to calibrate traffic models to match existing

conditions.

c) Clarification has been provided as to which routes traffic are assigned to based on the directions indicated.

d) Sightline assessment considers in-field obstructions (e.g. landscaping/trees, boulevard grades, etc.) and other variables that could impact the available sight distance measurements. The sightline assessment has been supplemented with actual in-field measurements using appropriate methodologies and the sightline measurements meet the minimum decision sight distance values outlined in the TAC Geometric Design Guide for Canadian Roads (2017). Recommendation has been made on how any sightline deficiencies are to be mitigated and if the proposed access locations are suitable from a traffic operations and safety perspective.

e) Confirmation if left-turn lanes are warranted/proposed at the site accesses and an updated analyses provided as may be applicable.

f) The following items identified in the approved Terms of Reference and erroneously omitted from the report: (i) Access Review - proposed site accesses conform to all TAC standards (e.g. corner clearances, clear throat lengths, vehicle and pedestrian sight line distances for ingress/egress, proximity/alignment to other driveways/roads, etc.); Confirmation and technical justification has been provided of whether the site access locations and designs are safe for all roadway users and why. (ii) Traffic Control Warrants: (e.g. all-way stop, traffic control signals): Traffic Control Warrants are provided, where applicable, for all three scenarios (existing, future background, future total) for non-signalized study area intersections. (iii) Left-Turn Lane Warrants Auxiliary Left-Turn Lane Warrants based on the MTO Design Supplement for the TAC Manual are provided for the site accesses. PCUs are based on the Canadian Capacity Guide.

g) i) As the TIS recommends new signage be installed, a Pavement Marking and Signage Plan stamped by a Licensed Professional Engineer (P.Eng) plus a cash contribution has been provided. Should Left-Turn Lanes be warranted at the accesses, this plan shall include the appropriate pavement markings and signage to reflect this. Signs should be mounted on light standards, wherever possible. ii) In Appendix K [FUTURE TOTAL SYNCHRO REPORTS] the missing "2028 PM Future Total" header on top right corner for pages 1 to 21 has been added (iii) A comprehensive, updated Traffic Impact Study addressing all staff comments has been provided in PDF format.

54. Confirmation from the Traffic Section of the Transportation and Works Department that an access modification permit has been obtained and fee payment has been provided for the driveway works proposed to the municipal sidewalk, splash pad, and road curb/culvert only (as applicable).
55. Confirmation from the Traffic Section of the Transportation and Works Department that the Property Owner has provided a letter from City of Mississauga Streetlighting

- staff stating that satisfactory arrangements have been made, including financial, for the relocation of their infrastructure (light standards) at the proposed site accesses.
56. Confirmation from the Traffic Section of the Transportation and Works Department that the plans have been revised to identify locations of all relocated utilities in its proposed location. The proposed location allows for a minimum 1.5 metre setback from access locations and ensures it will not have any adverse effect on trees within the municipal boulevard.
 57. Confirmation from the Traffic Section of the Transportation and Works Department that as a result of the submitted Transportation Impact Study by C.F. Crozier, which identified the need for new pavement markings and signage on Tahoe Boulevard as a result of the proposed development, a cost estimate has been provided for review and a financial contribution has been received to implement these recommendations. All costs are the responsibility of the Owner.
 58. Confirmation from the Traffic Section of the Transportation and Works Department that access related comments have been cleared as a result of a satisfactory Traffic Impact Study being provided.
 59. Confirmation from the Traffic Section of the Transportation and Works Department that the City's Fire and Emergency Services has approved the internal road as being acceptable from an emergency response perspective, and if any changes are required to the internal road network and/or site layout, updated Turning Movement Diagrams have been provided.
 60. Confirmation from the Traffic Section of the Transportation and Works Department that the Site/Grading Plan has been revised to:
 - (a) dimension the proposed driveway width(s) at both the street line and property line
 - (b) dimension the entrance curb radii.
 - (c) ensure the proposed driveway and entrance curb radii dimensions are in accordance with OPSD 350.010.
 - (d) indicate the municipal curb and sidewalk continuous through the driveway
 - (e) identify the portions of the municipal sidewalk and curb across the proposed access as "Heavy Duty Curb and Sidewalk as per City of Mississauga standards"
 - (f) identify the portions of the curb returns at the proposed access as "Curb returns as per City of Mississauga standards".

DEVELOPMENT CONSTRUCTION, TRANSPORTATION AND WORKS DEPARTMENT

61. Confirmation from the Development Construction Section of the Transportation and Works Department that a satisfactory grading plan has been submitted. in accordance with the Grading Plan - Terms of Reference.

PARKS & CULTURE PLANNING SECTION, COMMUNITY SERVICES DEPARTMENT

62. Confirmation from the Parks & Culture Planning Section of the Community Services Department that indicated on all drawings is the park name and number (Wood Creek, P-210) for the greenbelt/woodland adjacent to the development site and a note to the area of the municipal parkland: "No construction access is permitted from the parkland."
63. Confirmation from the Parks & Culture Planning Section of the Community Services Department that the following notes to the contractors have been included on the site, grading, tree preservation and landscape plans a. No grading, structures, retaining walls, construction or site/construction access are permitted on or from the municipal parkland. b. The placement of unapproved materials or structures within municipal greenbelt/woodland blocks is not permitted by Community Services at any stage of development. This includes, but is not limited to, topsoil stockpiling, construction trailers and vehicles, construction materials and debris, sales/promotional trailers and signage. c. The contractor is responsible for maintaining park and tree preservation hoarding in an approved and functioning condition as required by the Community Services Department through all phases of construction. d. Inform the Community Services Dept. of the Construction Schedule as it pertains to the municipally owned parkland, its protective hoarding, clean ups, reinstatement and issues affecting parkland use, construction and maintenance. It is the responsibility of the applicant to arrange for Community Services - Park Planning Section inspections and approvals as required. e. Remove construction related debris or litter that has migrated or has the potential to migrate into the adjacent municipally owned Wood Creek, P-210. Should the contractor/applicant fail to do so, arrangements will be made to draw on the submitted park protection and reinstatement securities to fund park clean up activities. f. Prior to the release of securities, the Community Services Department is to inspect and approve any required restoration, reinstatement and/or clean up works including hoarding removal and off-site disposal, conducted at the shared property line with and within Wood Creek, P-210.
64. Confirmation from the Parks & Culture Planning Section of the Community Services Department that protective hoarding has been installed along the greenbelt/woodland boundary and/or along the drip line of any vegetation within the greenbelt/woodland/overhanging the property line and along or beyond the drip line of any vegetation indicated for preservation or transplantation. The hoarding has been located on private property, 1.0 metre inside the property line/at or beyond the drip line of the trees. The hoarding has been supplied, installed and maintained in good condition by the developer at his own cost prior to any demolition, topsoil stripping, preservicing, or any construction activities on site. The hoarding has been installed to the satisfaction of the Community Services Department - Park Planning Section.

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65. Confirmation from the Parks & Culture Planning Section of the Community Services Department that they have inspected and approved the hoarding that was erected along or beyond the drip line of all vegetation to be preserved, including street trees and trees on private property. The hoarding is located 1.0 m inside the property line/at or beyond the drip line of the trees. In the event of a conditional building permit, the hoarding inspection has been completed in advance of construction activities.
66. Confirmation from the Parks & Culture Planning Section of the Community Services Department they are satisfied that the adjoining municipal park/greenbelt/woodland will be protected with hoarding for the duration of the proposed site works, and that the protective hoarding is solid board construction hoarding, as per the current Community Services' standard detail #02830-2. The full extent of the hoarding is depicted and labelled on the site, tree preservation, grading and servicing plans. The appropriate hoarding detail is provided and referenced by name and detail number on the plans. Securities have been provided for the hoarding.
67. Confirmation from the Parks & Culture Planning Section of the Community Services Department that the securities noted in the following comments have been submitted as a single certified cheque/Bank Draft or Letter of Credit for the cumulative value of \$20,750.00 (all noted Community Services - Park Planning securities). The following securities have been received by Community Services prior to the granting of the earliest of the following approvals: Erosion & Sediment Control Permit/ Final Site Plan Approval:
- 1 Securities, in the amount of \$10,000.00 to ensure the protection and preservation of the integrity of the adjacent greenbelt/woodland blocks.
 2. Securities, in the amount of \$5,750.00 (115 metres @ \$50.00/m), to ensure the installation and maintenance of the protective hoarding.
 3. Securities, in the amount of \$5,000.00, are to be provided to ensure the required reinstatement/clean-up of the adjacent greenbelt/woodland by the developer, at his cost, to the satisfaction of the Community Services' Department.
68. Confirmation from the Parks & Culture Planning Section of the Community Services Department that with respect to the Southern Woodland (Cultural Thicket) the following comments have been addressed:
1. Clarification on Vegetation Removals:
 - a. Based on air photo interpretation and a site visit conducted in October 2023, it appears that there have been vegetation removals and pruning along the edge of the woodland. We request clarification on the nature of the removal and pruning activities. It is important to note that the buffer in these areas should be based on the dripline of the woodland feature prior to development activity.
 2. Clarity on Ecological Buffer Placement
 - a. The current site plans do not clearly distinguish between the ecological /woodland buffer area and the landscape buffer. As the plans are currently drawn, it appears that some sections of the buffer include grading activities, which would not be considered an allowable activity in an ecological buffer; however, this could be

satisfactory if the proposed tree protection zone / sediment erosion control fencing are being considered the limit of the woodland buffer and no development is occurring within them. Please revise the plans to clearly communicate these distinctions.

b. Please provide an ecological justification for why a reduced woodland buffer is deemed acceptable for the western portion of the woodland compared to the eastern section. It is important to understand the specific ecological factors or conditions that support this variation in buffer width.

69. Confirmation from the Parks & Culture Planning Section of the Community Services Department that based on the Stormwater Management Report, the desktop assessment of the Hydro Corridor lands, the fact the City's Forestry Section is satisfied that the relocation of the MAM2 wetland and realignment of the bioswale will likely not have negative impacts on the remaining wetlands, the following comments have been addressed:

1. Clarification on Bioswale Re-Alignment

a. Based on the existing drainage system mapping (see Figure DR1) in Appendix A of the SWM Report (Greystone Engineering, 2024), it appears that the wetland proposed for relocation receives surface water from the catchment area located in the southwestern corner of the woodland adjacent to 4855 Tahoe Blvd. Please clarify why the re-aligned bioswale proposed in Figure 5.4 of the EIS (GEI, 2024) does not extend further towards the southwestern catchment area instead of the catchment area associated with the SWD2-2 wetland.

2. Detailed Design Brief Requirement

- a. To comply with the City's Official Plan policies 6.3.14 and 6.3.32 regarding unevaluated wetlands, we require a more detailed design brief for the relocated wetland than what is currently provided in the landscape plans. This brief should include design considerations that will help ensure the relocated wetland provides net-ecological-gains for the City's Natural Heritage System (e.g., wildlife habitat creation). Design considerations could include:
- i. Selection of a wetland depth that will support amphibian breeding habitat.
 - ii. Provide more detailed riparian plantings that include a greater diversity of species (the current plans only include three species).
 - iii. Inclusion of emergent and submergent vegetation in wetland design.
 - iv. Consideration of soils characteristics (e.g., soil texture, permeability, and organic content) and whether they will support the wetland relocation (e.g., water retention, nutrient availability, establishment of native vegetation).
 - v. Approach to effectively detain water to enhance the ability of the wetland to provide aquatic habitat for wildlife and avoid early drying.
 - vi. Linkage to the adjacent woodland features.
 - vii. Development of a monitoring plan within the warranty period to assess the success of the wetland relocation, identify any potential issues, and inform an adaptive management plan to support the ecological function of the feature. This monitoring could include parameters such as water quality, vegetation growth/health, wildlife utilization (e.g., amphibians), and hydrological conditions (e.g., seasonal variation in water level).

70. Confirmation from the Parks & Culture Planning Section of the Community Services Department that landscape plans have been revised to reflect the exact limits of the ecological buffers being applied to adjacent natural heritage features (i.e. the southern woodland, and Northern woodland associated with the valleylands of Etobicoke Creek) and the following comments have been addressed:
1. Inclusion of Cultivar Species
 - a. In reviewing the provided landscape plans, it appears that in some buffer area locations, cultivar species are being proposed (e.g. Autumn Blaze Maple, Arctic Fire). To prevent any potential dispersal of non-native species into the neighbouring natural heritage features (e.g., significant natural areas, special management areas, natural green spaces), we will require that restoration plantings for the ecological buffer areas and the associated landscape buffers should only include native tree and shrub species that are common to the local watershed and suitable to the site conditions.
 2. Inclusion of Sod
 - a. There are instances in the current landscape plans for 4855 Tahoe Blvd (e.g., near southwestern corner of the woodland feature, and along the northern boundary adjacent to the special management area associated with the SWM pond) and 4859 Tahoe Blvd. (e.g. along the eastern boundary adjacent to the special management area associated with the SWM pond), where sod has been utilized in the planting areas instead of the naturalized seed mix being implemented in other areas.
 - b. Forestry requests that ecological and landscape areas adjacent to the identified natural heritage features should not include sod in their planting plans. Sod creates a uniform, non-native monoculture that lacks biodiversity and does not provide habitat or support ecological functions characteristic of natural vegetation. Please revise the planting plan for these areas to only include native seed mixes common to the local watershed and appropriate for the site conditions.
 3. Inconsistent Warranty Period
 - a. Within the L3 and L4 landscape plan details for 4855 and 4859 Tahoe Blvd, the warranty period for monitoring the success of vegetation plantings varies between 1 and 2 years. Please clarify which is the correct warranty period and ensure it is consistently communicated.

URBAN FORESTRY SECTION, COMMUNITY SERVICES DEPARTMENT

71. Confirmation from the Urban Forestry Section, that the following trees are located within the municipal right of way: DOT 1 maple 4 cm fair, DOT 2 maple 12 cm good, DOT 3 maple 13 cm fair, DOT 4 maple 8 cm fair, DOT 5 Oak 11 cm fair, DOT 6 Oak 10 cm fair.
72. Confirmation from the Urban Forestry Section that a Municipal Tree Protection Deposit in the amount of \$5,099.46 was provided.
73. Confirmation from the Urban Forestry Section that framed hoarding has been installed and inspected to their satisfaction and encompasses the entire dripline

area. The owner is responsible for ensuring the constructed hoarding remains in its approved condition throughout all major construction and grading activities. No construction activity is permitted within the tree preservation zones (TPZ).

74. Confirmation from the Urban Forestry Section that an application for Tree Removal Permission has been made as per the Private Tree Protection By-law (0021-2022) to remove one (1) or more trees 15cm DBH or greater per lot per calendar year. If applicable, the Applicant has submitted a completed Tree Removal Application, Arborist Report, Site Plan and Base Fee to the Forestry Dept. for the proposed tree removal.
75. Confirmation from the Urban Forestry Section that the replacement tree planting required as per the provisions of By-law 0021-2022 consisting of one (1) tree, with a minimum size 60 mm calliper for deciduous and 1.8 metre height for coniferous, has been shown on the Site Plan drawing. (Note that if the Planning and Building Department required upgraded replacement trees, those requirements would take precedence. If there is not sufficient space to replant on the subject site, payment has been collected by Urban Forestry and was deposited into the City's Corporate Tree Planting Fund.)
76. Confirmation from the Urban Forestry Section that solid hoarding has been installed on private property as indicated on the Site Plan Drawing which must be inspected prior to the approval of the tree removal permission/permit. The owner is responsible for ensuring the constructed hoarding remains in its approved condition throughout all major construction and grading activities. No construction activity is permitted within the tree preservation zones (TPZ).
77. Confirmation from the Urban Forestry Section if any part of a tree trunk is located on more than one lot, written consent of the impacted property Owner has been obtained when submitting the tree removal permit application.

FIRE PREVENTION & LIFE SAFETY, FIRE AND EMERGENCY SERVICES, COMMUNITY SERVICES DEPARTMENT

78. Confirmation by the Fire Prevention Section of Mississauga Fire and Emergency Services, Community Services Department that the fire department connection is located at the nearest point of fire department equipment access, that access to the fire department connection is unobstructed, and the location of the fire department connection has been provided to their satisfaction.
79. Confirmation by the Fire Prevention Section of Mississauga Fire and Emergency Services, Community Services Department that a fire hydrant has been provided adjacent to the fire route and located within a 45 metre unobstructed path of travel to the fire department connection and that this hydrant would serve 4855 Tahoe Blvd. and not adjacent properties.

REGION OF PEEL

80. Confirmation from the Region of Peel that the demand table has been submitted for the purpose of fulfilling modelling requirements and determining the proposal's impact to the existing system.
81. Confirmation from the Region of Peel that a satisfactory functional servicing report has been provided according to the Region's Functional Servicing Report requirements.
82. Confirmation from the Region of Peel that a satisfactory site servicing submission and the first submission fee as per the latest Fees By-law, have been provided.
83. Confirmation from the Region of Peel that the applicant has advised if LEED certification will be pursued and that tenure has been confirmed.
84. Confirmation from the Region of Peel that the City of Mississauga will permit shared servicing, if applicable.
85. Confirmation from the Region of Peel that fire protection approval from the City of Mississauga has been obtained prior to Region of Peel site servicing connection approval. It is the applicant's responsibility to provide the Region with the City's Building Division's final approved drawing.
86. Confirmation from the Region of Peel that copies of the most current PINS dated/prepared within 3 months of the submission have been provided.
87. Confirmation from the Region of Peel that the encroachment review related to the easements located on the site (PR184026 & PR184025) has been completed to their satisfaction.

ALECTRA

88. Confirmation from Alectra Utilities that the load calculations and service sizes for both sites and the system expansion have been provided if required.

ADMINISTRATION

89. Any revisions required to the plans stamped approved subject to conditions on June 20, 2024 are required to be submitted and reviewed by applicable departments/agencies.
90. That prior to stamping of approved plans, all other policies, procedures, requirements, by-laws, and standards of the appropriate agencies and the City of Mississauga, financial, technical, operational or otherwise, in relation to the development, construction, servicing, use and occupation of the building(s) and

facilities, including any requirements or conditions contained in any agreements between the applicant and the City of Mississauga, be satisfied and complied with by the applicant.