

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



Notice to Applicants

Prior to submitting an Application for an Official Plan Amendment, Rezoning and/or Plan of Subdivision, a pre-application meeting with the Development Application Review Committee (DARC) is required. The pre-application meeting will allow City staff and other external agencies an opportunity to identify application submission requirements and high level issues prior to application submission. For more information on requesting a pre-application meeting, including submission requirements, please visit our webpage at:

<http://www.mississauga.ca/portal/residents/developmentinformation>

This application package consists of the following:

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Application submission is **by appointment only**. To book an appointment, please phone 905-615-3200 ext. 4199 or by email at sania.blagojevic@mississauga.ca

Please be advised that should there be no activity on an application over a period of six (6) months from the date of the last activity by either the City or the applicant, the application may be closed by the Planning and Building Department without further notification to the applicant and/or property owner. If the application is closed due to inactivity and you wish to again pursue the application, you will be required to re-apply and incur a new application fee in accordance with the current *Planning Act* Processing Fees By-law.

If you are aware that the application will be held in abeyance for six (6) months or more, and you wish that the application remain open, you must submit in writing the reasons for this request, upon which time the Planning and Building Department will make a determination on the disposition of the application.

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.

Applicant Initials

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

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Planning and Building Department
Development and Design Division
300 City Centre Drive
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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: Bennet MacNeil	141 Lakeshore Rd East Mississauga, ON L5G 1E8 bmacneil@framgroup.com	416 747 9661 x246
Registered Owner: Brown Maple Investments Ltd.	141 Lakeshore Rd East Mississauga, ON L5G 1E8	416 747 9661
Solicitor: Philip Gordin Professional Corporation	1 Director Court, Suite 105 Woodbridge, Ontario L4L 4S5	905 856 1164
Ontario Land Surveyor: J.D. Barnes	401 Wheelabrator Way, Suite A, Milton, ON L9T 3C1 abasnayaka@jdbarnes.com	905 875 9955

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

The date the subject land was acquired by current owner: September 30, 2009

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

2. SITE INFORMATION

- a) Legal description of Site (i.e. lot and concession number/registered plan number/reference plan number):
Block 9 Pin 13486-0847(LT) Block 10 Pin 13486-0848 (LT), R-Plan 43-M-1463
- b) Street address: 55 Port Street East
- c) General Location of Site: Port Credit, South West of Lakshore Rd E & Hurontario St
- d) Dimension of the Site:
- | | | |
|-----------------|--------------|----------|
| Gross Site Area | <u>0.23</u> | hectares |
| Site Frontage | <u>40.23</u> | metres |
| Site Depth | <u>57.47</u> | 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:

Commercial- 1) Amp Solar Group Head Office - specializes in infrastructure investment and consulting

2) Hyperbaric Oxygen Tank Therapy Clinic

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

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

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)
3 Storey Office Commercial	1980	1390	3 Storeys	28	9.5	1

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

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

Archaeological sites (details) No

Heritage buildings/structures (details) No

Cemeteries or known burials (details) No

3. PLANNING INFORMATION

Official Plan:

- a) Existing Official Plan Designation (if applicable): Mixed Use

which permits: Residential, personal service establishment and secondary office and in addition to contain a mix of permitted uses.

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

Special Site XX to Section 13.0 of the in-force Port Credit Local Area Plan to permit a height of 10 Storeys

To permit: A residential building with a height of 10 Storeys with an fsi of 2.7

Please see Planning Rationale by Urban Stratgies.

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

A technical amendment to permit additional Residential Density - please see Planning Rationale by Urban Strategies

- 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.

Current Port Credit Local Area Plan has a site specific height requirement of 2 to 3-6 storeys with a maximum of 3 storeys stepped down to along Lake Ontario

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.

Yes, please refer to Planning Rational by Urban Strategies

Zoning:

a) Existing Zoning Category: RA2-33 (A)

Which permits: Apartment Dwelling up to 6 storeys in height. Max FSI 2.5

b) Proposed Zoning Category: RA2- XX (Special Site)

To permit (Nature and extent of the rezoning requested): Apartment dwelling 10 storeys with a 2 storey podium. FSI - 2.7. Please see the Draft Zoning By-Law submitted.

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

Please see Planning Rationale by Urban Strategies and Urban Design Analysis by Giannone and Petricone and Associates

d) Indicate the reason why the rezoning is requested: To permit a 10-Storey residential apartment

building. Please see the draft zoning by-law submitted as part if this application.

e) Associated and/or Previous Applications:

Have other related files been submitted on the site?

Official Plan Amendment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	File No. _____	Status _____
Rezoning	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	File No. _____	Status _____
Draft Plan of Subdivision	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	File No. _____	Status _____
Committee of Adjustment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	File No. _____	Status _____
Land Division	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	File No. _____	Status _____
Part Lot Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	File No. _____	Status _____
Site Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	File No. _____	Status _____
Minister's Zoning Order	<input type="checkbox"/> Yes <input checked="" 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					
Horizontal Multiple Dwellings					
Apartments	35	58	Block 9 & 10	.23	160.9
Commercial	Nil				
Industrial	Nil				
Institutional (Specify)	Nil				
Park or Open Space	Nil				
Other (Specify)					
Roads and widenings	Nil				
Reserve blocks	Nil				
Total Number of Residential Units					

Multiple Dwellings/Apartments	Number of Residential Units	Parking Provided	Parking Rate
Bachelor Apartment			
One Bedroom Apartment	3	4	1.3
Two Bedroom Apartment	32	47	1.5
Three Bedroom Apartment			
Other			
Total Number of Multiple Dwelling/Apartment Units	35	51	

Building / Structure Type	Gross Floor Area (m ²)	Height (m)	Setback from Lot Line		
			Front (m)	Rear (m)	Sides (m)
10 Storey Residential Apartment Building	6300	35.0	Podium 3.5 Tower 7.8	Podium 3.5 Tower 14	1.0 4.5 (west)

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	x		Confirmation of service capacity will be required during processing	
Private communal water system	More than 5 lots/units and non-residential where water used for human consumption		x	Servicing options report and hydrogeological report	
	5 or less lots/units and non-residential where water used for human consumption		x	Hydrogeological sensitivity certification	
Individual Private Wells	More than 5 lots/units and non-residential where water used for human consumption		x	Servicing options report and hydrogeological report	
	5 or less lots/units and non-residential where water used for human consumption		x	Hydrogeological sensitivity certification	
Other	To be described by applicant (attach details)		x	To be determined	

Sewage Disposal:

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

Storm Drainage:

Service Type	Development Proposed	Yes	No	Action Required	Attached
Piped Sewers	Any development on piped service	x		Preliminary stormwater management plan Stormwater management study may be required during application processing	x
Open ditches or swales	Any development on non-piped service		x		

Roads and Access:

Service Type	Development Proposed	Yes	No	Action Required	Attached
Public Roads	All development	x		Traffic study may be identified during application processing	x
All municipal or provincial arterial roads	Development within 50 metres	x		Noise feasibility report	x
Water Facilities	All development			Parking and docking facilities report	x

Utilities:

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

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.			x	
	Class II industry. (Medium scale, processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic).	b) residential and other sensitive uses within 300 metres of a Class II industry or vice versa. and			x	
	Class III industry within 100 metres. (Processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.	a) residential and other sensitive uses within 1000 metres of a Class III industry or vice versa.			x	
	Landfill site	A landfill site to determine the landfill's influence area and to address leachate, odour, vermin and other impacts is needed.			x	
	Sewage treatment plant	A feasibility study is needed for residential and other sensitive uses.			x	
	Waste Stabilization pond				x	
	Active Railway Lines	Within 300 metres, a feasibility study is needed for development			x	
	Storm Sewer Facilities				x	
	Controlled access or freeways including designated future ones				x	
	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.			x	
	Electric transformer stations	Within 200 metres, a noise study is needed for development			x	
	Natural Gas and Oil Pipelines				x	
	Hydro-Electric, Telephone and Other cabled facilities				x	

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				x	
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.			x	
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.			x	
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.			x	
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.			x	
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.			x	
2.5.1.	Significant cultural heritage landscapes and built heritage resources.	Development to conserve significant cultural heritage landscapes and built heritage resources.			x	
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.			x	
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.			x	
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.			x	
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.			x	

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.

11. DECLARATION OF AGENT / APPLICANT

I, Bennet MacNeil , of the City of Mississauga in the Region of Peel
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 Regional Municipality of Peel ,)
 this 16th day of February 2018 .)

BENNET MACNEIL)
 Agent / Applicant signature

[Signature]
 A commissioner, etc.

Netta Petosa, a Commissioner, etc.,
 Province of Ontario, for Philip Gordin Professional Corporation,
 Barristers and Solicitors.
 Expires September 14, 2018.
 Name/Stamp of commissioner, etc.

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: 55 Port Street East 2. Ward # 1

2. Name of Registered Owner: Brown Maple Investments Ltd.

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 trees No 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: 15

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: _____

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 16th day of FEBRUARY 2018

Signature of Owner or authorized Agent

Please Print BENNET MACNEIL

Summary – Office Use Only (based on information provided above)

Date:	Year	Month	Day
-------	------	-------	-----

Is a Permit required? YES NO If yes, has an application for a Tree Permit been submitted? YES 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 O9-08-02

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



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City File Number: _____

Municipal Address:
55 Port Street East
Mississauga, ON

Legal Description:
Blocks 9 & 10 in Registered Plan 43M-1463

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

1. What is the current use of the property? Commercial
2. What were the previous uses of the property? Commercial, Residential
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, FRANK GRANNONE, of the City of Mississauga in the Regional Municipality 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 Regional Municipality of Peel
on the 16th day of February 2018

Netta Patena, a Commissioner, etc.,
Province of Ontario, for Philip Gordin Profess
Barristers and Solicitors.
Expires September 14, 2019.

Commissioner of Oath's signature: _____

Stamp: _____

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

I, the undersigned, being the registered property owner of

55 Port Street East - Blocks 9 & 10 in Registered Plan 43M-1463
Address / Legal Description

hereby authorize BENNET McNEIL
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.

 _____ FRANK GIANNONE 2/16/2018
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

55 Port Street East - Blocks 9 & 10 in Registered Plan 43M-1463
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.

 _____ FRANK GIANNONE 2/16/2018
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

55 Port Street East - Blocks 9 & 10 in Registered Plan 43M-1463
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.

 _____ FRANK GIANNONE 2/16/2018
Signature of property owner or signing officer *Print name* *Date*

Notice Sign Information

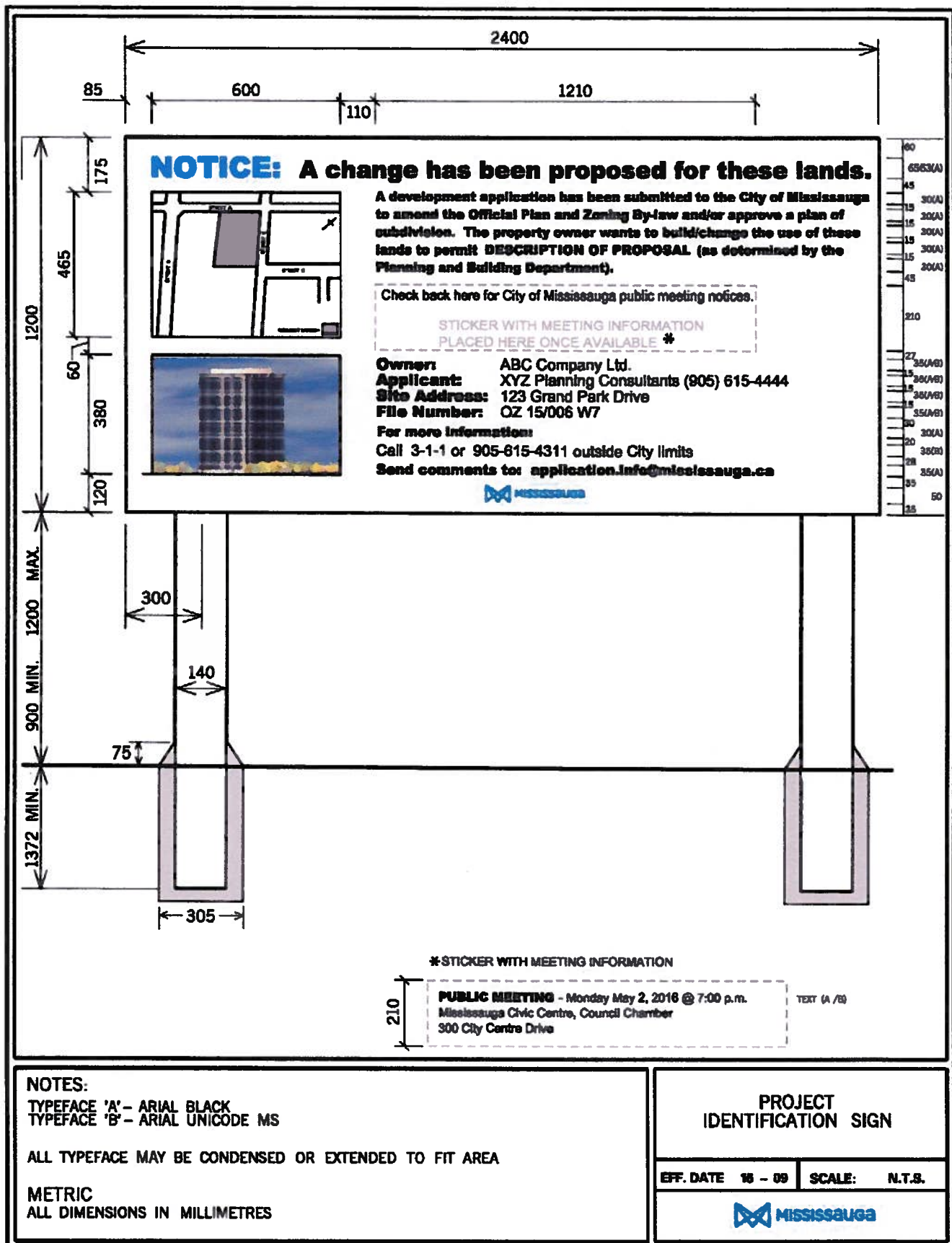
For Official Plan Amendment, Rezoning and/or Plan of Subdivision Applications under the *Planning Act*, R.S.O. 1990 c.P.13, as amended

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



Applications for Official Plan Amendment, Rezoning and/or Plan of Subdivision require posting of a public notice sign on the subject property. As part of the application submission, the applicant is required to provide a mock-up of the proposed notice sign for review by the assigned planner. The planner will advise of any necessary changes and determine the number and location of the notice sign(s). Approval of the wording of the message and sign location is required from the planner prior to installation of the notice sign(s). The application will not be deemed complete until photographic proof of the notice sign installation is received.

Notice Sign Specifications



NOTICE SIGN INFORMATION CONTINUED

1. Approval of the wording of the message and sign location is required from the Planning and Building Department prior to installation.
2. The preparation and installation of the notice sign must be professionally done.
3. Notice signs may, at the discretion of the Planning and Building Department, be surfaced mounted in a manner ensuring stability.
4. Notice sign to be mounted to supports at locations indicated with 12mm hex head bolts and nuts with flat washers on both sides. The notice sign shall be 2cm exterior grade plywood.
5. The notice sign panels and structural member shall be painted on all sides with two coats of exterior matte finish paint over suitable primer.
6. All concrete footings to be formed against undisturbed, well-drained soil.
7. Concrete shall have a compressive strength of 25 mpa at 28 days.
8. Notice sign must comply with all other applicable provisions of the Ontario Building Code, as amended.

Description of the Proposal

A minimal description of the proposal is required. Plain language should be used.

Public Meeting Information

Prior to the Public Information Meeting and the Recommendation Report Meeting, a sticker is required to be installed on the sign with the meeting details.

Notice Sign Map

Basic details to include on the notice sign map are:

- Subject property outlined in bold
- Nearest intersection street names
- North arrow
- Show collector road or main local road

Rendering

Prior to application submission, it is recommended that the applicant discuss with the assigned planner (determined at the Development Application Review Committee (DARC) meeting) an appropriate rendering to use for the proposal.

Notice Sign Deposit

A notice sign deposit of \$500.00 (per application) shall be deposited at the time of application submission. The notice sign(s) must be removed within one week following the date that:

- Zoning By-law comes into force;
- Application is withdrawn; or
- Council refuses application and no appeal is launched.

Once the notice sign(s) has been removed, the applicant must contact the assigned planner on the file to arrange a site visit and return of the notice sign deposit.

Failure to remove the notice sign(s) will constitute a forfeiture of the notice sign deposit.

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: Bennet MacNeil

Telephone No:	Fax No:	Cellular No:	E-mail Address:
Mailing Address: 141 Lakeshore Road East		City: Mississauga	Postal Code: L5G 1E8
Site Address: 55 Port St East		City: Mississauga	Postal Code: L5G 4P3
Legal Description: Blocks 9 & 10 in Registered Plan 43M-1463			

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
 - Cheque number _____ (*copy must be sent to Finance*)

Address of cheque provider: 141 Lakeshore Road E, Mississauga, ON L5G 1E8

Name of Financial Institution: _____

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

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



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

- Pre-application meeting date _____
- List of required information/studies which was completed at pre-application meeting
- All information/studies/reports identified at the DARC meeting
- Complete Application Form (one original copy)
- Owner Authorization - Applications are only accepted when submitted by the registered owner or by an authorized agent when authorization is in writing (if applicable).
- Photographs proving that Official Plan Amendment/Rezoning notice sign(s) have been installed on the property.
- Plan of Survey (35 copies)
- Context Map (35 copies) containing the following at a scale that is legible and with all measurements in metric:
 - 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.
- 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.
- Payment of Application Fee \$ _____
- Conservation Authority Fee \$ _____
- Notice Sign Deposit (\$500.00 per application)
- Region of Peel Fee (Official Plan) \$ _____

NOTE:

- 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

OFFICE USE ONLY (PSC Planner)	
Verified by: _____	
City of Mississauga Planner: _____	Date: _____

OFFICE USE ONLY (Development Planner)	
Notice sign wording approved by: _____	
City of Mississauga Planner: _____	Date: _____
File #: _____	Ward: _____

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: 905-896-5511
www.mississauga.ca

Application No.
(Office use only)



Official Plan Amendment and Zoning By-law Amendment					
BASE FEE ^A :				= \$ 44,106.00	1
PLUS Variable Rate Fees for Residential :					
For first 25 units	\$ 924.00	x	25 units	= \$ 23,100.00	2
For units 26 to 100	\$ 489.00	x	10 units	= \$ 4,890.00	3
For units 101 and 200	\$ 203.00	x	units	= \$	4
For additional units beyond 200	\$ 94.00	x	units	= \$	5
TOTAL NUMBER OF UNITS			35 units		
Residential SUBTOTAL (Add lines 2 to 5) - Maximum \$ 213,282.00 (\$ 257,388.00 Maximum Charge minus \$ 44,106.00 Base Fee) ^B				= \$ 27,990.00	6
PLUS Variable Rate Fees for Non-Residential :					
Commercial / Institutional	\$ 14.57	x	m ²	= \$	7
Industrial / Office	\$ 4,466.00	x	ha	= \$	8
Non Residential SUBTOTAL (Add Lines 7 and 8) - Maximum \$ 111,323.00 (\$ 155,429.00 Maximum Charge minus \$ 44,106.00 Base Fee) ^B				= \$	9
SUBTOTAL (Add Lines 1, 6 and 9)				= \$ 72,096.00	10

Zoning By-law Amendment ONLY					
BASE FEE ^{A C} :				\$ 32,078.00 = \$	11
PLUS Variable Rate Fees for Residential :					
For first 25 units	\$ 1,180.00	x	units	= \$	12
For units 26 to 100	\$ 913.00	x	units	= \$	13
For units 101 and 200	\$ 401.00	x	units	= \$	14
For additional units beyond 200	\$ 156.00	x	units	= \$	15
TOTAL NUMBER OF UNITS			units		
Residential SUBTOTAL (Add lines 12 to 15) - Maximum \$ 197,676.00 (\$ 229,754.00 Maximum Charge minus \$ 32,078.00 Base Fee) ^B				= \$	16
PLUS Variable Rate Fees for Non-Residential :					
Commercial / Institutional	\$ 18.11	x	m ²	= \$	17
Industrial / Office	\$ 10,691.00	x	ha	= \$	18
Non-Residential SUBTOTAL (Add Lines 17 and 18) - Maximum \$ 111,323.00 (\$ 143,401.00 Maximum Charge minus \$ 32,078.00 Base Fee) ^B				= \$	19
SUBTOTAL (Add Lines 11, 16 and 19)				= \$	20

Official Plan Amendment ONLY					
BASE FEE ^A :				= \$ 24,493.00	21

Surcharge Fees					
Planning and Building - Environmental Review (Natural Heritage and/or Natural Hazards) BASE FEE	\$ 1,458.00	= \$		22	
PLUS : If Environmental Impact Statement Minor required ^D	\$ 2,734.00	= \$		23	
PLUS : If Environmental Impact Statement Major required ^E	\$ 8,016.00	= \$		24	
Planning and Building - Parking Utilization Study	\$ 3,983.00	= \$		25	
Community Services - Heritage Review (Heritage Impact Assessment)	\$ 1,509.00	= \$		26	
Community Services - Heritage Review (Heritage Impact Assessment / Conservation)	\$ 2,084.00	= \$		27	
SUBTOTAL (Add Lines 22 to 27)				= \$	28

Total Fee for an Official Plan Amendment and/or Zoning By-law Amendment					
SUBTOTAL OF FEES (Add Lines 10, 20 or 21 with Line 28)				= \$ 72,096.00	29
MINUS Development Application Review Committee Fee (if applicable) ^F				= \$ 4,080.00	30
TOTAL Official Plan Amendment and/or Zoning By-law Amendment Fee ^G (Line 29 minus Line 30)				= \$ 68,016.00	31

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: 905-896-5511
www.mississauga.ca

Application No.
(Office use only)



Plan of Subdivision						
BASE FEE ^A :					= \$ 8,687.00	32
PLUS Variable Rate Fees :						
Detached, semi-detached and townhouse dwellings	\$ 564.00	x		units	= \$	33
All other residential, commercial or institutional beyond 500 m ² of Floor Area	\$ 2.82.00	x		m ²	= \$	34
Industrial and office	\$ 4,775.00	x		ha	= \$	35
SUBTOTAL (Add Lines 32 to 35) - Maximum \$ 133,587.00 (\$ 142,274.00 Maximum Charge minus \$ 8,687.00 Base Fee) ^B					= \$	36
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 36 by 70%, if applicable)					= \$	37
MINUS Development Application Review Committee Fee (if applicable) ^F					- \$	38
TOTAL Plan of Subdivision Fee ^{G H I} (Line 36 or 37, where applicable, minus Line 38)					= \$	39

Notice Sign Deposit and Newspaper Advertisement Fee						
Notice Sign Deposit		\$ 500.00			= \$ 500.00	40
Newspaper Advertisement Fee		\$ 2,000.00			= \$ 2,000.00	41
TOTAL Notice Sign and Newspaper Advertisement Fee (Add Lines 40 and 41)					= \$ 2,500.00	42

Total Application Fee / Deposit						
TOTAL Application Fee / Deposit (Add Lines 31, 39 and 42)					= \$ 2,500.00	43

Notes					
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 epians.devdes@mississauga.ca .					
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.					

^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 \$32,078.00, 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 \$16,039.00 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: 905-896-5511
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

55 Port Street East, Mississauga, ON L5G 4P3
Blocks 9 & 10 in Registered Plan 43M-1463

Applicant Information

Name Bennet MacNeil		Company Brown Maple Investments Ltd. CO FRAM + Slokker	
Address 141 Lakeshore Road East		City Mississauga	Province ON
E-mail bmacneil@framgroup.com		Postal Code	
		Phone No. 416 747 9661 x 246	
Applicant is : <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent of Property Owner			
Would you like a receipt from the applicable Commenting Agency? <input checked="" 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 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 \$
<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	= \$ 12,000.00
	Plan of Subdivision Process & Commenting Fee	\$ 20,000.00	= \$
	Total Fee (Add Lines 1 and 2)		= \$ 12,000.00

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