



## AGENDA

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SESSION 10

THE COUNCIL OF

THE CORPORATION OF THE CITY OF MISSISSAUGA  
([www.mississauga.ca](http://www.mississauga.ca))

WEDNESDAY, May 23, 2012 – 9:00 A.M.

**\*NOTE: PURSUANT TO RESOLUTION 0101-2012 PASSED BY COUNCIL ON MAY 9, 2012 COUNCIL WILL CONVENE IN CLOSED SESSION AT 7:00 A.M. IN THE CAUCUS ROOM RE: EDUCATIONAL/ TRAINING SESSION - FEDERAL AND PROVINCIAL RELATIONS\***

COUNCIL CHAMBER  
300 CITY CENTRE DRIVE  
MISSISSAUGA, ONTARIO L5B 3C1

Contact: Carmela Radice, Legislative Coordinator, Office of the City Clerk  
Telephone: 905-615-3200, ext. 5426; [carmela.radice@mississauga.ca](mailto:carmela.radice@mississauga.ca)

**Note: Council will recess for lunch between 12 noon and 1:00 p.m.**

**1. CALL TO ORDER**

**2. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST**

**3. MINUTES OF PREVIOUS COUNCIL MEETINGS**

(a) May 9, 2012

(b) May 16, 2012

**4. APPROVAL OF AGENDA**

**5. PRESENTATIONS**

(a) MiWay Student Ambassador

Geoff Marinoff, Director of Transit will provide an overview of the MiWay Student Ambassador program and then present the award to the 2012 MiWay winners Umar Bhutta and Syed Kamran from Gordon Graydon Secondary School.

**6. DEPUTATIONS**

(a) May is Museums Month

Fred Durdan, Chair of Friends of the Museums of Mississauga will provide an update to Council on their annual report and the activities for May during Museums Month.

(b) Coalition for Persons with Disabilities

Allison Jones, Project Coordinator for Coalition for Persons with Disabilities and students will present to Council an overview of the organization with a focus on youth, disabilities and employment.

(c) May is Melanoma Awareness Month

Annette Cyr, Chair of Melanoma Network of Canada will present to Council the regulation of indoor tanning facilities.

Notice of Motion

(d) Our Future Mississauga Progress Report

Gary Kent, Director of City Strategy and Innovation, Frank Giannone, Boyd Upper, Bill Checkly and Dorothy Tomiuk members of the Community Advisory Group will provide an overview of the Our Future Mississauga Progress Report.

Corporate Report R-3

(e) Mississauga Summer Series

Melissa Agius, Manager of Celebration Square and Frank Giannone, Chair of Mississauga Celebration Square Events Committee will provide Council with an update on Mississauga Summer Series.

(f) Sheridan College Phase II

Dr. Jeff Zadbudsky, President of Sheridan College will provide Council with an update on Sheridan's plans for Phase II.

(g) Enersource Corporation – Annual report

Craig Fleming, President and CEO and Norm Loberg Chair of Enersource Corporation will present to Council the annual report.

Corporate Report R-4

**7. PUBLIC QUESTION PERIOD – 15 Minute Limit**

(In accordance with Section 36 of the City of Mississauga Procedure By-law 0412-2003, as amended, Council may grant permission to a person who is present at Council and wishes to address Council on a matter on the Agenda. Persons addressing Council with a question should limit preamble to a maximum of two statements sufficient to establish the context for the question. Leave must be granted by Council to deal with any matter not on the Agenda.)

**8. CORPORATE REPORTS**

R-1 Report dated April 24, 2012 from the Commissioner of Planning and Building re: **Rezoning and Draft Plan of Subdivision Applications to permit 22 semi-detached dwellings and preserve the existing heritage house and accessory structure 6671 Ninth Line east side of Ninth Line, south of Derry Road West Owner: Edilou Holdings Inc. & Cesta Developments Inc. Applicant: Weston Consulting Group Inc. Bill 51 Supplementary Report (Ward 10).**

Recommendation

That the Report dated April 24, 2012, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 10/016 W10 and T-M10002 W10, Edilou Holdings Inc. & Cesta Developments Inc., 6671 Ninth Line, east side of Ninth Line, south of Derry Road West., be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to change the Zoning from "R1" (Detached Dwellings) to "R1-Exception" (Detached Dwellings), "RM2" (Semi-Detached Dwellings), and "RM2-Exception" (Semi-Detached Dwellings) and to approve a Draft Plan of Subdivision to permit 22 semi-detached dwellings and preserve the existing heritage house and accessory structure in accordance with the proposed zoning standards described in Attachment S-5, attached to the report dated April 24, 2012, from the Commissioner of Planning and Building, be approved subject to the following conditions:
  - (a) That the draft plan of subdivision be approved.
  - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
  - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards not apply to the subject lands.

- (d) That in accordance with Council Resolution 160-91, a minimum of three car spaces per dwelling, including those in a garage, be required on-site and a minimum of 0.25 on-street visitor parking spaces per dwelling be required for dwellings on lots less than 12 m (39.4 ft.) of frontage for the subject development.
3. That the Plan of Subdivision under file T-M10002 W10, be recommended for approval subject to the conditions contained in Appendix S-4, attached to the report dated April 24, 2012, from the Commissioner of Planning and Building.
  4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
  5. That the Site Plan Control By-law (By-law No. 0293-2006), as amended, be amended to include the lands with the "R1-Exception" (Detached Dwellings) and "RM2-Exception" (Semi-Detached Dwellings) zones to ensure compatibility with, and preserve, the existing heritage house and accessory structure.
  6. That a by-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to execute and affix the Corporate Seal to the Permission to Enter Agreement between Edilou Holdings Inc., Sierra Lane and The Corporation of the City of Mississauga to the satisfaction of the City Solicitor.

Motion

- R-2 Report dated April 30, 2012 from the Commissioner of Planning and Building re: **Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications To permit 104 townhouse dwellings on a CEC private road 5881 Creditview Road East side of Creditview Road, south of Britannia Road West Owner/Applicant: National Homes (Creditview) Inc. Bill 51 Supplementary Report (Ward 6).**

Recommendation

That the Report dated April 30, 2012, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 11/007 W6 and T-M11004 W6, National Homes (Creditview) Inc., 5881 Creditview Road, east side of Creditview Road, south of Britannia Road West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Plan from "Residential Low Density II" to "Residential Medium Density I" to permit 104 townhouse dwellings on a CEC private road, be approved.
3. That the application to change the Zoning from "RM2" (Semi-Detached Dwellings) to "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road) to permit 104 townhouse dwellings on a CEC private road in accordance with the proposed zoning standards described in the Supplementary Report dated April 30, 2011, be approved subject to the following conditions:

- (a) That the draft plan of subdivision be approved.
- (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
- (c) In accordance with Council Resolution 152-98:

"Prior to final approval, the City of Mississauga shall be advised by the Peel District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Peel District School Board for this plan."

"That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98, requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Dufferin-Peel Catholic District School Board, not apply to the subject lands."

4. That the Plan of Subdivision under file T-M11004 W6, be recommended for approval subject to the conditions contained in Appendix S-7, attached to the report dated April 30, 2012, from the Commissioner of Planning and Building:
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
6. That the Region of Peel be requested to make appropriate modifications to the new Mississauga Official Plan through the Regional approval process to redesignate the lands from "Residential Low Density II" to "Residential Medium Density I".

Motion

- R-3 Report dated May 9, 2012 from the City Manager and Chief Administrative Officer re: **Our Future Mississauga 2011 Progress Report.**

Recommendation

That the report titled "*Our Future Mississauga 2011 Progress Report*", dated May 9, 2011 from the City Manager and Chief Administrative Officer be received for information.

Motion

Deputation (e)

- R-4 Report dated May 16, 2012, from the City Solicitor re: **Enersource Corporation – Unanimous Shareholder Resolution in lieu of an annual general meeting.**

Recommendation

1. That City Council authorize the Mayor and City Clerk to execute Resolutions of the shareholders of Enersource Corporation ("Enersource") for the purpose of accepting the audited consolidated financial statements of Enersource for the fiscal year ended December 31, 2011, confirming the election of the Directors of Enersource in accordance with the Amended and Restated Shareholders' Agreement, and appointing KPMG LLP as the auditor for Enersource;
2. That City Council select a representative City nominated Director to serve on the Nominating Committee of the Enersource Board of Directors once the Amended and Restated Shareholders' Agreement is in effect, such representative being a then current Director of Enersource who does not need to be an independent Director;
3. That City Council authorize a change to the effective date of the Amended and Restated Shareholders' Agreement to June 1, 2012 from May 1, 2012

Motion**9. COMMITTEE REPORTS**

- (a) Audit Committee Report 2-2012 dated May 7, 2012

Motion

- (b) Planning and Development Committee Report 8 -2012 dated May 14, 2012.

**Note: This report was not available for issuance with the agenda and will be disturbed prior to the meeting.**

Motion

- (c) General Committee Report 10-2012 dated May 16, 2012.

Motion

- (c) Public Meeting extracts from the Planning & Development Committee meeting dated May 14, 2012:
- (i) Proposed Mississauga Official Plan and Zoning By-law Respecting Crematoriums  
File: CD.02.CRE
  - (ii) Information Report – Rezoning Application – To permit a Motor Vehicle Repair Facility – Restricted, 2795 Argentia Road, north side of Argentia Road, east of Winston Churchill Boulevard Owner: OPB Realty Inc. Applicant: JKO Planning Services Inc. (Jim Kostopoulos) **Bill 51** (Ward 5)  
File: OZ 12/001 W9
  - (iii) Re-zoning Application – To permit a two storey office and medical office building, 306 Queen Street South, west side of Queen Street South, south of Princess Street Owner: Frank Gusic Applicant: Zelinka Priamo Ltd. **Bill 51** (Ward 11)  
File: OZ 10/013 W11

**Note: The extracts were not available for issuance with the agenda and will be disturbed prior to the meeting.**

To be received

**10. UNFINISHED BUSINESS**

**11. PETITIONS**

**12. CORRESPONDENCE**

(a) Information Items: I-1-I-5

(b) Direction Item

D1- Letter dated May 14, 2012, from Adam Clidero requesting a Special Occasion Permit (SOP) for the Port Credit Electronic Music Festival.

Motion

**13. MOTIONS**

(a) To approve recommendations from the following Committee Reports:

- (i) Recommendations AC-0004-2012 to AC-0011-2012 inclusive contained in the Audit Committee Report 2-2012 dated May 7, 2012.
- (ii) Recommendations contained in the Planning and Development Committee Report 8-2012 dated May 14, 2012.

**Note: This report was not available for issuance with the agenda and will be disturbed prior to the meeting.**

- (iii) Recommendations GC-0368-2012 to GC-0396-2012 inclusive contained in the General Committee Report 10-2012 dated May 16, 2012.

(b) To close to the public a portion of the Council meeting to be held on May 23, 2012, to deal with various matters. (See Item 18 Closed Session).

(c) To adopt the recommendations in the applications under Files OZ 10/016 W10 and T-M10002 W10, Edilou Holdings Inc. & Cesta Developments Inc., 6671 Ninth Line, east side of Ninth Line, south of Derry Road West.

Corporate Report R-1

(d) To adopt the applications under Files OZ 11/007 W6 and T-M11004 W6, National Homes (Creditview) Inc., 5881 Creditview Road, east side of Creditview Road, south of Britannia Road West.

Corporate Report R-2

(f) To receive for information the report titled "Our Future Mississauga 2011 Progress Report", dated May 9, 2011 from the City Manager and Chief Administrative Officer.

Corporate Report R-3

- (g) To authorize the Mayor and City Clerk to execute Resolutions of the shareholders of Enersource Corporation ("Enersource") for the purpose of accepting the audited consolidated financial statements of Enersource for the fiscal year ended December 31, 2011, confirming the election of the Directors of Enersource in accordance with the Amended and Restated Shareholders' Agreement, and appointing KPMG LLP as the auditor for Enersource.

Corporate Report R-4

- (h) To correct an administrative error in GC-0106-2012 and the Council minutes for March 7, 2012.

**14. BY-LAWS**

- B-1 A by-law to appoint members to the City of Mississauga's Committee of Revision, to set an honorarium for the Committee of Revision, and to repeal By-law 0084-2007
- B-2 A by-law to levy business improvement area charges pursuant to Section 208 of the Municipal Act, 2001 S.O. 2001, c.25, as amended, for the 2012 taxation year.
- B-3 A by-law to establish the tax ratios and to levy the residential, commercial, industrial, multi-residential, pipeline, farmland and managed forest taxes for the 2012.
- B-4 A by-law to provide for the collection of the final tax levies for the year 2012.
- B-5 A by-law to authorize the payment of funds in relation to the Bus Rapid Transit Project to Her Majesty the Queen in Right of Ontario as represented by the Minister of Energy and Infrastructure (OILC) for the transfer of a permanent easement from the OILC to Enersource Hydro Mississauga Inc.
- B-6 A by-law to authorize the execution of a Municipal Statement to Schedule "G" to the Declaration for a Phased Condominium Corporation for Draft Plan of Phased Condominium CDM.12.005, Phase 2, located at 5972 Turney Drive and 2288 Britannia Road West, Mississauga, Ontario. (Ward 11)

GC-0375-2012/May 16, 2012

- B-7 A by-law to amend By-law 555-2000, as amended, being the Traffic By-law to delete Schedule 10 through highways White Clover Way and Schedule 18 maximum speed limit on Miller's Grove and by implementing Schedule 10 through highways on White Clover Way and Schedule 11 stop signs on White Clover Way and Schedule 18 maximum speed on Miller's Grove. (Wards 6 and 9)

GC-0369-2012 and GC-0372-2012/May 16, 2012

- B-8 A by-law to temporarily close a public highway a portion of Donnelly Drive at Mary Fix Creek from 7:00 a.m. Tuesday July 3, 2012 to 7:00 p.m. Friday July 20, 2012. (Ward 1)

GC-0373-2012/May 16, 2012

15. **OTHER BUSINESS**

16. **INQUIRIES**

17. **NOTICE OF MOTION**

- (a) To direct Compliance and Enforcement office to consult with all stakeholders affected by the Business Licensing By-law to prohibit minors from using indoor tanning beds or equipment.

Motion

18. **CLOSED SESSION**

- (a) Pursuant to the *Municipal Act*, Section 239. (2)
- (i) Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board re: **Committee of Adjustment Appeal "A" 075/12 – Venoos Ighani – 5396 Flatford Road – Ward 6**
- (ii) Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board re: **Ontario Municipal Board Appeals to Peel Region Official Plan Amendment No. 24 – Proposed Settlement with North West Brampton Landowners Group; Proposed Settlement with Brampton Brick Limited.**

- (iii) The security of the property of the municipality or local board re:  
**Final Audit Report: Community Services Department,  
Recreation Division – Mississauga Spectator Arena Complex  
(Hershey Centre) Management Agreement Audit – Phase I**

19. **CONFIRMATORY BY-LAW**

A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on May 23, 2012.

20. **ADJOURNMENT**



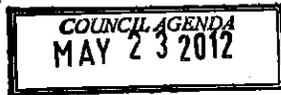
# Corporate Report

Clerk's Files

Originator's  
Files OZ 10/016 W10  
T-M10002 W10

R-1

**DATE:** April 24, 2012



**TO:** Mayor and Members of Council  
Meeting Date: May 23, 2012

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Rezoning and Draft Plan of Subdivision Applications**  
**To permit 22 semi-detached dwellings and preserve the existing**  
**heritage house and accessory structure**  
**6671 Ninth Line**  
**East side of Ninth Line, south of Derry Road West**  
**Owner: Edilou Holdings Inc. & Cesta Developments Inc.**  
**Applicant: Weston Consulting Group Inc.**  
**Bill 51**

**Supplementary Report**

**Ward 10**

**RECOMMENDATION:** That the Report dated April 24, 2012, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 10/016 W10 and T-M10002 W10, Edilou Holdings Inc. & Cesta Developments Inc., 6671 Ninth Line, east side of Ninth Line, south of Derry Road West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any

further notice regarding the proposed amendment is hereby waived.

2. That the application to change the Zoning from "R1" (Detached Dwellings) to "R1-Exception" (Detached Dwellings), "RM2" (Semi-Detached Dwellings) and "RM2-Exception" (Semi-Detached Dwellings) and to approve a Draft Plan of Subdivision to permit 22 semi-detached dwellings and preserve the existing heritage house and accessory structure in accordance with the proposed zoning standards described in Attachment S-5, attached to the report dated April 24, 2012, from the Commissioner of Planning and Building, be approved subject to the following conditions:
  - (a) That the draft plan of subdivision be approved.
  - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
  - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards not apply to the subject lands.
  - (d) That in accordance with Council Resolution 160-91, a minimum of three car spaces per dwelling, including those in a garage, be required on-site and a minimum of 0.25 on-street visitor parking spaces per dwelling be required for dwellings on lots less than 12 m (39.4 ft.) of frontage for the subject development.
3. That the Plan of Subdivision under file T-M10002 W10, be recommended for approval subject to the conditions contained in Appendix S-4, attached to the report dated April 24, 2012, from the Commissioner of Planning and Building.

- 4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
- 5. That the Site Plan Control By-law (By-law No. 0293-2006), as amended, be amended to include the lands with the "R1-Exception" (Detached Dwellings) and "RM2-Exception" (Semi-Detached Dwellings) zones to ensure compatibility with, and preserve, the existing heritage house and accessory structure.
- 6. That a by-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to execute and affix the Corporate Seal to the Permission to Enter Agreement between Edilou Holdings Inc., Sierra Lane and The Corporation of the City of Mississauga to the satisfaction of the City Solicitor.

**BACKGROUND:**

A public meeting was held by the Planning and Development Committee on June 27, 2011, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the Public Meeting, the Planning and Development Committee passed Recommendation PDC-0039-2011, which was subsequently adopted by Council and is attached as Appendix S-2.

Subsequent to the Public Meeting, the applicant made minor changes to the proposal to increase the front yard setbacks to the dwellings fronting Ninth Line and other minor modifications to some of the dwelling footprints. A revised concept plan is attached to the report as Appendix S-3.

**COMMENTS:**

See Appendix S-1 - Information Report, prepared by the Planning and Building Department.

## **COMMUNITY ISSUES**

A community meeting was held by Ward 10 Councillor, Sue McFadden, on March 2, 2011. A summary of the majority of comments raised by the community at that meeting and the responses from the Planning and Building Department can be found in the Information Report attached to this report as Appendix S-1. There were no additional comments raised at the Public Meeting held on June 27, 2011.

The question regarding the suitability of the site for semi-detached dwellings is discussed in the Planning Comments section of this report.

## **UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**

### **Site Plan Plan Control By-law**

The Site Plan Control By-law is proposed to be amended to subject the "R1-Exception" (Detached Dwellings) and "RM2-Exception" (Semi-Detached Dwellings) zones to site plan control in order to preserve the historic Cordingley House and one storey brick accessory building and ensure compatibility between the heritage structures and the proposed semi-detached dwellings fronting Ninth Line.

### **Halton Region Conservation Authority**

Comments updated April 3, 2012, state that Conservation Halton has reviewed the revised Functional Servicing Report and has no objection to the approval of the zoning amendment subject to appropriate conditions of approval for the draft plan of subdivision.

### **Community Services – Heritage Coordinator**

Comments updated January 12, 2012, state that the applicant has increased the separation between the existing one storey brick accessory building and the driveway for the adjacent semi-

R-1(d)

proposed to the north of the heritage structure and that the Community Services Department now find the proposed development acceptable.

### **Transportation and Works Department**

Comments dated March 28, 2012 indicate that a satisfactory Preliminary Noise Report has been received. The report addresses the impacts to the proposed development from road traffic noise on Ninth Line/Hwy. 407 and the stationary noise associated with the operations of the Union Gas plant/facilities on the west side of Ninth Line and provides recommended mitigation measures.

The applicant has also submitted a satisfactory Functional Servicing Report that outlines the means whereby the external lands (Lots 42-46, Plan 43M-1105) are proposed to be serviced and how the external grading and drainage works will be proposed on an interim basis.

The owner has entered into a 3-party Permission to Enter Agreement with the City of Mississauga and Sierra Lane to obtain permission to enter the lands that will ultimately be owned by Sierra Lane (Lots 42 to 46, M-1105) and currently held by the City. The agreement allows the owner to perform the necessary grading and servicing work in support of their 22 semi-detached dwelling development and extension of Banff Court. A recommendation to obtain the necessary authorization for the City to enter in to the 3-party agreement has been included in this report.

In the event that this application is approved by Council, the owner will be required to make satisfactory arrangements with the City and the Region of Peel for the dedication, design and construction of roads and municipal services required along Ninth Line and the extension of Banff Court in support of this development.

R-1(e)

### **School Accommodation**

In comments, dated March 2, 2011 and May 5, 2011, the Dufferin-Peel Catholic District School Board and the Peel District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98, pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities, need not be applied for this development application.

### **Street Name Change**

The applicant has submitted a request to the City of Mississauga to change the name of Banff Court and its proposed extension to Antonio Cesta Way. The proposed name change has been submitted to the Region of Peel Street Names Committee for review. Further information has been requested by City staff to determine the appropriateness of the proposed change. If approved, the Transportation and Works Department will bring forward a separate report to Council addressing the proposed street name change at a later date.

### **PLANNING COMMENTS**

#### **Official Plan**

As noted in Appendix S-1, the subject lands are designated "Residential-Low Density II" and are subject to special site policies to protect the historic Cordingly House. The proposal is in conformity with the land use designation. With respect to the Cordingly Property, the house, along with the one storey accessory building to the rear, will be retained in accordance with the Special Site 2 policies.

The design of the dwellings facing Ninth Line address the policies requiring appropriate built form, scale, streetscape, context and compatibility. The applicant has proposed dwellings that have a

R-1(f)

heritage appearance, and although they are semi-detached, appear as single detached homes with one front door facing the street. The dwellings will be sufficiently setback from Ninth Line, ensuring that the Cordingly House remains the prominent dwelling.

The remainder of the development completes Banff Court with lot sizes and frontages compatible with the surrounding neighbourhood.

### **New Mississauga Official Plan**

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region on September 22, 2011. Mississauga Official Plan (2011) has been appealed in its entirety; therefore, the existing Mississauga Plan (2003) remains in effect. While the existing Mississauga Plan (2003) is the plan of record against which the application is being reviewed, regard should also be given to the new Mississauga Official Plan (2011).

As noted in the Information Report, the proposed 22 semi-detached dwellings conform with the land use designation contained in the new Mississauga Official Plan and associated policies.

### **Zoning**

The proposed "R1-Exception" (Detached Dwellings), "RM2" (Semi-Detached Dwellings) and "RM2-Exception" (Semi-Detached Dwellings) zoning as shown in Appendix S-5 is appropriate to accommodate the proposed development and will ensure the protection of the existing heritage structures. Since the Public Meeting, the proposed front yard setbacks from Ninth Line to the proposed dwellings have been increased from 2.0 m (6.6 ft.) to the "RM2" Zone standard of 4.5 m (15.0 ft.) to provide a more traditional setback along the street. As a result of the increased front yard setbacks, the proposed rear yards for each of the new dwellings have been reduced between 1.6 m (5.2 ft.) and 3.1 m (10.2 ft.). A minimum distance of 5.7 m (18.7 ft.) is proposed

between a dwelling and the associated detached garage for the "RM2-Exception" zone.

### **Green Development Initiatives**

The applicant has indicated that they will be using energy efficient materials in the construction of the proposed dwellings and providing energy star rated appliances.

### **Draft Plan of Subdivision**

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions as outlined in Appendix S-4. Since the lands are the subject of a Draft Plan of Subdivision under File T-M10002 W10, development will be subject to the completion of services and registration of the plan. Matters such as road and gutter construction, sidewalk design and location, and broader drainage and grading matters will be reviewed through the development engineering process.

**FINANCIAL IMPACT:** Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:** In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. Since the modifications to the Concept Plan are minor, it is recommended that no further public meeting need be held regarding the proposed changes.

The proposed rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal for 22 semi-detached dwellings and the preservation of the existing heritage house and accessory structure is in conformity with Mississauga Plan policies

for the Lisgar District as well as the new Mississauga Official Plan (2011).

2. The proposal represents an appropriate infill development and is compatible with the surrounding land uses as it provides for an appropriate built form and scale to the surrounding residential area with appropriate setbacks to the surrounding dwellings.
3. The proposed "R1-Exception" (Detached Dwellings), "RM2" (Semi-Detached Dwellings) and "RM2-Exeption" (Semi-Detached Dwellings) are appropriate to accommodate the requested uses and meet the overall intent, goals and objectives of Mississauga Plan and the new Mississauga Official Plan (2011).
4. The proposed Draft Plan of Subdivision provides for an efficient use of land and services and will result in the orderly development of the lands at an appropriate density and scale.

**ATTACHMENTS:**

- Appendix S-1: Information Report
- Appendix S-2: Recommendation PDC-0039-2011
- Appendix S-3: Revised Concept Plan
- Appendix S-4: Conditions of Draft Approval
- Appendix S-5: Proposed Zone Standards (Revised)



Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Jeff Markowiak, Development Planner*

R-1(i)



# Corporate Report

Clerk's Files

Originator's

Files OZ 10/016 W10  
T-M10002 W10

**PDC** JUN 27 2011

**DATE:** June 7, 2011

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 27, 2011

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Rezoning and Draft Plan of Subdivision Applications**  
**To permit 22 semi-detached dwellings and preserve the existing**  
**heritage house and accessory structure.**  
**6671 Ninth Line**  
**East side of Ninth Line, south of Derry Road West**  
**Owner: Edilou Holdings Inc. & Cesta Developments Inc.**  
**Applicant: Korsiak & Company Ltd.**  
**Bill 51**

**Public Meeting** **Ward 10**

**RECOMMENDATION:** That the Report dated June 7, 2011, from the Commissioner of Planning and Building regarding the applications to change the Zoning from "R1" (Detached Dwellings) to "R1-Exception" (Detached Dwelling), "RM2" (Semi-Detached Dwellings) and "RM2-Exception" (Semi-Detached Dwellings) and to approve a Draft Plan of Subdivision to permit 22 semi-detached dwellings and preserve the existing heritage house and accessory structure under files OZ 10/016 W10 and T-M10002 W10, Edilou Holdings Inc. & Cesta Developments Inc., 6671 Ninth Line, be received for information.

**BACKGROUND:** The above-noted applications have been circulated for technical comments and a community meeting has been held.

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

**COMMENTS:** The 0.81 ha (2 acre) site is currently occupied by the Cordingley House and a dairy building, which are on the City's Heritage Register and are currently protected under a Notice of Intent to Designate per the *Ontario Heritage Act*. A large metal barn is also on the site but is not listed on the heritage inventory. The applicant is proposing 22 semi-detached dwellings and also to preserve the Cordingley House along with the dairy building on a separate block within the proposed draft plan of subdivision.

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	January 24, 2011
Deemed complete:	January 31, 2011
Height:	2 storeys
Minimum Lot Frontages:	Detached Dwelling (Cordingley House – Lot 6) 20.9 m (68.6 ft.)  Along Ninth Line Semi-Detached Dwellings (Lots 4, 5 & 7) 6.7 m (22.0 ft.)  North and south sides of Banff Court Semi-Detached Dwellings (Lots 1, 2, 3, 8, 9, 10, 11 & 12) 6.8 m (22.3 ft.)

R-1(K)

<b>Development Proposal</b>	
Lot Areas:	<p>Detached Dwelling Cordingley House (Heritage House) Maximum – 656 m<sup>2</sup> (7,061 sq. ft.)</p> <p>Along Ninth Line Semi-Detached Dwellings (Lots 4, 5 &amp; 7): Minimum - 280 m<sup>2</sup> (3,014 sq. ft.)</p> <p>North and south sides of Banff Court Semi-Detached Dwellings (Lots 1, 2, 3, 8, 9, 10, 11 &amp; 12) Minimum – 200 m<sup>2</sup> (2,153 sq. ft.)</p>
Net Density:	34.8 units/ha (86.0 units/acre)
Number of units:	22 semi-detached dwellings
Anticipated Population:	74* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Parking Required:	2 spaces per unit
Parking Provided:	2 spaces per unit
Supporting Documents:	<p>Plan of Survey Draft Plan of Subdivision Building Elevations and Floor Plans Planning Justification Report Heritage Impact Study Noise Feasibility Study Arborist Report Existing Tree Inventory &amp; Removal Plan Phase I and II Environmental Evaluation Functional Servicing Report</p>

R-1(C1)

<b>Site Characteristics</b>	
Frontage:	70 m ( 229.7 ft.) on Ninth Line
Depth:	106 m (347.77 ft.) Irregular
Lot Area:	0.81 ha (2.0 ac.)
Existing Use:	Cordingley House, dairy building, a barn and vacant lands

**Neighbourhood Context**

The subject property is located within an established residential neighbourhood within the Lisgar District. On the abutting lands to the north there are townhouses. The abutting lands to west consist of five (5) vacant lots held in escrow by the City of Mississauga until such time as Banff Court is extended westerly. Further east of the vacant lots and to the south are detached dwellings. The lands immediately to the west are the Union Gas plant which screened from Ninth Line by a largely wooded area. The Cordingley House, dairy building and metal barn currently occupy the portion of the lands abutting Ninth Line with sloped vacant land to the rear towards Banff Court.

Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Townhouse Dwellings.
- East: Five (5) vacant residential held in escrow by the City of Mississauga, Detached Dwellings and Dillingwood Drive.
- South: Detached Dwellings.
- West: Across Ninth Line, Union Gas facility.

**Current Mississauga Plan Designation and Policies for Lisgar Planning District (May 5, 2003)**

**"Residential - Low Density II - Special Site 2"** which permits detached, semi-detached, street townhouse and duplex dwellings,

R-1(m)

within a density range of 17 - 45 units per net residential hectare (7-18 units per net residential acre).

The "**Special Site 2**" policies require that provisions should be made to integrate the existing Cordingley House at 6671 Ninth Line, which is recommended for designation under the *Ontario Heritage Act*, with future development plans.

The applications are in conformity with the land use designation and no official plan amendments are proposed.

There are other policies in the Official Plan which are also applicable in the review of these applications including:

#### Urban Design Policies

Section 3.18 of Mississauga Plan provides for policies which speak to appropriate built form, scale, streetscape, context and compatibility with the surrounding built form. This section also speaks to road and lotting patterns are to retain and incorporate established patterns of development and heritage resources. Heritage Resources should be conserved and incorporated into the community design and new development in a manner that enhances the heritage resources and makes them a focal point for the community.

#### Residential Policies

Section 3.2.3 of Mississauga Plan indicates that residential design will be promoted in a form which reinforces and enhances the local community character, respects its immediate context, and creates a quality living environment. Innovative housing types and zoning standards will be encouraged.

#### Heritage Policies

Section 3.20.3 of Mississauga Plan contains policies which requires that development adjacent to a Heritage Site is encouraged to be compatible with the Heritage Site and properties designated

R-1(n)

under the *Ontario Heritage Act* will be required to have regard for the preservation of the significant architectural features.

**New Mississauga Official Plan**

Mississauga Official Plan was adopted by City Council on September 29, 2010. Until the new Mississauga Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan continues to be in effect. While the existing Official Plan is the plan of record against which the application is being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "**Residential Low Density II**". The proposed 22 semi-detached dwellings conform with the land use designation contained in the new Mississauga Official Plan and associated policies.

**Existing Zoning**

"**R1 (Detached Dwellings)**", which permits detached dwellings with a 22.5 m (73.8 ft.) minimum lot frontage for both interior and corner lots.

**Proposed Zoning By-law Amendment**

"**R1-Exception (Detached Dwelling)**" to preserve the existing heritage house and accessory structure subject to the following modified standards:

	<b>Required Zoning By-law Standard</b>	<b>Proposed Standard</b>
Minimum Lot Frontage	22.5 m (73.82 ft)	20.9 m (68.57 ft)
Minimum Lot Area	750 m <sup>2</sup> (8 072.93 sq. ft)	655 m <sup>2</sup> (7 050.36 sq. ft)
Maximum Lot Coverage	25 %	32 %

"RM2" (Semi-Detached Dwellings), to permit semi-detached dwellings and "RM2-Exception" (Semi-Detached Dwellings) to permit semi-detached dwellings with a reduction in lot frontages and lot areas.

As part of the rezoning, the applicant is proposing that the following standards be applied for the parcel identified on Ninth Line proposing a "RM2-Exception" (Semi-Detached Dwellings) zone category:

	Required Zoning By-law Standard	Proposed Standard
Minimum Lot Frontage	6.8 m (22.3 ft.)	6.7 m (21.9 ft.)
Minimum Front Yard Setback	4.5 m (14.8 ft.)	2.0 m (6.6 ft.)
Minimum Rear Yard Setback	7.5 m (24.6 ft.)	to be determined
Minimum Setback of a Detached Garage to a Semi-Detached Dwelling	N/A	7.5 m (24.6 ft.)
Detached Garage	Not Permitted	Permitted

\* for the purpose of the proposed 'Exception Zone' Ninth Line is considered the frontage (Appendix I-4).

### COMMUNITY ISSUES

A community meeting was held by Ward 10 Councillor, Sue McFadden on March 2, 2011.

The following is a summary of comments raised by the community:

- Suitability of townhouses versus additional detached dwellings;
- Concern about outcome of the Cordingley House and existing barn and metal building on the site;

R-1(p)

- General increase in traffic in the area and from Banff Court;
- Question if there would be access from Ninth Line or access being only from Banff Court;
- Concern about dust and noise during the construction of the subdivision;
- Who will build the five (5) vacant lots along Banff Court.

### **Response**

The comments regarding suitability of the proposed development will be considered by the Planning and Building Department in a future Supplementary Report and evaluated against the Mississauga Plan policies regarding compatibility, design and the Heritage specified in the plan. The applicant intends to preserve the Cordingley House as specified in the Mississauga Plan and to incorporate design elements to enhance the heritage house. With respects to traffic concerns, the existing street network can accommodate the proposed development as the intent to continue Banff Road has been maintained for this proposal. The applicant is required to conform with the City's noise by-laws and has not advised the City as to the purchase of the vacant lots abutting this property. All plans and studies submitted with this application are under review.

### **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-8 and school accommodation information is contained in Appendix I-9. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- Compatibility and transition within the stable residential neighbourhood to the north, south and east;
- Tree Preservation Plan and enhanced landscape plans for the Ninth Line and Banff Court streetscape;
- Archeological Assessment of the subject property;

- Review of the requested zoning standards, in particular proposed setbacks to Ninth Line, the Cordingley House and accessory dairy building being preserved;
- Further details in the Functional Servicing Report for Conservation Halton review and Transportation and Works requirements;
- Clarification of timing of development of the adjacent undeveloped Lots 42-46, Plan 43M-1105;
- Satisfactory arrangements with the Transportation and Works Department for service connections, temporary grading and/or drainage works required for the abutting undeveloped Lots 42-46, Plan 43M-1105;
- A letter from the geotechnical consulting engineer outlining findings and conclusions of the Phase I and Phase II Environmental Site Assessments;

#### **OTHER INFORMATION**

##### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and other matters which will require the applicant to enter into appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

**FINANCIAL IMPACT:** Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:** Most agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding this applications.

**ATTACHMENTS:**

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Lisgar District Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map

- Appendix I-5: Draft Plan of Subdivision
- Appendix I-6: Concept Plan
- Appendix I-7: Elevations
- Appendix I-8: Agency Comments
- Appendix I-9: School Accommodation
- Appendix I-10: General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Erica Pallotta, Development Planner*

R-1(S)

Appendix I-1

**Edilou Holdings Inc. & Cesta Developments Inc.**

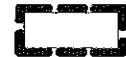
**File: OZ 10/016 W10  
and T-M10002 W10**

### **Site History**

- +/- 1843 – The Cordingly House was first constructed.
- June 11, 1997 – T-M 87053 Phase 2 was register as 43M-1105 Phase 2 for the surrounding lands outlining the existing limits of Banff Court and future development of Lots 42-46.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "R1" (Detached Dwellings).



**LEGEND:**

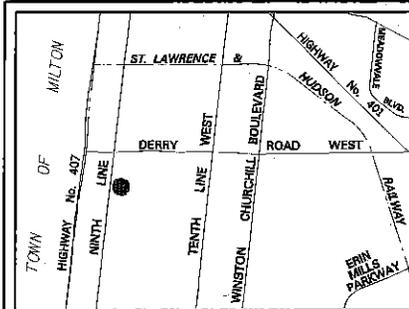


**SUBJECT LANDS**

DATE OF AERIAL PHOTO: 03/20210



**SUBJECT: EDILOU HOLDINGS INC. & CESTA DEVELOPMENTS INC.**



FILE NO:  
OZ 10016 W10  
T-M10002 W10

DWG. NO:  
10016A

SCALE:  
1:2500

PDC DATE:  
2011 06 27

DRAWN BY:  
B. KRUGER

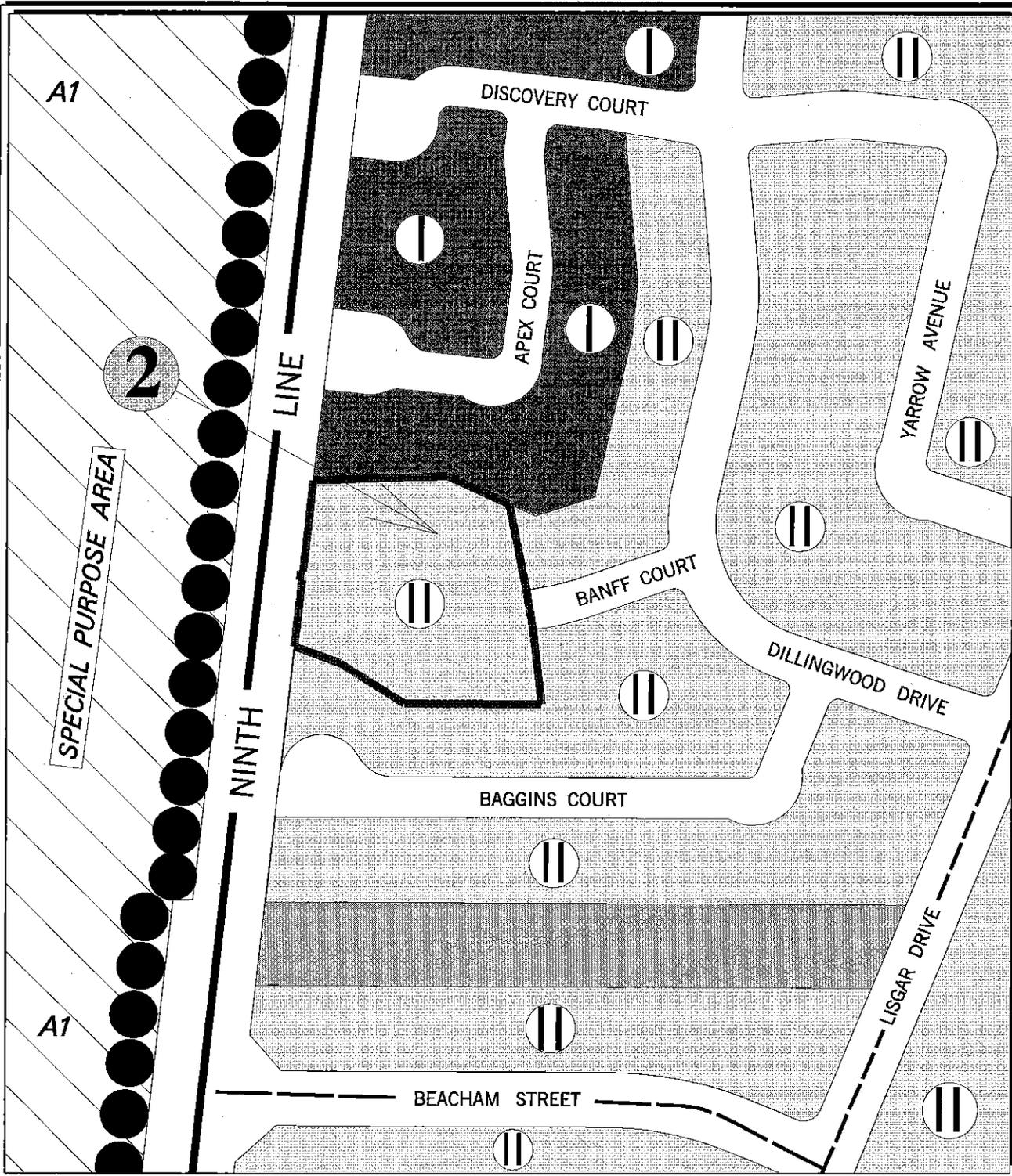
APPENDIX I-2

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

R-1(4)

2-1 (C)



**PART OF LISGAR DISTRICT LAND USE MAP  
LISGAR DISTRICT POLICIES OF MISSISSAUGA PLAN**

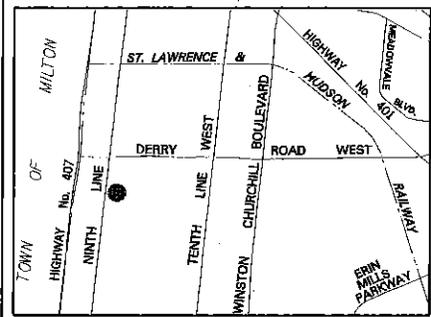
- | LAND USE DESIGNATIONS |                                 | TRANSPORTATION LEGEND  |  |
|-----------------------|---------------------------------|------------------------|--|
|                       | Residential - Low Density I     |                        | Provincial Highway and Interchange             |
|                       | Residential - Low Density II    |                        | Arterial                                       |
|                       | Residential - Medium Density I  |                        | Major Collector                                |
|                       | Residential - Medium Density II |                        | Minor Collector                                |
|                       | General Retail Commercial       |                        | Local Road                                     |
|                       | Convenience Retail Commercial   |                        | Existing Commuter Rail                         |
|                       | Motor Vehicle Commercial        |                        | Commuter Rail Station                          |
|                       | Public Open Space               | <b>LAND USE LEGEND</b> |  |
|                       | Greenbelt                       |                        | Cem - Cemetery                                 |
|                       | Utility                         |                        | Existing Stormwater Management Facility        |
|                       |                                 |                        | Planning District                              |
|                       |                                 |                        | Special Site Areas (See Special Site Policies) |

**NOTE:**  
ANY PART OF THE ROAD NETWORK SHOWN OUTSIDE THE CITY BOUNDARIES IS SHOWN FOR INFORMATION PURPOSES ONLY.

**SUBJECT LANDS**



**SUBJECT: EDILOU HOLDINGS INC. & CESTA DEVELOPMENTS INC.**



**FILE NO:**  
OZ 10-016 W10  
T-M10002 W10

**DWG. NO:**  
10016L

**SCALE:**  
NTS

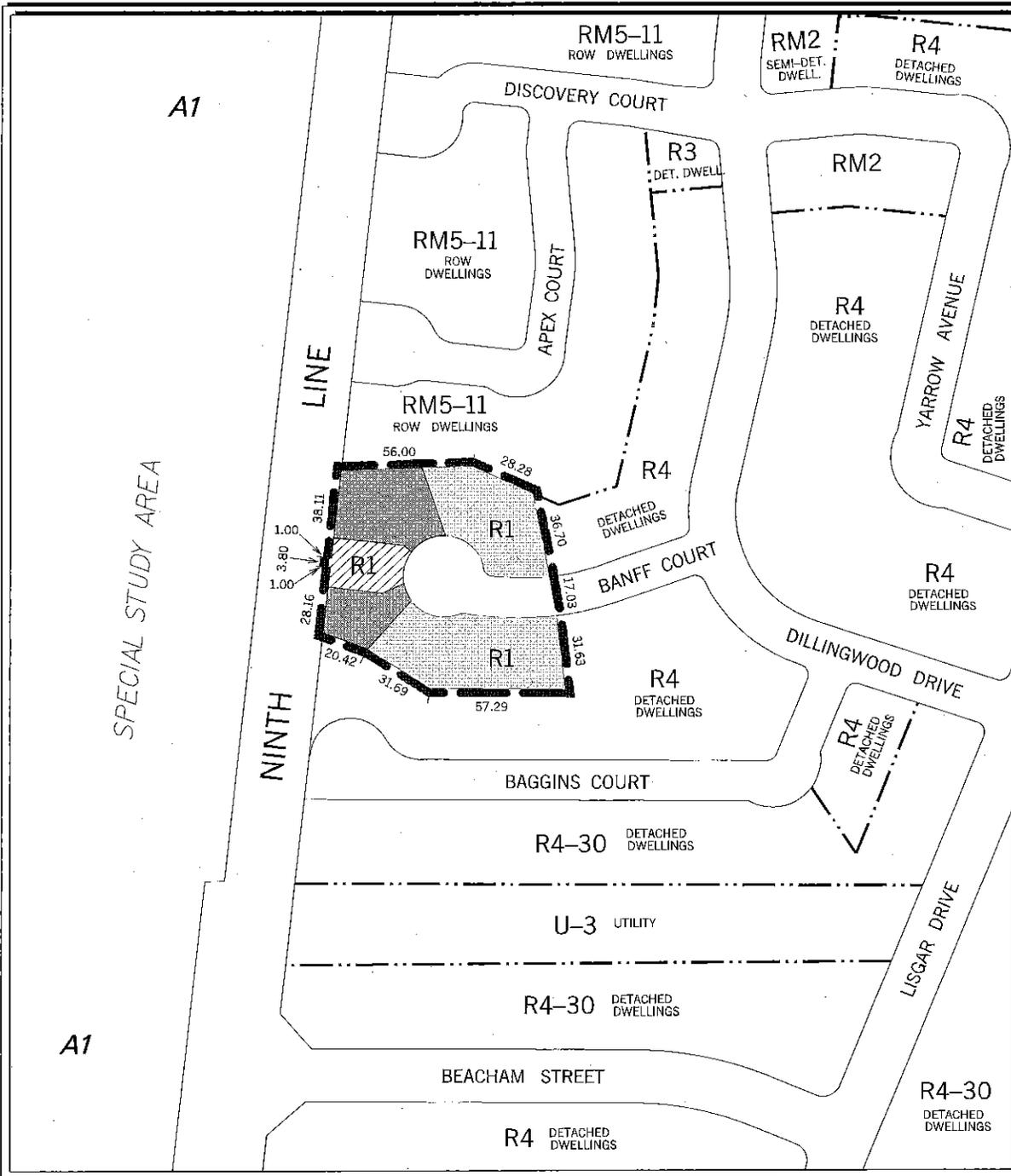
**PDC DATE:**  
2011 06 27

**DRAWN BY:**  
B. KRUGER

APPENDIX I-3

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

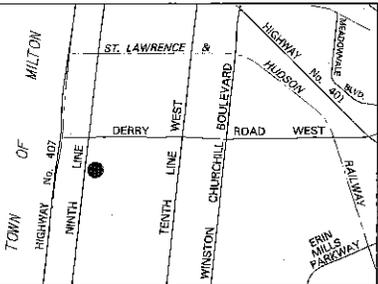


- LEGEND:**
-  **SUBJECT LANDS**
  -  **PROPOSED REZONING FROM "R1" (DETACHED DWELLINGS) TO "RM2" (SEMI-DETACHED DWELLINGS) TO PERMIT 16 SEMI-DETACHED DWELLINGS.**
  -  **PROPOSED REZONING FROM "R1" (DETACHED DWELLINGS) TO "RM2-EXCEPTION" (SEMI-DETACHED DWELLINGS) TO PERMIT 6 SEMI-DETACHED DWELLINGS**
  -  **PROPOSED REZONING FROM "R1" (DETACHED DWELLINGS) TO "R1-EXCEPTION" (DETACHED DWELLING) TO PRESERVE THE EXISTING HERITAGE HOUSE AND ACCESSORY STRUCTURE.**

**NOTE:** EXISTING ZONING DELINEATED ON THE PLAN  
 PROPOSED ZONING INDICATED BY SHADING WITHIN  
 THE APPLICATION AREA.



**SUBJECT: EDILOU HOLDINGS INC. & CESTA DEVELOPMENTS INC.**

	<b>FILE NO:</b> OZ 10016 W10 T-M10002 W10	<b>APPENDIX I-4</b>
	<b>DWG. NO:</b> 10016R	
	<b>SCALE:</b> 1:2500	
	<b>PDC DATE:</b> 2011 06 27	
<b>DRAWN BY:</b> B. KRUGER		Produced by <b>T&amp;W, Geomatics</b>
		

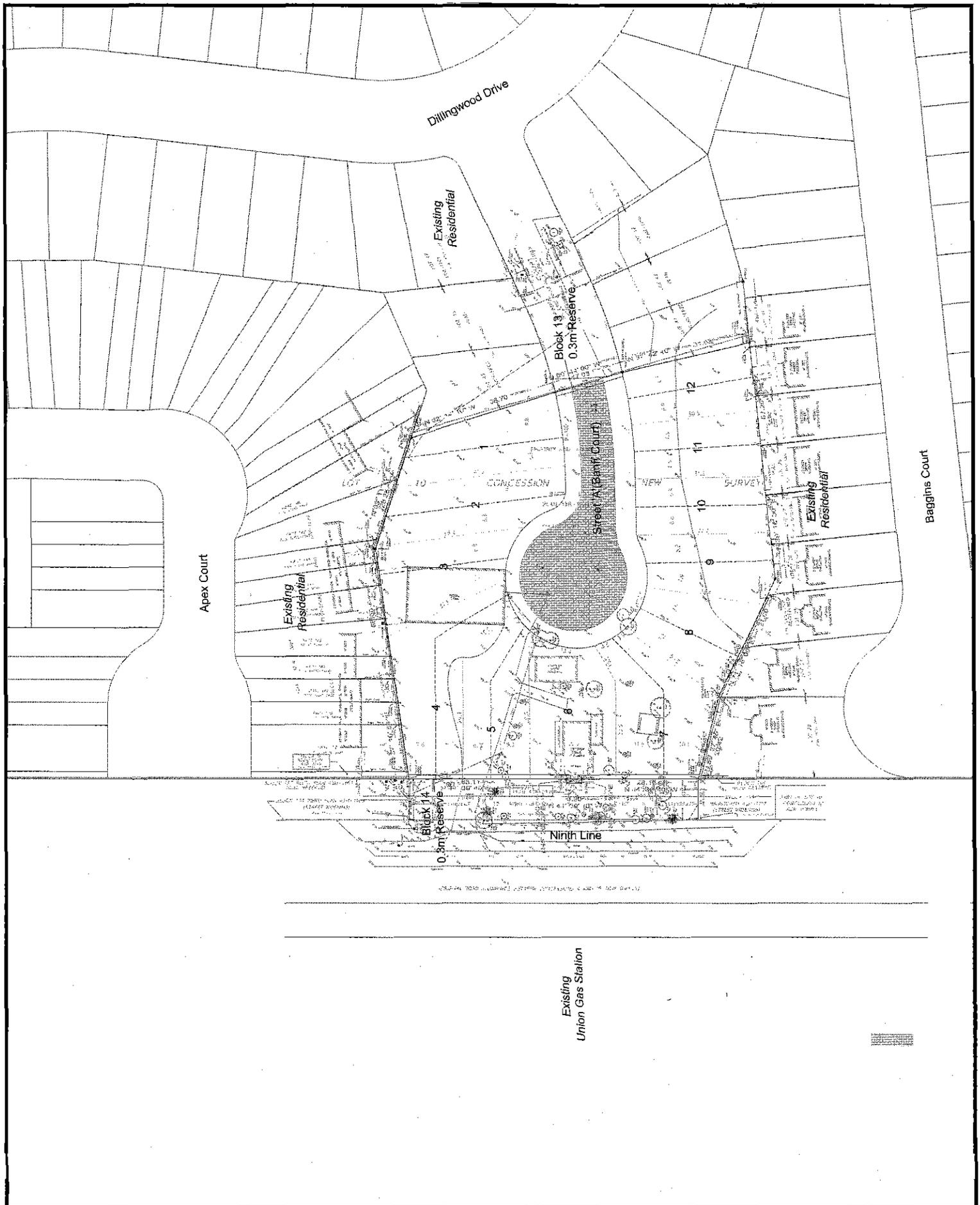
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R-1(N)

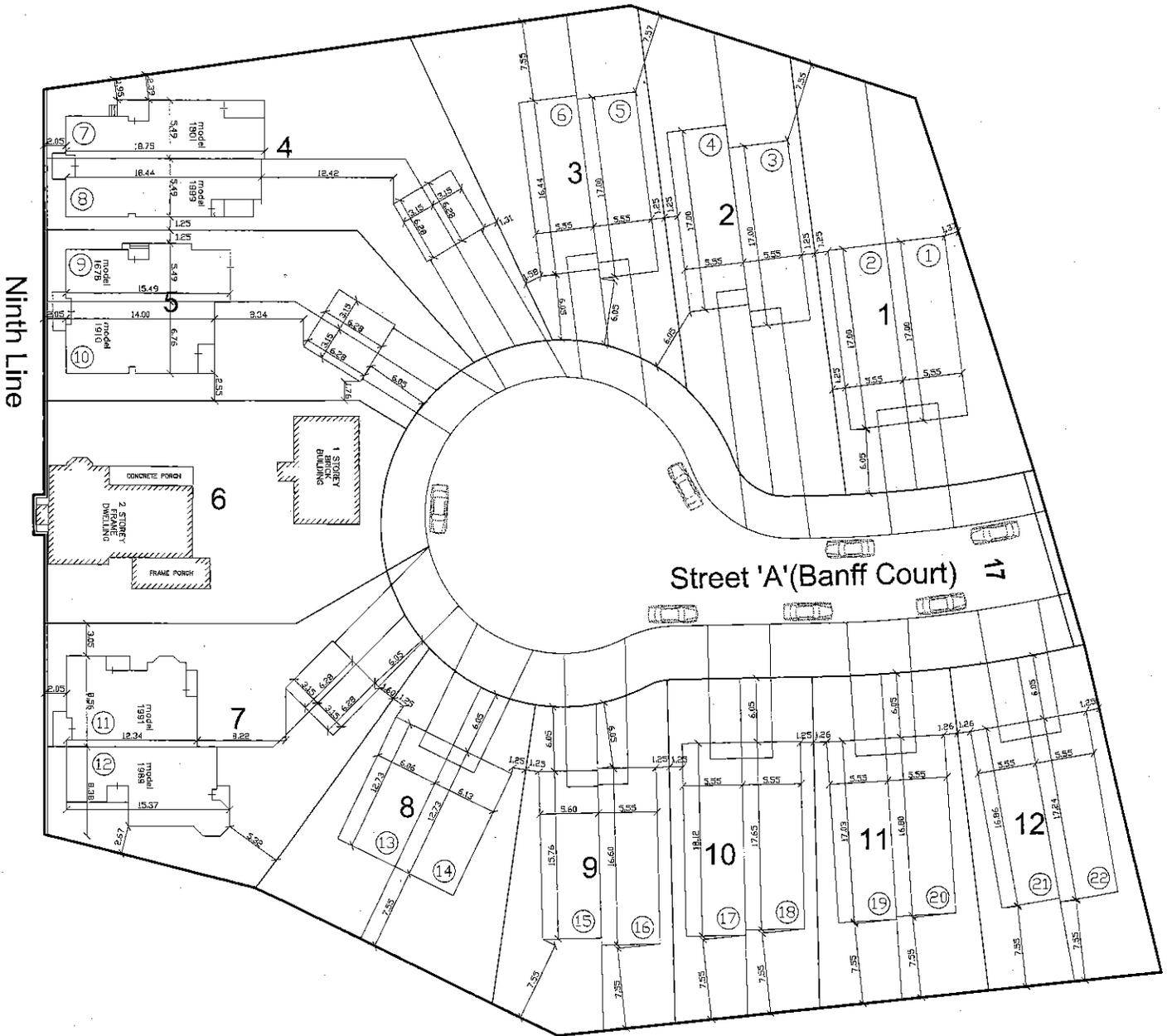
R-1(W)

DRAFT PLAN OF SUBDIVISION

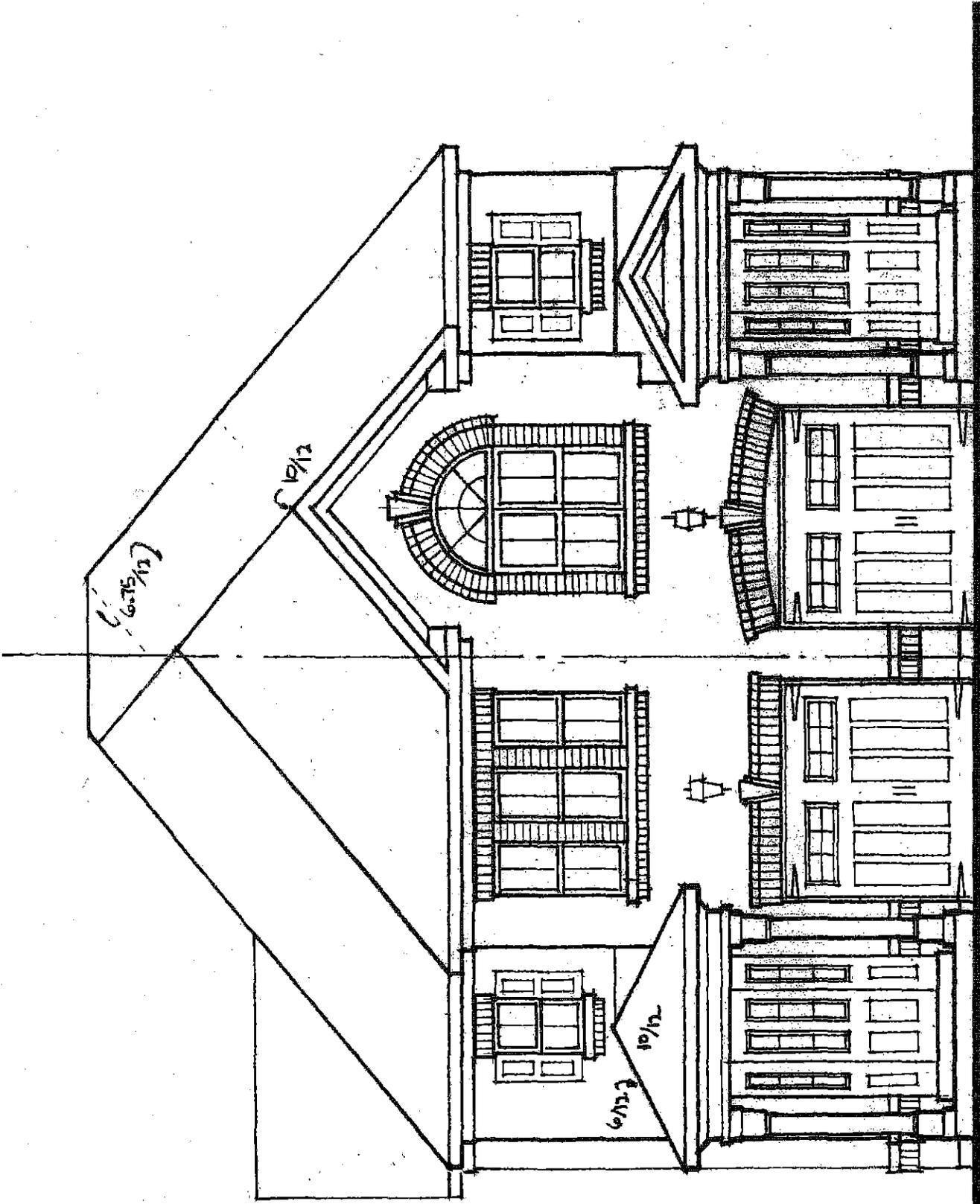
APPENDIX I-5



Existing Residential



Existing Residential

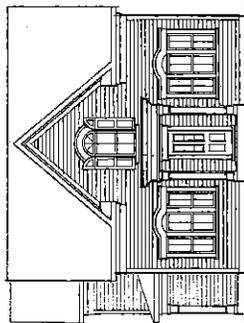


ELEVATION 'A2'  
MODEL 1781 S.F.  
UNIT 19

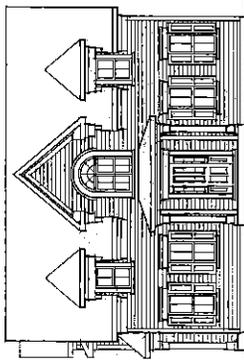
ELEVATION 'A1'  
MODEL 1710 S.F.  
UNIT 20

R-1(z)

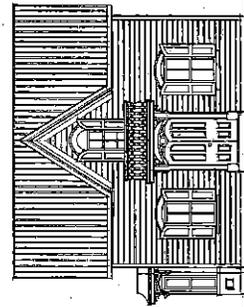
STREETSCAPE



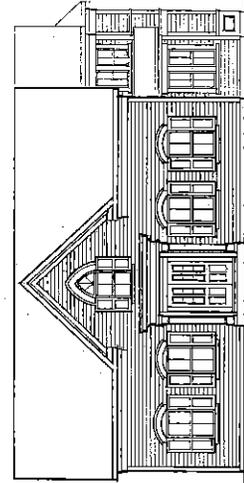
MODEL 1803



MODEL 1678



EXISTING HERITAGE HOUSE



MODEL 1991

MODEL 1989

Edilou Holdings Inc. and Cesta Developments Inc.

File: OZ 10/016 W10  
and T-M10002 W10

## Agency Comments

The following is a summary of comments from agencies and departments regarding the applications:

Agency / Comment Date	Comment
Region of Peel (April 8, 2011)	<p>The Planning Justification Report for Cesta Developments Inc./Edilou Holdings Inc. prepared by Korsiak &amp; Company dated January 2011 has been reviewed. Regional staff note that Regional and Provincial policies have been referenced. The lands are within Region of Peel's urban boundary therefore, a Region of Peel Official Plan amendment is not required.</p> <p>The Functional Service Report prepared by Skira and Associates Ltd, dated January 21, 2011 has been reviewed and is found to be satisfactory</p> <p>Municipal sanitary sewer facilities consist of 250 mm (9.8") diameter sanitary sewer on Banff Court, and 250 mm (9.8") diameter sanitary sewer on Dillingwood Drive. Sanitary servicing will require extension of 250 mm (9.8") diameter sanitary sewer on Banff Court from existing Manhole to the end of subject property and water servicing will require the construction of 150 mm (5.9") diameter watermain on Banff Court from the existing 150 mm (5.9") diameter to the end of subject property.</p> <p>Water facilities consist of 150 mm (5.9") diameter watermain located on Banff Court, and 200 mm (7.9") diameter watermain on Dillingwood Drive.</p> <p>The lands are located in Water Pressure Zone 5.</p> <p>Provisions will be required in the sanitary sewers to</p>

Edilou Holdings Inc. and Cesta Developments Inc.

File: OZ 10/016 W10  
and T-M10002 W10

Agency / Comment Date	Comment
	<p>accommodate external lands to the east of the subject property.</p> <p>According to Region of Peel records, there is no indication of the existence of a municipal waste disposal site or hazardous wastes in the vicinity of the subject lands.</p> <p>Curbside Collection will be provided by the Region of Peel.</p>
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (March 2, 2011 And May 5, 2011)</p>	<p>In comments, dated May 5, 2011 and March 2, 2011, the Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding educational facilities need not be applied for this development application.</p>
<p>Halton Region Conservation Authority (April 8, 2011)</p>	<p>Stormwater Management:</p> <p>Staff have reviewed the proposed draft plan as well as the Functional Servicing Report, prepared by Skira and Associates Ltd., dated revised January 21, 2010 (assumed to be 2011) and received by Conservation Halton on March 2, 2011. The document provides limited discussion with respect to stormwater management and does not confirm that the proposed increase in impervious area, as a result of the change from detached to semi-detached dwellings, can be accommodated in the existing stormwater management system. Staff request additional information be incorporated into the Functional Servicing Report in advance of approving the zoning and draft plan to confirm that the requested zoning and associated impervious levels are appropriate and can be accommodated by the stormwater system.</p>

Edilou Holdings Inc. and Cesta Developments Inc.

File: OZ 10/016 W10  
and T-M10002 W10

Agency / Comment Date	Comment
<p>City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (March 24, 2011)</p>	<p>In comments dated March 24, 2011 this Department notes that Lisgar Fields (P-441) is located approximately 290 metres (951 ft.) from the subject property. Lisgar Fields contain a play site, three basketball hoops, two soccer fields, four tennis courts and a multipad. The City's requirements for parks are met for this area.</p> <p>Prior to registration of draft plan, a cash contribution for street tree planting will be required. Further, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>
<p>City Community Services Department – Culture Division (May 16, 2011)</p>	<p>The property is listed on the City's Heritage Register and is currently protected under a Notice of Intent to Designate per the <i>Ontario Heritage Act</i>.</p> <p>The property has archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Tourism and Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.</p> <p>Per the submitted plans for the Draft Plan of Subdivision application, the south property line of Lot 5, Street 'A' should be moved further north to provide a wider buffer between the existing 1 Storey Brick Building, and the proposed driveway</p>

Edilou Holdings Inc. and Cesta Developments Inc.

File: OZ 10/016 W10  
and T-M10002 W10

Agency / Comment Date	Comment
	for Lot 5. Protective solid board hoarding may be required during construction to protect the existing heritage buildings.
Heritage Advisory Committee (May 11, 2011)	<p>HAC-0020-2011</p> <p>That the Cordingley House, 6671 Ninth Line, and the adjacent brick outbuilding, be designated under the <i>Ontario Heritage Act</i> for its physical/design, historical/associative and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.</p> <p>This recommendation was approved by General Committee on May 4, 2011 and subsequently adopted by City Council on May 11, 2011 via Resolution 0134-2011.</p>
City Transportation and Works Department (May 25, 2011)	<p>The Transportation and Works Department comments dated May 25, 2011 indicated that a Preliminary Noise Report dated November 23, 2010 has been received, which addresses the impacts to the proposed development from road traffic noise on Ninth Line/Hwy. 407 and the stationary noise associated with the operations of the Union Gas plant/facilities on the west side of Ninth Line and recommended mitigation measures.</p> <p>The applicant has also submitted a Functional Servicing Report by Skira and Assoc. dated November 30, 2010 indicating the means whereby the lands are proposed to be serviced and graded; and the temporary grading works that are proposed on the adjacent undeveloped Lots 42-46, Plan 43M-1105.</p> <p>Phase I and Phase II Environmental Site Assessments dated April 2010, by B. A. Brown and Associates are also under review by this department.</p> <p>Prior to a Supplementary Report proceeding to Council, the applicant will be required:</p> <ul style="list-style-type: none"> <li>• to contact the owner of the adjacent undeveloped Lots 42-46, Plan 43M-1105 determined the timing of the</li> </ul>

Edilou Holdings Inc. and Cesta Developments Inc.

File: OZ 10/016 W10  
and T-M10002 W10

Agency / Comment Date	Comment
	<p>development of these properties,</p> <ul style="list-style-type: none"> <li>• to make satisfactory arrangements with the Transportation and Works Department for the provision of service connections for Lots 42-46, Plan 43M-1105 and requirement for any temporary grading and/or drainage works required on an interim basis,</li> <li>• to provide a letter from the geotechnical consulting engineer allowing the City to rely on the findings and conclusions of the Phase I and Phase II Environmental Site Assessments submitted with the application, and;</li> <li>• to address the required revisions to the Functional Servicing Report.</li> </ul> <p>Further detailed comments/conditions will be provided prior the supplementary meeting pending receipt and review of the requested information.</p>
<p>Other City Departments and External Agencies</p>	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Bell Canada Canada Post Corporation Enersource Hydro Mississauga Ministry of Transportation Town of Milton</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments to date:</p> <p>City Community Services Department – Fire and Emergency Services Division</p>

Edilou Holdings Inc. and Cesta Developments Inc.

File: OZ 10/016 W10  
and T-M10002 W10

**School Accommodation**

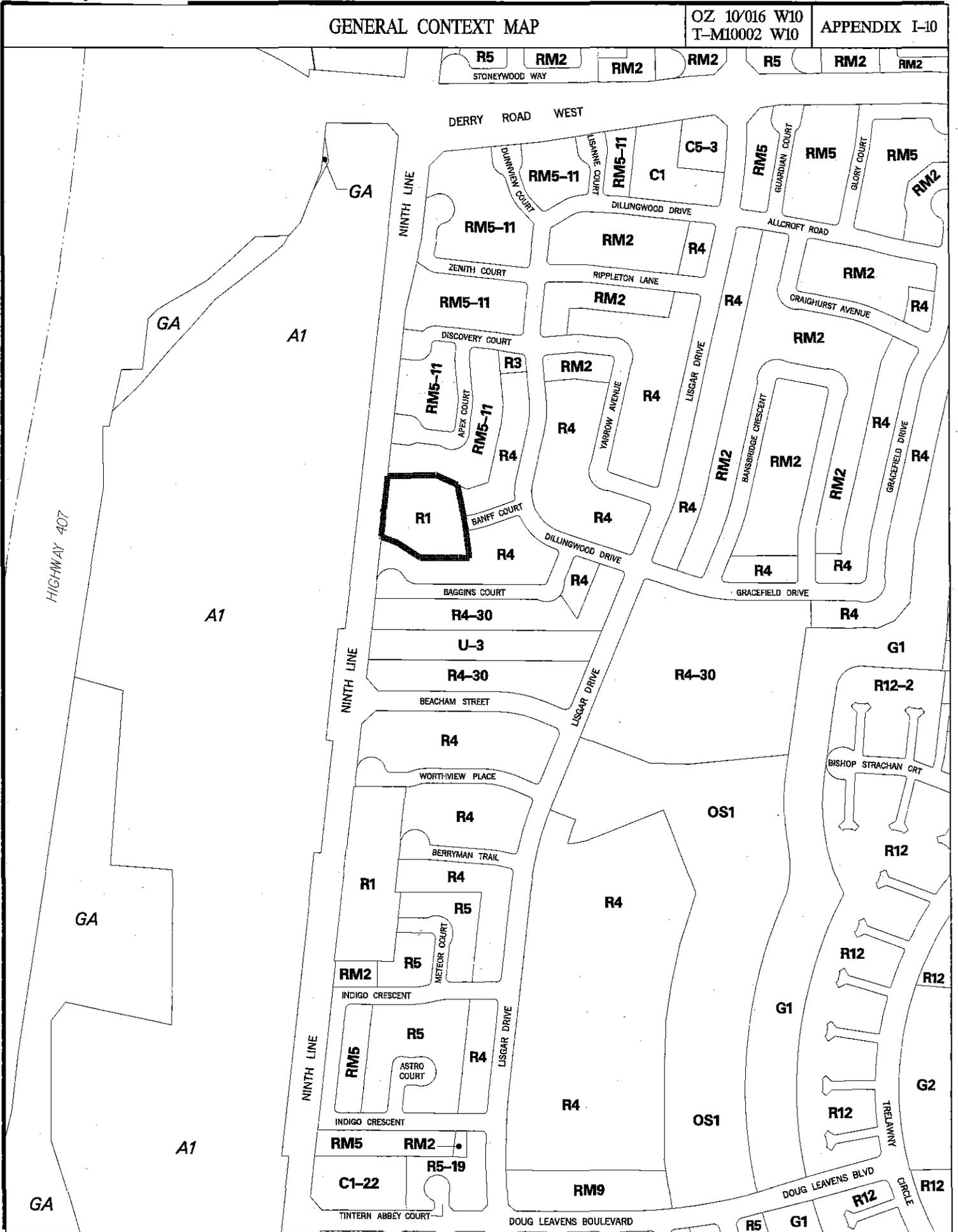
<b>The Peel District School Board</b>	<b>The Dufferin-Peel Catholic District School Board</b>
<ul style="list-style-type: none"> <li>• Student Yield:               <ul style="list-style-type: none"> <li>4 Kindergarten to Grade 5</li> <li>6 Grade 6 to Grade 8</li> <li>3 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>• School Accommodation:               <ul style="list-style-type: none"> <li>Trelawny Public School                   <ul style="list-style-type: none"> <li>Enrolment: 377</li> <li>Capacity: 365</li> <li>Portables: 0</li> </ul> </li> <li>Lisgar Middle School                   <ul style="list-style-type: none"> <li>Enrolment: 676</li> <li>Capacity: 688</li> <li>Portables: 0</li> </ul> </li> <li>Meadowvale Secondary School                   <ul style="list-style-type: none"> <li>Enrolment: 1,468</li> <li>Capacity: 1,497</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Student Yield:               <ul style="list-style-type: none"> <li>3 Junior Kindergarten to Grade 8</li> <li>1 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>• School Accommodation:               <ul style="list-style-type: none"> <li>St. Therese of the Child Jesus                   <ul style="list-style-type: none"> <li>Enrolment: 594</li> <li>Capacity: 446</li> <li>Portables: 8</li> </ul> </li> <li>Our Lady of Mount Carmel                   <ul style="list-style-type: none"> <li>Enrolment: 1,886</li> <li>Capacity: 1,320</li> <li>Portables: 16</li> </ul> </li> </ul> </li> </ul>

R-1(g)(g)

GENERAL CONTEXT MAP

OZ 10/016 W10  
T-M10002 W10

APPENDIX I-10



B.K.

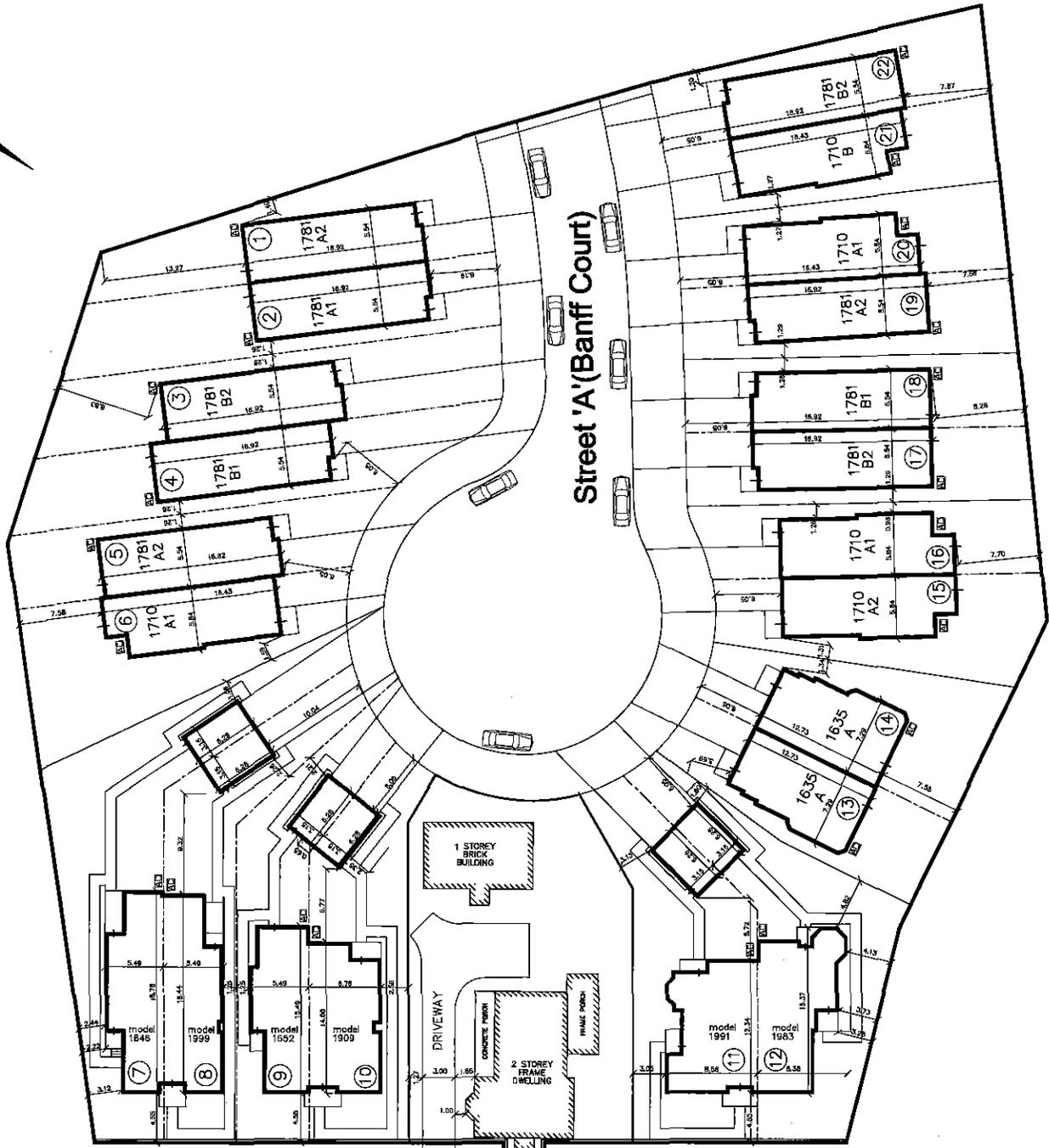
**Edilou Holdings Inc. & Cesta Developments Inc.**

**Files: OZ 10/016 W10  
T-M10002 W10**

**Recommendation PDC-0039-2011**

PDC-0039-2011

“That the Report dated June 7, 2011, from the Commissioner of Planning and Building regarding the applications to change the Zoning from "R1" (Detached Dwellings) to "R1-Exception" (Detached Dwelling), "RM2" (Semi-Detached Dwellings) and "RM2-Exception" (Semi-Detached Dwellings) and to approve a Draft Plan of Subdivision to permit 22 semi-detached dwellings and preserve the existing heritage house and accessory structure under files OZ 10/016 W10 and T-M10002 W10, Edilou Holdings Inc. & Cesta Developments Inc., 6671 Ninth Line, be received, and, notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting.  
File: OZ 10/016 W10 and T-M10002 W10  
AMENDED (Councillor George Carlson)”



Edge of Pavement

Ninth Line

Centerline of Pavement



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**SCHEDULE A  
CONDITIONS OF APPROVAL**

**FILE:** T-M10002 W10

**SUBJECT:** Draft Plan of Subdivision  
Part of Lot 10, Concession 10, New Survey  
East side of Ninth Line, south of Derry Road West  
City of Mississauga  
Edilou Holdings Inc. & Cesta Developments Inc.

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Approval of a draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, will be valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft plan.

**NOTE:** City is "The Corporation of the City of Mississauga"  
Region is "The Regional Municipality of Peel"

The City has not required either the dedication of land for park or other public recreational purposes, or the payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the Planning Act, R.S.O. 1990, c.P.13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the Planning Act, R.S.O. 1990, C.P.13 as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated March 28, 2012.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, grading, signals, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED

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TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 That a Zoning By-Law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 8.0 That in accordance with CPD Resolution 0121-91, that a minimum of three car spaces per dwelling, including those in a garage be required and a minimum of 0.25 visitor parking space per dwelling be required on the street for the subject development.
- 9.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
- 10.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 11.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 12.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Development Agreement and all offers of purchase and sale for all residential lots, the following warning clauses until the permanent school for the area has been completed:
  - 12.1 Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in

temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.

- 12.2 That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- 13.0 That the Servicing Agreement shall contain a clause satisfactory to the Dufferin-Peel Catholic District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.
- 14.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Development Agreement and on all offers of purchase and sale for a period of five years after registration of the plan:
- 14.1 Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel District School Board to determine the exact schools.
- 15.0 That the Servicing Agreement shall contain a clause satisfactory to the Peel District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.
- 16.0 Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 17.0 Prior to execution of the Servicing Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

- 18.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

**THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.**

Edilou Holdings Inc. & Cesta Developments Inc.

Files: OZ 10/016 W10  
T-M10002 W10

**Proposed Zoning Standards (Revised) – "RM2-Exception" (Semi-Detached Dwellings)**

	<b>Required Zoning By-law Standard</b>	<b>Proposed Standard</b>
Minimum Lot Frontage	6.8 m (22.3 ft.)	6.7 m (21.9 ft.)
Minimum Rear Yard Setback	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
Detached Garage	Not Permitted	Permitted
Minimum Setback of a Detached Garage to a Semi-Detached Dwelling	N/A	5.7 m (18.7 ft.)



# Corporate Report

Clerk's Files

Originator's

Files OZ 11/007 W6  
T-M11004 W6

R-2

**DATE:** April 30, 2012



**TO:** Mayor and Members of Council  
Meeting Date: May 23, 2012

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Official Plan Amendment, Rezoning and Draft Plan of  
Subdivision Applications**  
**To permit 104 townhouse dwellings on a CEC private road  
5881 Creditview Road**  
**East side of Creditview Road, south of Britannia Road West**  
**Owner/Applicant: National Homes (Creditview) Inc.**  
**Bill 51**

**Supplementary Report**

**Ward 6**

**RECOMMENDATION:** That the Report dated April 30, 2012, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 11/007 W6 and T-M11004 W6, National Homes (Creditview) Inc., 5881 Creditview Road, east side of Creditview Road, south of Britannia Road West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any

further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Plan from "Residential Low Density II" to "Residential Medium Density I" to permit 104 townhouse dwellings on a CEC private road, be approved.
3. That the application to change the Zoning from "RM2" (Semi-Detached Dwellings) to "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road) to permit 104 townhouse dwellings on a CEC private road in accordance with the proposed zoning standards described in the Supplementary Report dated April 30, 2011, be approved subject to the following conditions:

- (a) That the draft plan of subdivision be approved.
- (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
- (c) In accordance with Council Resolution 152-98:

"Prior to final approval, the City of Mississauga shall be advised by the Peel District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Peel District School Board for this plan."

"That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98, requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Dufferin-Peel Catholic District School Board, not apply to the subject lands."

4. That the Plan of Subdivision under file T-M11004 W6, be recommended for approval subject to the conditions contained in Appendix S-7, attached to the report dated April 30, 2012, from the Commissioner of Planning and Building:
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
6. That the Region of Peel be requested to make appropriate modifications to the new Mississauga Official Plan through the Regional approval process to redesignate the lands from "Residential Low Density II" to "Residential Medium Density I".

**BACKGROUND:**

A public meeting was held by the Planning and Development Committee on February 13, 2012, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the Public Meeting, the Planning and Development Committee passed Recommendation PDC-0012-2012 which was subsequently adopted by Council and is attached as Appendix S-2.

Since the Public Meeting, the applicant has made minor revisions to the proposal to address the concerns raised by the community and at Planning and Development Committee meeting. The rear yards of the proposed townhouses abutting the homes on Garcia Road have been increased and one additional visitor parking space has been provided.

**COMMENTS:**

See Appendix S-1 - Information Report prepared by the Planning and Building Department.

**COMMUNITY ISSUES****Comment**

Concerns were raised regarding the impact of additional traffic arising from the proposal.

**Response**

An acceptable Traffic Impact Study has been provided in support of the applications which demonstrate that the additional vehicular traffic generated by the proposal can be adequately accommodated in the existing street network.

**Comment**

Concerns were raised regarding the adequacy of the number of visitor parking spaces proposed and the resultant increase in visitors parking on adjacent streets.

**Response**

Since the Public Meeting, one additional visitor parking space has been added to ensure conformity with the Zoning By-law requirement of 0.25 visitor parking spaces per unit. A total of 26 visitor parking spaces are provided.

**Comment**

Concerns were raised regarding the number of units, the height of the units and privacy impacts on existing units to the south and east.

**Response**

The proposed number and height of the proposed townhouse units is in keeping with the density of the area and similar to the townhouses to the north.

The 3-storey height of the units adjacent to existing 2-storey semi-detached dwellings is an appropriate transition. The applicant has also amended the roof line of the units to de-emphasize the third storey with mansard roofs as shown on Appendix S-5.

To address the concern regarding privacy and overlook, the applicant has increased the rear yard setback of the units that abut Weir Chase to provide a greater distance between the existing and proposed units.

**Comment**

There is concern that the proposal will exacerbate existing capacity issues at local schools.

**Response**

The Dufferin-Peel Catholic District School Board has indicated that they have no concerns with the proposal. The Peel Board of Education has indicated that as a condition of approval, the standard school accommodation condition be applied.

**Comment**

There is concern both that Garcia Park is already over-utilized and the proposal will only exacerbate the situation.

**Response**

The applications propose to delete the requirement for a private amenity space within the townhouse condominium site and provide additional facilities in Garcia Park for the existing and proposed residents. Information regarding this proposal is detailed in Planning Comments section of this report.

**Comment**

Concerns were raised about the impact the additional population generated from this proposal would have on Rivergrove Community Centre.

**Response**

The proposed development is expected to generate an estimated additional 312 residents, who will be served by the River Grove and Frank McKechnie Community Centres, located in Service Area 2 as outlined in Future Directions for Recreation. These community centres have sufficient capacity to meet the service needs associated with this marginal increase in population growth.

**Comment**

Concerns were raised regarding noise and dust impacts that will occur during construction.

**Response**

While some disturbances associated with the construction of the new homes can be expected, all work will need to be undertaken in accordance with the City's Noise Control and other related by-laws.

**UPDATED AGENCY AND CITY DEPARTMENT COMMENTS****City Transportation and Works Department**

In comments updated April 20, 2012, this department stated that satisfactory Site Plan, Site Grading/Service Plan, Functional Servicing Report, Utility Plans and Environmental Noise Assessment have been submitted and reviewed with the applications.

The Traffic Impact Study dated May 2011, by BA Group in support of the development states that the added vehicular trips generated by this proposal will have limited impact on the surrounding road network and can be adequately accommodated.

A noise report and various addenda from YCA Engineering Limited have confirmed that with the appropriate acoustic mitigation measures and warning clauses, the development will be in compliance with City/Ministry of Environment criteria for transportation noise sources.

Site specific details will be addressed through the processing of a future site plan application.

#### **City Community Services Department**

Comments updated May 1, 2012, state that subsequent to the Public Meeting, the applicant has prepared a concept plan which proposes various capital improvements to the adjacent Garcia Park, including an expanded children's play area, shade structure, benches and additional plantings. The applicant will be responsible for all expenses associated with the proposed park improvements, all of which is to be undertaken at no expense to the City. The detail design with respect to park expansion and securities related to this work will be reviewed and finalized through the Park Development Agreement.

#### **PLANNING COMMENTS**

##### **Official Plan**

The proposal requires an amendment to the Mississauga Plan Policies for the East Credit District. As outlined in the Information Report, Mississauga Plan provides criteria for evaluating site specific Official Plan Amendments (Section 5.3.2). Each criterion is summarized below along with a discussion of how the proposed applications address the intent of the criteria.

*Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?*

- the proposal does not adversely impact or destabilize the overall intent, goals and objectives of the Official Plan as the intensity of the development is similar to other sites within the community.

*Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?*

- the "Residential Medium Density I" designation represents an acceptable transition from the "Low Density II" designation to the south and east of the site and is the same designation as the lands to the north;
- the lands are suitable for the proposed use and compatible with the existing uses of the surrounding lands.

*Is there adequate infrastructure and community services to support the proposed development?*

- in support of the applications, environmental, functional servicing and traffic impact reviews along with comments received from other agencies indicate satisfactorily that there is adequate infrastructure and community services to support the proposed development.

### **New Mississauga Official Plan**

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region on September 22, 2011. Mississauga Official Plan (2011) has been appealed in its entirety; therefore, the existing Mississauga Plan (2003) remains in effect. While the existing Mississauga Plan

(2003) is the plan of record against which the applications are being reviewed, regard should also be given to the new Mississauga Official Plan (2011).

The new Mississauga Official Plan (2011) designates the site "Residential Low Density II", which permits detached and semi-detached dwellings and street townhouses, with no maximum density regulations. The proposed amendment to "Residential Medium Density" to permit townhouses on a common element condominium private road is considered an appropriate amendment as townhouses are a permitted use; however it is the tenure from freehold to condominium that distinguishes the different official plan designations.

**Zoning**

The proposed "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road) zone as shown in Appendix S-1 is appropriate subject to the following revisions to accommodate the proposed development of 104 townhouse dwellings on a common element condominium private road.

Since the Public Meeting, revisions have been made to the plan and proposed zoning that should be implemented through the exception zone proposed for the lands. The revisions include the following:

- visitor parking shall be provided in accordance with the "RM6" zoning by-law standard of 0.25 spaces/dwelling;
- the rear yards abutting the dwellings fronting on Weir Chase shall be a minimum of 8.3 m (27.2 ft.);
- the minimum setback to CEC visitor parking shall be 2.0 m (6.5 ft.);
- the minimum exterior side yard to a CEC private road shall be 2.6 m (8.5 ft.).

**Site Plan Approval**

Through the site plan approval process, staff requires that a private amenity space be provided as part of any developments in excess of 20 residential units. Given the proximity of this site to Garcia Park, the applicant has requested an exemption from the private amenity space requirement and is instead proposing improvements to the park, including an expanded children's play area, shade structure, benches and additional plantings. Appendix S-6 illustrates the proposed park improvements. In consultation with the community, Ward 6 Councillor Ron Starr has indicated a preference for improvements to Garcia Park that will provide a benefit to the neighbourhood.

Community Services staff have reviewed the proposal and advise that the proposed park improvements can be accommodated within Garcia Park. The applicant will be responsible for all expenses associated with the proposed park improvements, all of which is to be undertaken at no expense to the City.

**Draft Plan of Subdivision**

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions as outlined in Appendix S-7.

Since the lands are the subject of a Draft Plan of Subdivision under File T-M11004 W6, development will be subject to the completion of services and registration of the plan.

**FINANCIAL IMPACT:**

Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

The park improvements proposed by the applicant will be fully their responsibility and none of the work will be at any expense to the City.

**CONCLUSION:**

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. Since the modifications to the Concept Plan are minor, it is recommended that no further public meeting need be held regarding the proposed changes.

The proposed Official Plan Amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal for 104 townhouses on a CEC private road represents a development that is compatible with the surrounding land uses and provides appropriate setbacks to existing land uses.
2. The proposed "Medium Density I" designation and "RM6 – Exception" zoning are appropriate to accommodate the requested 104 townhouses on a CEC private road meets the intent, goals and objectives of the Official Plan.
3. The proposed Draft Plan of Subdivision provides for an efficient use of land and services and results in the orderly development of the lands at an appropriate density and scale.

**ATTACHMENTS:**

- Appendix S-1: Information Report
- Appendix S-2: Recommendation PDC-0012-2012
- Appendix S-3: Revised Concept Plan
- Appendix S-4: Revised Draft Plan of Subdivision
- Appendix S-5: Revised Rear Elevations
- Appendix S-6: Proposed Garcia Park Improvements
- Appendix S-7: Conditions of Draft Plan Approval



Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Diana Rusnov, Development Manager*

R-2(K)



# Corporate Report

Clerk's Files

Originator's

Files OZ 11/007 W6

T-M11004 W6

**PDC** FEB 13 2012

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**DATE:** January 24, 2012

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 13, 2012

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Official Plan Amendment, Rezoning and Draft Plan of**  
**Subdivision Applications**  
**To permit 104 townhouse dwellings on a CEC private road**  
**5881 Creditview Road**  
**East side of Creditveiw Road, south of Britannia Road**  
**Owner/Applicant: National Homes (Creditview) Inc.**  
**Bill 51**

**Public Meeting** **Ward 6**

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**RECOMMENDATION:** That the Report dated January 24, 2012, from the Commissioner of Planning and Building regarding applications to amend the Official Plan from "Residential Low Density II" to "Residential Medium Density I" and to change the Zoning from "RM2" (Semi-Detached Dwellings) to "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road), under file OZ 11/007 W6 and Draft Plan of Subdivision application, under T-M11004 W6, to permit 104 townhouse dwellings on a CEC private road, National Homes (Creditview) Inc., 5881 Creditview Road, be received for information.

**BACKGROUND:**

The above-noted applications have been circulated for technical comments and a community meeting has been held.

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	June 1, 2011
Applications complete:	June 21, 2011
Applications revised:	November 28, 2011
Existing Gross Floor Area:	1 420 m <sup>2</sup> (15,285.3 sq. ft.) – to be demolished
Height:	3 storeys
Lot Coverage:	38 %
Landscaped Area:	34 %
Net Density:	52.4 units/ha 21.2 units/acre
Proposed Gross Floor Area:	20 530.5 m <sup>2</sup> (220,995.7 sq. ft.)
Number of units:	104
Anticipated Population:	312* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Parking Required:	Resident: 208 @ 2.0 spaces/unit Visitor: 26 @ 0.25 spaces/unit Total: 234

R-(m)

<b>Development Proposal</b>	
Parking Provided:	Resident: 208 @ 2.0 spaces/unit Visitor: 25 @ 0.24 spaces/unit Total: 233
Supporting Documents:	Planning Justification Report Functional Servicing Report Phase 1 ESA Record of Site Condition Traffic Impact Study Acoustical Feasibility Study Arborist Report Parcel Registry Documentation Concept Plan & Elevations Draft Plan of Subdivision & Layout Plan Tree Plan Inventory Tree Preservation and Removal Plan Utility Plans Site Servicing & Grading Plan and Cross Sections

<b>Site Characteristics</b>	
Frontage:	128.97 m (423.1 ft.)
Depth:	154.79 m (507.8 ft.)
Net Lot Area:	1.9864 ha (4.9 ac.)
Existing Use:	Place of worship

### **Green Development Initiatives**

The applicant has identified that green development initiatives will be addressed through building technologies and energy efficient choices including the following: low flow toilettes, low flow shower heads, rough in for grey water recycling, power pipe energy recycling, energy star appliances, select green building materials and by achieving a minimum Energuide 80 Standard.

Additional information is provided in Appendices I-1 to I-11.

R-2(n)

File: OZ 11/007 W6

T-M11004 W6

January 24, 2012

### **Neighbourhood Context**

The subject property is located in the East Credit District within an established residential neighbourhood. The surrounding area is characterized by a mix of detached, semi-detached and townhouse dwellings. The site is presently occupied by the Harvest Family Church, a place of worship building constructed in 1990. The site is generally flat, with significant landscaping, hard surface parking and mature trees.

The surrounding land uses are described as follows:

- North: Townhouse dwellings
- East: Detached dwellings and Garcia Park
- South: Detached and semi-detached dwellings
- West: Beyond Creditview Road, detached dwellings

### **Current Mississauga Plan Designation and Policies for East Credit (May 5, 2003)**

"Residential - Low Density II" which permits detached, semi-detached and street townhouse dwellings within a density range of 18 to 30 units per net residential hectare (7.3 to 12.1 units per net residential acre). The applications are not in conformity with the existing land use designation. The proposed common element condominium townhouse dwellings are not permitted and the proposed density exceeds the range identified within the "Residential - Low Density II" designation.

There are other policies in the Official Plan which also are applicable in the review of these applications including:

#### *Urban Design Policies*

Section 3.18.2.4 - Building and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area.

Section 3.18.2.5 - Building, landscaping and site design will create visual and functional relationships between individual buildings, groups of buildings and open spaces.

#### *Residential Policies*

Section 3.13.5.1 - Lands designated for residential purposes, outside intensification areas, will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.

Section 3.13.5.3 - Intensification outside intensification areas may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.

#### **Criteria for Site Specific Official Plan Amendments**

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

### **Mississauga Official Plan (2011)**

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region on September 22, 2011. Mississauga Official Plan (2011) has been appealed in its entirety and, as such, the existing Mississauga Plan (2003) remains in effect. The applications were originally submitted under the previous Official Plan which is the current plan in effect, but regard should be given to the new Mississauga Official Plan. The applicant is aware of the status of the City's new Mississauga Official Plan which designates the subject lands as "**Residential Low Density II**".

### **Proposed Official Plan Designation**

"**Residential Medium Density I**" to permit 104 townhouse dwellings on a CEC – private road with a density of 52.4 units per net residential hectare (21.2 units per net residential acre).

### **Existing Zoning**

"**RM2**" (**Semi-Detached Dwellings**), which permits detached dwellings in accordance with the "R5" zone regulations and semi-detached dwellings with minimum 6.8 m (22.3 ft.) lot frontage.

### **Proposed Zoning By-law Amendment**

"**RM6-Exception**" (**Townhouse Dwelling on CEC - Private Road**), to permit 104 townhouse dwellings.

As part of the rezoning, the applicant is proposing that standards be applied in accordance with Appendix I-10.

### **COMMUNITY ISSUES**

A community meeting was held by Ward 6 Councillor, Ron Starr on November 7, 2011.

The following is a summary of issues raised by the community at the meeting:

- The possibility of traffic congestion on adjacent roads as a result of the development;
- Visitor parking gravitating to off-site locations;
- Units are too tall;
- Privacy impacts on existing units to the south and east;
- Too many units;
- Will exacerbate existing capacity issues at local schools;
- Adjacent Garcia Park is already over-utilized;
- Noise, dust and odour impacts will occur during construction;
- Garcia Park closure during park upgrade; and,
- Construction timeframes.

#### **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-8 and school accommodation information is contained in Appendix I-9. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

#### **Communal Amenity Area**

The proposed development is required to accommodate a 520 m<sup>2</sup> (5,597.4 sq. ft.) communal amenity area on-site to meet City standards. In response to this requirement, the applicant is proposing a financial contribution to the City to maintain or upgrade the facilities within Garcia Park, abutting to the east. Details pertaining to the proposed contributions have not been provided to date.

#### **Site Layout and Development Standards**

The concept plan (Appendix I-5) depicts noise attenuation barriers to protect the rear yard amenity areas of the units flanking Creditview Road. The noise fences have been shown on a buffer block to be conveyed to the City. The City will not take ownership

of these barriers or be responsible for their long term maintenance and as such, the plans must be revised to include the barriers on a common element block to be owned and maintained by the condominium corporation. Townhouse blocks adjacent to the common element block, on which the noise barriers are located shall be setback an appropriate distance to accommodate rear yard access, drainage and servicing requirements within the privately held lands.

Additional comments have been provided to the applicant pertaining to the appropriateness of the proposed "RM6-Exception" zone standards, layout and configuration of the common element and townhouse blocks, on-site pedestrian connections and location of the community mailbox. These matters must be resolved prior to the preparation of a Supplementary Report.

**OTHER INFORMATION**

**Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to stormwater management and easement requirements which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

**FINANCIAL IMPACT:**

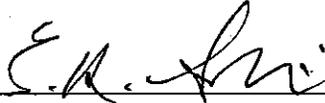
Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:**

All agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

**ATTACHMENTS:**

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of East Credit District Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Concept Plan
- Appendix I-6: Draft Plan of Subdivision
- Appendix I-7: Elevations
- Appendix I-8: Agency Comments
- Appendix I-9: School Accommodation
- Appendix I-10: Proposed Zone Standards
- Appendix I-11: General Context Map



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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: John Hardcastle, Development Planner*

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

### Site History

- January 26, 1966 – The Ontario Municipal Board approved the City of Mississauga Comprehensive Zoning By-law 5500. The subject lands are zoned "A" (Agricultural).
- April 5, 1988 – Ministry of Municipal Affairs and Housing approved the modified East Credit Secondary Plan. The subject lands are designated "Residential Low Density II", permitting detached, semi-detached and other types of freehold dwellings.
- July 26, 1988 – Site Plan Application SP 243/86 was approved to permit the construction of a place of worship.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "RM2" (Semi-Detached Dwellings).



LEGEND:

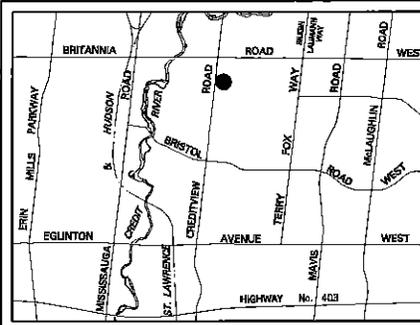
 SUBJECT LANDS

D-22(GW)

DATE OF AERIAL PHOTO: SPRING 2010



SUBJECT: **NATIONAL HOMES (CREDITVIEW) INC.**



FILE NO:  
OZ 11007 W6  
T-M11004 W6

DWG. NO:  
11007A

SCALE:  
1:3000

PDC DATE:  
2012 02 13

DRAWN BY:  
B. KRUGER

APPENDIX I-2

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

**PART OF EAST CREDIT DISTRICT LAND USE MAP  
EAST CREDIT DISTRICT POLICIES OF MISSISSAUGA PLAN**

**LAND USE DESIGNATIONS**

-  Residential - Low Density I
-  Residential - Low Density II
-  Residential - Medium Density I
-  Residential - High Density I
-  General Retail Commercial
-  Convenience Retail Commercial
-  Motor Vehicle Commercial
-  Business Employment
-  Public Open Space
-  Private Open Space
-  Greenbelt
-  Parkway Belt West

**TRANSPORTATION LEGEND**

-  Provincial Highway and Interchange
-  Arterial
-  Major Collector
-  Major Collector (Scenic Route)
-  Minor Collector
-  Local Road
-  Existing Commuter Rail
-  GO Transit Station
-  Bus Rapid Transit Corridor
-  Bus Rapid Transit Station
-  Major Transit Corridor

*Amendment No. 85 Appointed to the Ontario Municipal Board.  
Removing Eglinton Avenue as a Major Transit Corridor*

**LAND USE LEGEND**

-  LBPIA Operating Area Boundary - See Ancillary Noise Policies
-  Lands Exempt From LBPIA Operating Area
-  Dam - Cemetery
-  Golf Course
-  Existing Stormwater Management Facility
-  1996 NEP/2000 NEF Composite Noise Contours
-  Planning District
-  Special Site Areas (See Special Site Policies)

*Appointed to the Ontario Municipal Board*

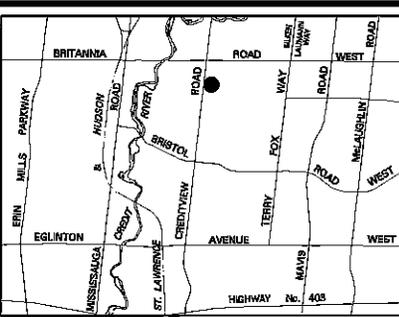
**Note:**

The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available. For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.

 **SUBJECT LANDS**



**SUBJECT: NATIONAL HOMES (CREDITVIEW) INC.**



**FILE NO:**  
OZ 11007 W6  
T-M11004 W6

**DWG. NO:**  
11007L

**SCALE:**  
NTS

**PDC DATE:**  
2012 02 13

**DRAWN BY:**  
B. KRUGER

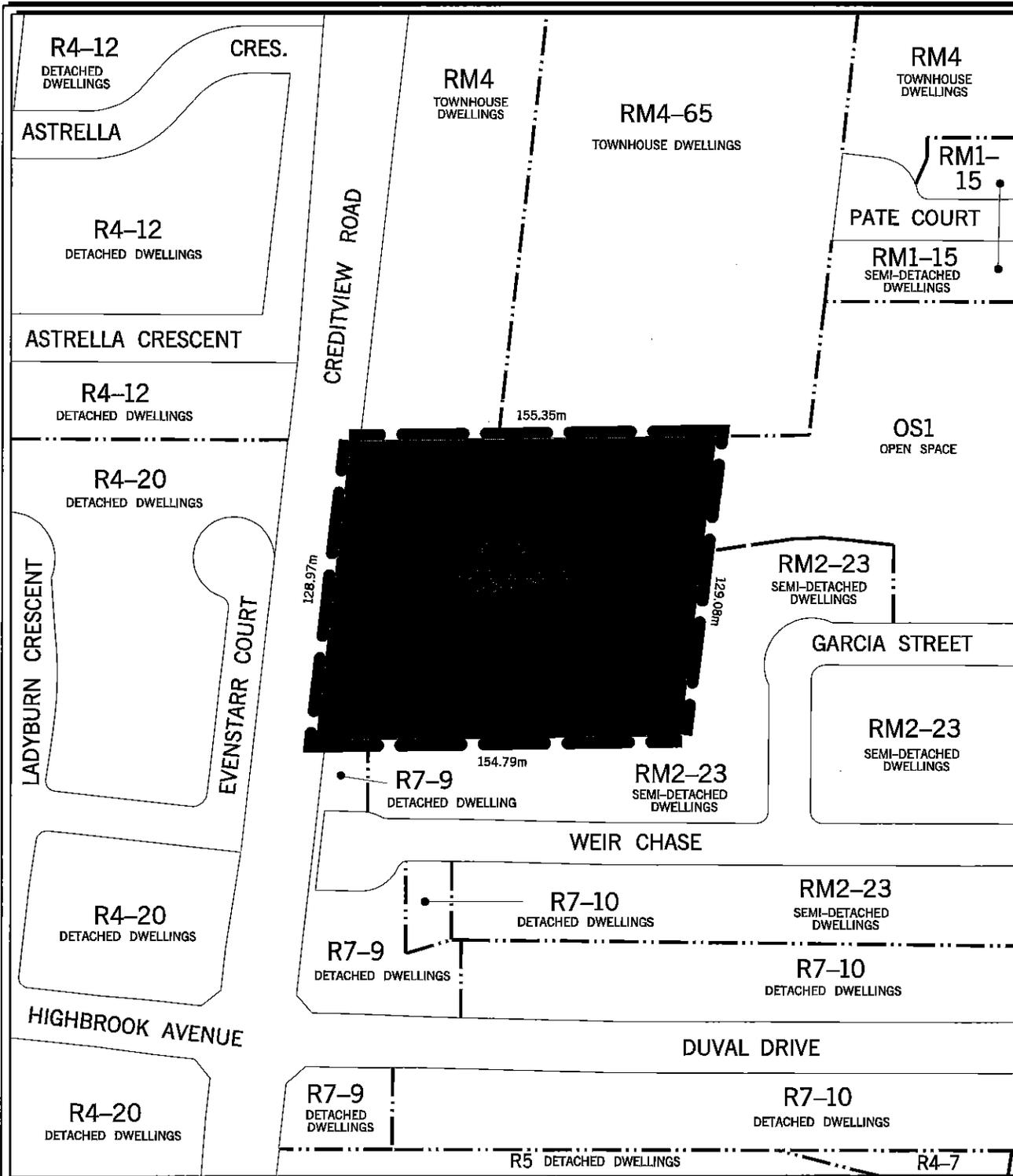
APPENDIX I-3

2-2012

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

2-2(CM)



**LEGEND:**



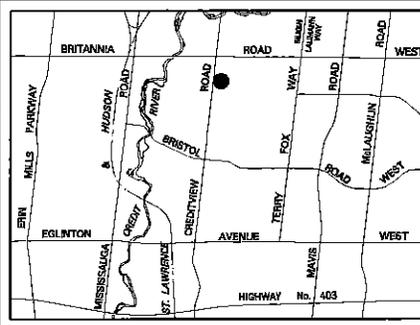
PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY II" TO "RESIDENTIAL MEDIUM DENSITY I" AND PROPOSED REZONING FROM "RM2" (SEMI-DETACHED DWELLINGS) TO "RM6-EXCEPTION" (TOWNHOUSE DWELLINGS ON A CEC-PRIVATE ROAD) TO PERMIT 104 TOWNHOUSE DWELLINGS ON A CEC-PRIVATE ROAD.

**NOTE:** EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.

THIS IS NOT A PLAN OF SURVEY.



**SUBJECT: NATIONAL HOMES**



**FILE NO:**  
OZ 11007 W6  
T-M11004 W6

**DWG. NO:**  
11007R

**SCALE:**  
1:3000

**PDC DATE:**  
2012 02 13

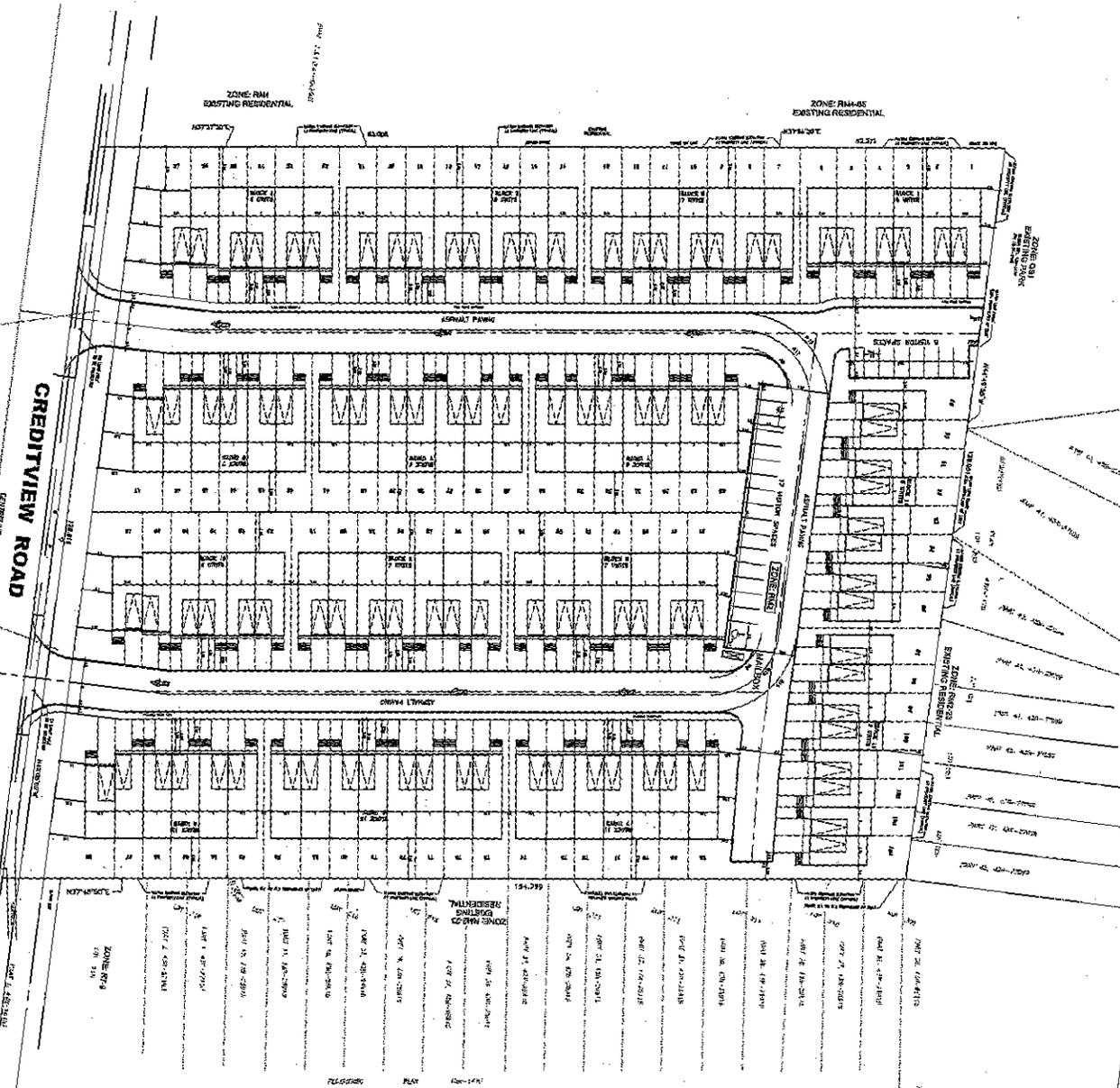
**DRAWN BY:**  
B. KRUGER

APPENDIX 14

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

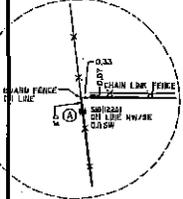
Survey by  
**J.D. BARNES LTD.**  
40 WING AVE. UNIT SUITE 4, WILTON, ONTARIO  
T7R0G3 B1S 8S5 5 P. 909.875.8158  
www.jdbarnes.com



DRAFT PLAN OF SUBDIVISION



DETAIL "A"  
NOT TO SCALE



SEE DETAIL "A"

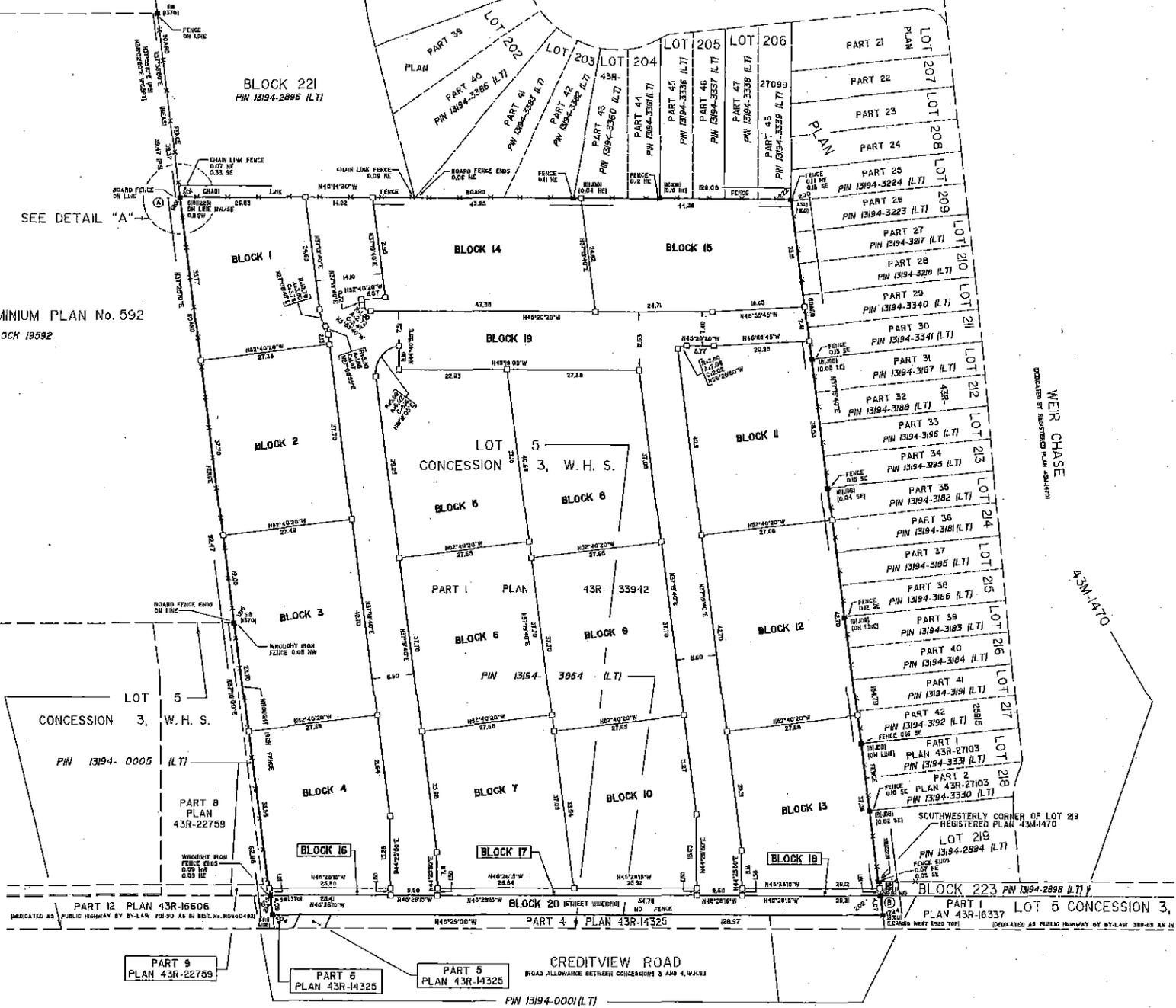
PEEL CONDOMINIUM PLAN No. 592  
BLOCK 19592

REGISTERED

GARCIA STREET  
DEDICATED BY REGISTERED PLAN 43M-1470

WEIR CHASE  
DEDICATED BY REGISTERED PLAN 43M-1470

43M-1470



2-2(4)

CREDITVIEW ROAD  
ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4, W.H.S.

PIN 13194-0001 (LT)

PART 9  
PLAN 43R-22759

PART 6  
PLAN 43R-14325

PART 5  
PLAN 43R-14325

PART 1  
PLAN 43R-16337

LOT 5 CONCESSION 3,  
PLAN 43R-16337

BLOCK 223 PIN 13194-2886 (LT)

LOT 219  
PIN 13194-2894 (LT)

SOUTHWESTERLY CORNER OF LOT 219  
REGISTERED PLAN 43M-1470

PART 2  
PLAN 43R-27103  
PIN 13194-3331 (LT)

PART 1  
PLAN 43R-27103  
PIN 13194-3331 (LT)

PART 42  
PLAN 43R-3192 (LT)

PART 41  
PIN 13194-3181 (LT)

PART 40  
PIN 13194-3184 (LT)

PART 39  
PIN 13194-3183 (LT)

PART 38  
PIN 13194-3186 (LT)

PART 37  
PIN 13194-3195 (LT)

PART 36  
PIN 13194-3182 (LT)

PART 35  
PIN 13194-3195 (LT)

PART 34  
PIN 13194-3195 (LT)

PART 33  
PIN 13194-3186 (LT)

PART 32  
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PART 31  
PIN 13194-3187 (LT)

PART 30  
PIN 13194-3341 (LT)

PART 29  
PIN 13194-3340 (LT)

PART 28  
PIN 13194-3219 (LT)

PART 27  
PIN 13194-3217 (LT)

PART 26  
PIN 13194-3223 (LT)

PART 25  
PIN 13194-3224 (LT)

PART 24  
PIN 13194-3223 (LT)

PART 23  
PIN 13194-3223 (LT)

PART 22  
PIN 13194-3223 (LT)

PART 21  
PIN 13194-3223 (LT)

PART 4  
PLAN 43R-14325

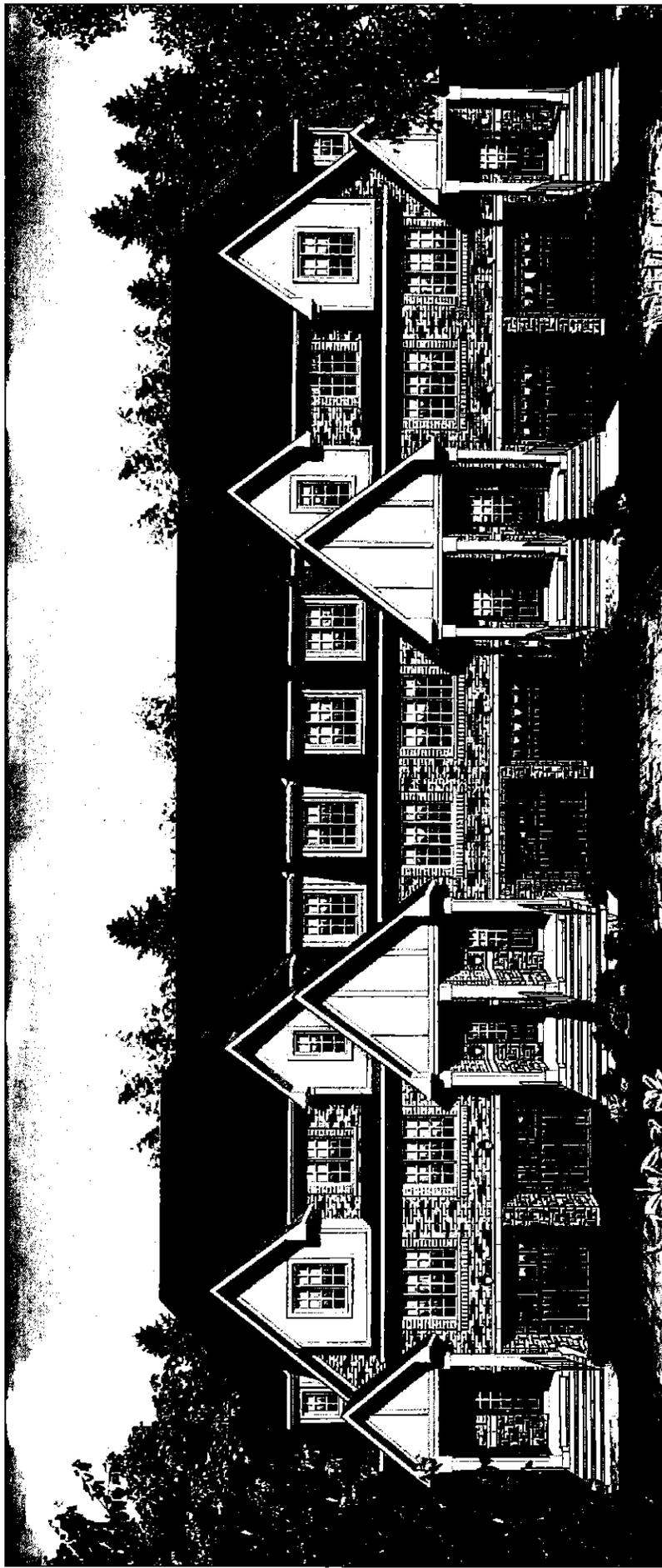
BLOCK 20

PART 12  
PLAN 43R-16606

LOT 5  
CONCESSION 3, W.H.S.  
PIN 13194-0005 (LT)

PART 8  
PLAN 43R-22759

LOT 5  
CONCESSION 3, W.H.S.  
PIN 13194-0005 (LT)



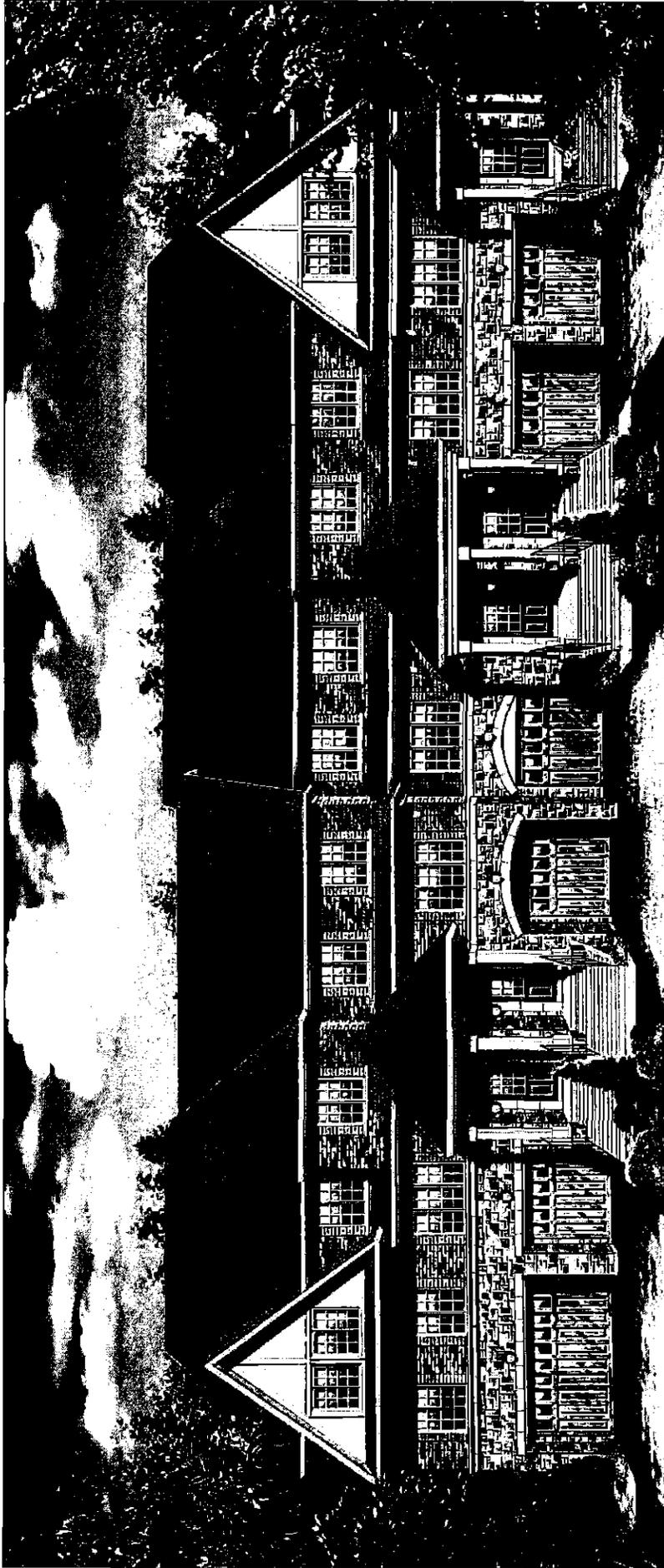
Concept Elevation A

**NATIONAL**  
H · O · M · E · S  
You are the blueprint™



Concept Elevation B

**NATIONAL**  
H · O · M · E · S  
You are the blueprint™



Concept Elevation C

**NATIONAL**  
H. O. N. E. S.  
You are the blueprint™

R-2(c)(c)

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

Agency Comments

The following is a summary of comments from agencies and departments regarding the applications.

Agency / Comment Date	Comment
<p>Region of Peel (January 11, 2012)</p>	<p>Curbside waste collection will be provided by the Region of Peel. Municipal sanitary sewers consist of a 250 mm (10 in.) diameter sanitary sewer along Evenstarr Court which will require an extension to the site. Water facilities consist of a 300 mm (12 in.) diameter watermain located on Creditview Road which will require looping along the private CEC private road within proposed development.</p> <p>The developer will be required to enter into a Condominium Water Servicing Agreement with the local Municipality and Region for the construction of sewer and water associated with the lands. These services will be constructed and designed in accordance with the latest Region standards and requirements.</p> <p>The applicant shall grant/obtain (at no cost to the Region) all necessary easements for proposed/ existing Regional infrastructure located in the vicinity of the proposed development.</p> <p>The developer is to provide a revised Functional Servicing Report addressing comments provided by the Region of Peel in July 2011 prior to approval.</p>
<p>The Dufferin-Peel Catholic District School Board and the Peel District School Board (December 13, 2011 and December 15, 2011)</p>	<p>The Peel District School Board indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Board has requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied.</p> <p>The Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga</p>

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

Agency / Comment Date	Comment
	<p>Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>Among other things, this condition requires that a Bill 51 development application include the following as a condition of approval:</p> <p>"Prior to final approval, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Board for this plan."</p> <p>The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchasers that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policy.</p>
<p>City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (January 6, 2012)</p>	<p>Garcia Park (P-446) is adjacent to the subject property, this park contains a play site, two minor soccer fields, park pathways and a parking lot.</p> <p>To provide a more direct public pedestrian connection between the subject lands and the park, access by way of an easement to be registered in favour of the City over the subject lands will be required:</p> <p>As identified in the Functional Servicing Report (May, 2011), a storm water sewer connection is proposed within Garcia Park. Should this application be approved, fencing, protective hoarding, and associated securities for the adjacent park will be required. Arrangements will be made to secure for any clean-up and reinstatement works that may be required within the adjacent park.</p> <p>Prior to registration of plan of subdivision, a cash contribution for street tree planting will be required. Further, prior to the</p>

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

Agency / Comment Date	Comment
	issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.
City Transportation and Works Department (January 12, 2012)	<p>The applicant is to revise the supporting materials to illustrate appropriate acoustical barriers and buffer blocks along Creditview Road and increase the separation distance between the parking area/back of the curb and Blocks 5, 8, 11 and 14. A 1.5 m (4.9 ft.) sidewalk will be required adjacent to the easterly limits of Blocks 5 and 8 to facilitate a pedestrian connection from the units on the southerly limit of the plan to the amenity area for the development located within the park to the north east. All plans and details are to be consistent with one another.</p> <p>The Traffic Analysis and the Record of Site Condition are currently under review. Further detailed comments/conditions will be provided prior to the preparation of the Supplementary Report, pending receipt and review of the foregoing.</p>
GTAA (December 19, 2011)	The 104 CEC townhouse dwellings proposed for the site at 5881 Creditview Road in Mississauga, are within the allowable height limits associated with the Regulations.
Bell Canada (August 22, 2011)	<p>Satisfactory provisions within the agreement shall be provided granting Bell Canada any easements that may be required for telecommunication services. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.</p> <p>Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.</p>

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>City Community Services Department – Culture Division  City Community Services Department – Fire and Emergency Services  City Economic Development Office  Canada Post Corporation  Enersource Hydro Mississauga  Enbridge Gas Distribution  Credit Valley Hospital</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>City Realty Services  Peel Regional Police  Hydro One Networks Inc.  Conseil Scolaire de District Catholique Centre-Sud  Conseil Scolaire de District Centre-Sud-Ouest  Rogers Cable  Trillium Hospital</p>

R-2(g)(g)

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> <li>• Student Yield:               <ul style="list-style-type: none"> <li>25 Kindergarten to Grade 5</li> <li>13 Grade 6 to Grade 8</li> <li>17 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>• School Accommodation:               <ul style="list-style-type: none"> <li>Whitehorn Public School                   <ul style="list-style-type: none"> <li>Enrolment: 720</li> <li>Capacity: 650</li> <li>Portables: 0</li> </ul> </li> <li>Fallingbrook Middle School                   <ul style="list-style-type: none"> <li>Enrolment: 760</li> <li>Capacity: 315</li> <li>Portables: 6</li> </ul> </li> <li>Rick Hansen Secondary School                   <ul style="list-style-type: none"> <li>Enrolment: 1,950</li> <li>Capacity: 1,725</li> <li>Portables: 6</li> </ul> </li> </ul> </li> </ul> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> <li>• Student Yield:               <ul style="list-style-type: none"> <li>7 Junior Kindergarten to Grade 8</li> <li>3 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>• School Accommodation:               <ul style="list-style-type: none"> <li>St. Raymond                   <ul style="list-style-type: none"> <li>Enrolment: 625</li> <li>Capacity: 627</li> <li>Portables: 0</li> </ul> </li> <li>St. Joseph                   <ul style="list-style-type: none"> <li>Enrolment: 1757</li> <li>Capacity: 1269</li> <li>Portables: 22</li> </ul> </li> </ul> </li> </ul>

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

**Proposed Zone Standards**

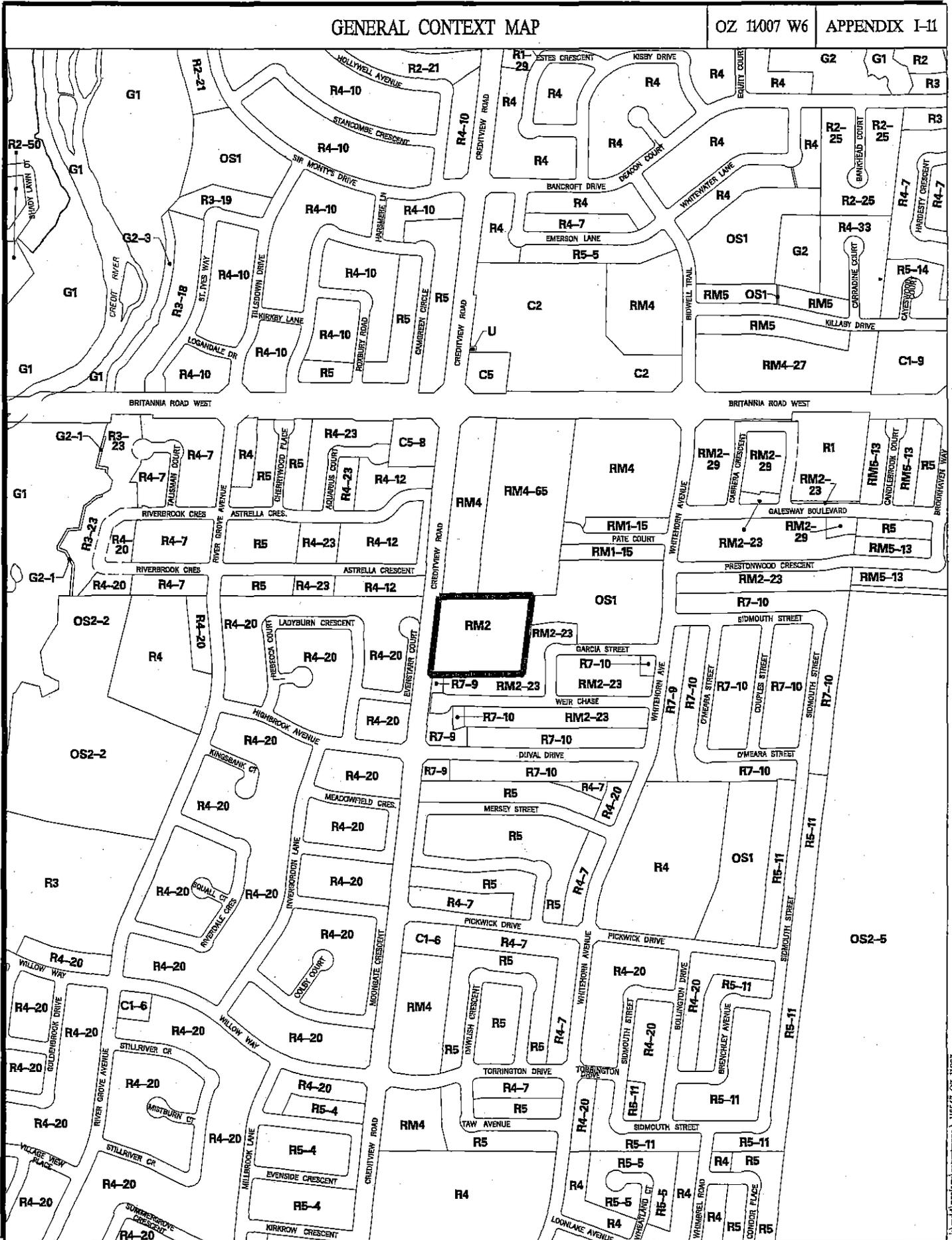
	<b>“RM6” Required Zoning By-law Standard</b>	<b>Proposed “RM6- Exception” Standard</b>
Visitor Parking	0.25 spaces/dwelling	0.24 spaces/dwelling
Minimum Lot Area – Corner Lot	190 m <sup>2</sup> (2,045 sq. ft.)	179.9 m <sup>2</sup> (1,936.5 sq. ft.)
Minimum Lot Frontage – Corner Lot	8.3 m (27.2 ft.)	6.45 m (21 ft.)
Minimum Exterior Side Yard – Creditview Road	7.5 m (24.6 ft.)	4.5 m (14.8 ft.)
Minimum Exterior Side Yard – CEC Private Road	4.5 m (14.8 ft.)	2.45 m (8 ft.)
Minimum Interior Side Yard – Unattached Side	1.5 m (4.9 ft.)	1.2 m (3.9 ft.)
Minimum Rear Yard Setback	7.5 m (24.6 ft.)	7.0 m (23 ft.)
Minimum Setback to CEC Visitor Parking	3.3 m (10.8 ft.)	1.3 m (4.3 ft.)

R-2(i)(i)

# GENERAL CONTEXT MAP

OZ 11007 W6

APPENDIX I-11



**National Homes (Creditview) Inc.**

**Files: OZ 11/007 W6  
T-M11004 W6**

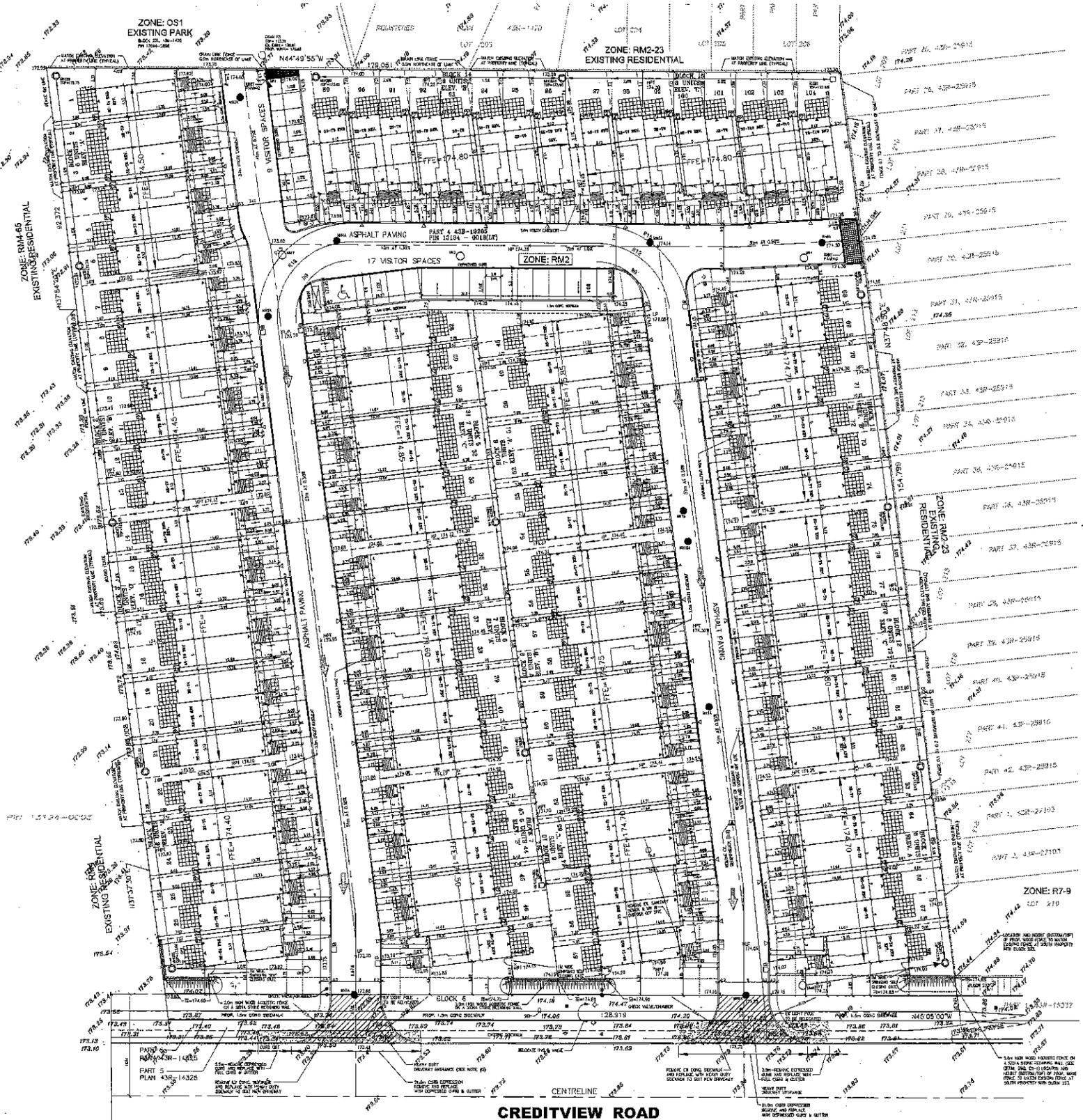
**Recommendation PDC-0012-2012**

- "1. That the Report dated January 24, 2012, from the Commissioner of Planning and Building regarding applications to amend the Official Plan from "Residential Low Density II" to "Residential Medium Density I" and to change the Zoning from "RM2" (Semi-Detached Dwellings) to "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road), under file OZ 11/007 W6 and Draft Plan of Subdivision application, under T-M11004 W6, to permit 104 townhouse dwellings on a CEC private road, National Homes (Creditview) Inc., 5881 Creditview Road, be received for information and, notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting.
2. That the following correspondences be received:
  - (a) Email dated February 3, 2012, from Gina Manenella
  - (b) Email dated February 9, 2012, from Vince De Angelis
  - (c) Email and attachments dated February 9, 2012, from Cheryl Yetter
  - (d) Email dated February 11, 2012, from Cecilia C.
  - (e) Email dated February 13, 2012, from Mihir Shah
  - (f) Email dated February 13, 2012, from Saturnina D'sa"

R-2(K)(K)

REVISED CONCEPT PLAN

APPENDIX S-3



CREDITVIEW ROAD

ZONE: OS1  
EXISTING PARK

ZONE: RM2-23  
EXISTING RESIDENTIAL

ZONE: RM2

ZONE: RM2-23  
EXISTING RESIDENTIAL

ZONE: R7-9

ZONE: RM4-65  
EXISTING RESIDENTIAL

ZONE: RM4-65  
EXISTING RESIDENTIAL

ZONE: RM4-65  
EXISTING RESIDENTIAL

PART 5  
PLAN 438-14320

BLOCK 6

BLOCK 7

BLOCK 8

BLOCK 9

15-16' MIN WIDE HANDING STRIP ON  
4' SIDE FROM EXISTING ALL USE  
CUTS, AND 2'-0" (15'00") MIN  
FROM EXISTING SIDEWALKS AND  
CUTS. IN EXISTING STRIPS, AT  
VARIABLE SPACING WITH 2'-0" MIN.

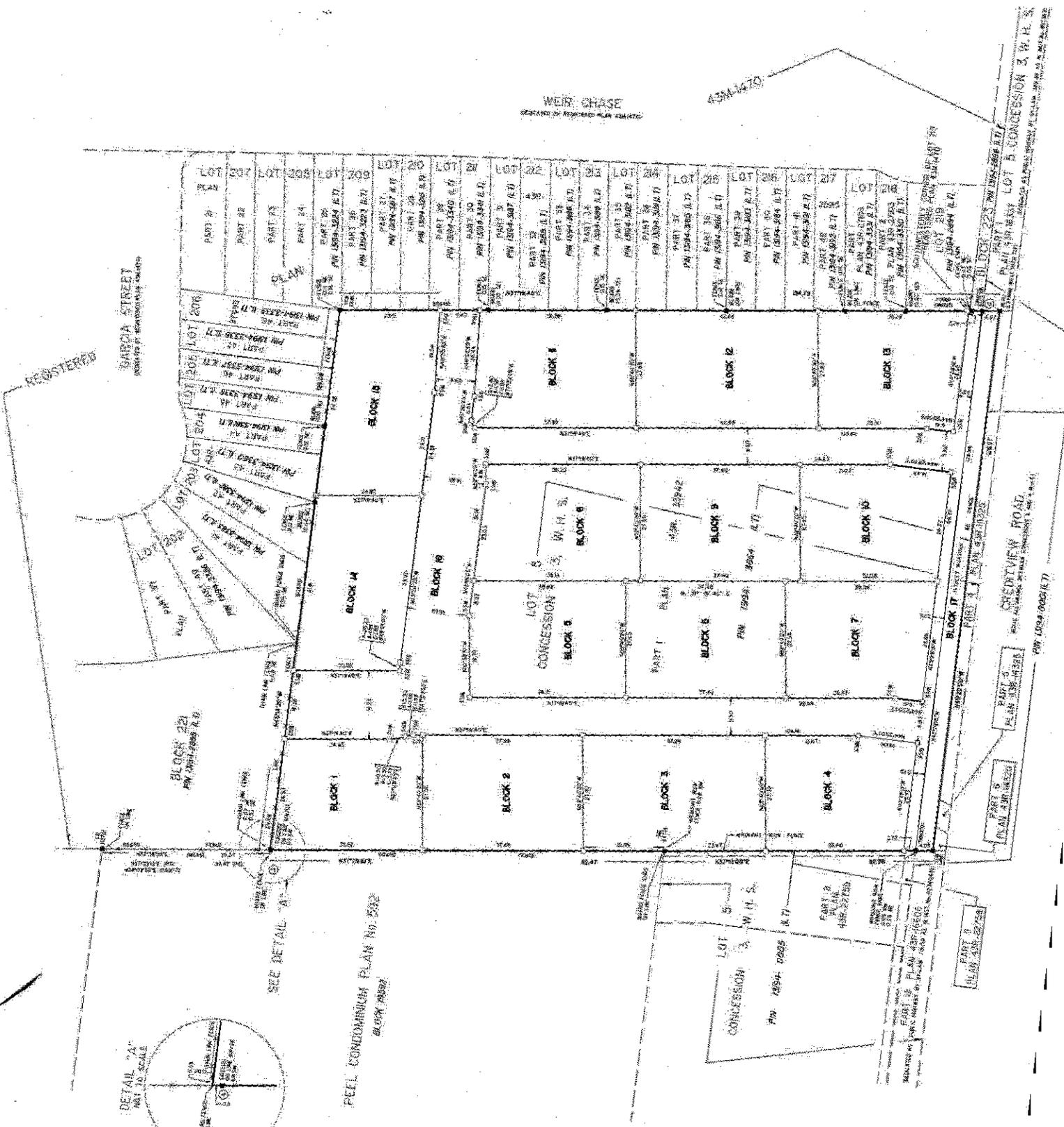
3'-0" MINIMUM DISTANCE  
BETWEEN ADJACENT  
BUILDINGS AND 10'-0" MIN  
MIN DISTANCE BETWEEN  
BUILDINGS AND 10'-0" MIN

CHAIN CORNER CONNECTION  
INDICATE AND DETAIL  
WITH CONCRETE CURB & GUTTER

15'-0" MIN WIDE HANDING STRIP  
ON 4' SIDE FROM EXISTING ALL USE  
CUTS, AND 2'-0" (15'00") MIN  
FROM EXISTING SIDEWALKS AND  
CUTS. IN EXISTING STRIPS, AT  
VARIABLE SPACING WITH 2'-0" MIN.

REVISED DRAFT PLAN OF SUBDIVISION

R-2(C)(U)  
APPENDIX S





MODEL 3S-T9 'B2'

MODEL 3S-T9 'B'  
(SHOWN REVERSED)

MODEL 3S-T9 'B2'

MODEL 3S-T9 'B'  
(SHOWN REVERSED)

MODEL 3S-T9 'B2'

MODEL 3S-T9 'B'  
(SHOWN REVERSED)

MODEL 3S-

TYPICAL REAR ELEVATION  
BLOCKS 14 AND 15





**SCHEDULE A  
CONDITIONS OF APPROVAL**

**FILE:** T-M11004 W6

**SUBJECT:** **Draft Plan of Subdivision**  
**Part of Lot 5, Concession 3, West of Hurontario Street**  
**East side of Creditview Road, south of Britannia Road**  
**West**  
**5881 Creditview Road**  
**City of Mississauga**  
**National Homes (Creditview) Inc.**

Approval of a draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, will be valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft plan.

**NOTE:** City is "The Corporation of the City of Mississauga"  
Region is "The Regional Municipality of Peel"

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated April 18, 2012.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES.

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AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 8.0 That in accordance with CPD Resolution 0121-91, that a minimum of three car spaces per dwelling, including those in a garage be required and a minimum of 0.25 visitor parking space per dwelling be required on the street for the subject development.
- 9.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
- 10.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 11.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 12.0 Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 13.0 Prior to execution of the Servicing Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

- 
- 14.0 Prior to the registration of the plan of subdivision, satisfactory arrangements shall have been made with the Park Planning Section of the Community Services Department with respect to the conveyance of easements for public pedestrian access, connecting the lands to be redeveloped to the park (Garcia Park) located to the east.
- 15.0 Prior to the registration of the plan of subdivision, satisfactory arrangements shall have been made with the Park Planning Section of the Community Services Department for the execution of a Parks Development Agreement with respect to the detail design of the park improvements for Garcia Park and securities related to this work.
- 16.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

**THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.**



# Corporate Report

Clerk's Files

Originator's  
Files

R-3

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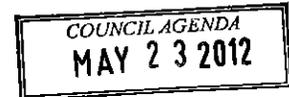
**DATE:** May 9, 2012

**TO:** Mayor and Members of Council  
Meeting Date: May 23, 2012

**FROM:** Janice M. Baker, FCA  
City Manager and Chief Administrative Officer

**SUBJECT:** **Our Future Mississauga 2011 Progress Report**

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**RECOMMENDATION:** That the report titled "*Our Future Mississauga 2011 Progress Report*", dated May 9, 2011 from the City Manager and Chief Administrative Officer be received for information.

**BACKGROUND:** In June 2007 Council approved "Our Future Mississauga – Be part of the conversation". This was an initiative to engage the community, Council, City leadership and staff in a conversation about what Mississauga needed to do to become a great city for the 21<sup>st</sup> century. The purpose of the project was to set the framework for the update to the Strategic Plan, with an emphasis on creating a detailed, action-oriented and financially prudent plan to make Mississauga a vibrant, healthy and sustainable city for the 21<sup>st</sup> century. The initiative connected with over 100,000 people who shared their ideas on how to make Mississauga an even better city to live, learn, work and play.

On April 22, 2009 Council endorsed the Strategic Plan titled "Our Future Mississauga". Part of the Plan included a commitment to report back annually to the community and Council in a Progress Report that outlined the actions that had been taken each year to advance the Strategic Plan.

**COMMENTS:**

A number of successes continue to be realized following the approval of the Strategic Plan. Eighty-two (82) actions are currently underway with some significant actions having been completed since the launch in 2005. These initiatives demonstrate the City's commitment to achieving the goals described in the Plan and provide incentive to continue building on the goals expressed in the Plan.

The following is a list of strategic actions launched or completed in 2011 as described in the 2011 Progress Report attached (Appendix 1):

<b>Pillar</b>	<b>Action</b>
Move	Accessible Transit Fleet; Hurontario-Main LRT project; Presto; Cycling Master Plan implementation; Paid Parking; Transit Priority
Belong	Top Employer for Young People; Top Employer for New Canadians; Sheridan College; IIFA "Buzz" Location; Housing Choices
Connect	Infrastructure Stimulus Fund and Recreational Infrastructure Canada projects; Inspiration Lakeview Vision
Prosper	Port Credit Culture Node; Action Plan for Innovation in Mississauga; International Marketing Strategy
Green	Living Green Master Plan; 8 <sup>th</sup> place on WWF's Earth Hour List; Energy Reduction programs; Renewable Energy; District Energy

In 2011 work was done as part of the Business Plan process to refine and revise the actions in the Action Plan as necessary. This fulfills the commitment to the community and Council to maintain the Action Plan as an up to date document reflecting the changing needs of the community. The Action Plan charts (found in the original Action Plan document and updated last year) have been updated with 2011 progress and will continue to be updated annually in order for the information to remain current. The information on each action in the Action Plan will be available on the Strategic Plan website following Council on May 23, 2012.

The full details of what was accomplished in 2011 will be contained in an interactive and dynamic website. The revised format is in line with

best practices and feedback that was gathered during the recent Communications Master Plan consultation. The website will be more user-friendly and accessible as well as serve as a source of information on all aspects of the Strategic Plan. A downloadable text only version containing the written text of the progress report will be available in a printable format from the website. It will contain all of the same 2011 Progress Report information as the website, but without photos or graphics, for those who wish to have a printed version of the content. A summary version of the report will also be available on the website and in print (Appendix 1). These two publications were compiled in the same way as in previous years and demonstrate the commitment to being extensive, inclusive and transparent that was established with the community during Our Future Mississauga.

Following the May 23, 2012 presentation to Council, a brief summary of our 2011 successes including a link to the website will be circulated to Council. This summary may be used in newsletters or websites if desired by individual Councillors.

In addition to the Progress Report being available on the website, the 2011 Highlights Report will also be available. The 2011 Highlights Report (Appendix 2) outlines 2011 Corporate Awards and the City's key achievements organized by the Business Plan Priority areas of Delivering Existing Services, Implementing the Strategic Plan, Delivering Value for Money, Maintaining our Infrastructure and Healthy and Productive Workplace. The City has been producing this report since 1994 to highlight corporate accomplishments achieved during the preceding year. Later this summer, the Financial Report will be available on the website as well. This family of reports provide a comprehensive look at the City's achievements. Posting all three on the website is in keeping with how the reports were made available in 2009.

**STRATEGIC PLAN:**

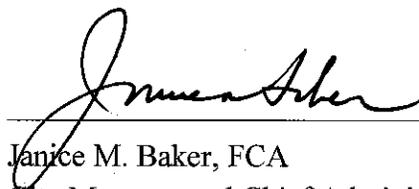
The positive change resulting from the Strategic Plan can be seen all around as Mississauga continues to attract people, employment and opportunities. The Strategic Plan made a commitment during its initial presentation to monitor progress and keep the Plan on track by producing an annual Progress Report. The 2011 Progress Report is the third annual document that maintains the commitment to the

community and Council.

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** The Strategic Plan has made notable progress since being approved by Council in 2009. The Progress Report outlines the top achievements in 2011 and fulfills the commitment that was made to the community to report back annually on the Plan's progress. Achievements such as recognition through awards, the continued level of public engagement on strategic projects and the ongoing monitoring of actions through the Business Planning process all demonstrate the positive impact the Plan has had on the community. With four projects completed within three years of the Plan's approval and actions underway in every Strategic Pillar, the Plan is playing a key role in decision making, priority setting and city building. As the city continues to grow and evolve the objectives and actions in the Strategic Plan will continue to inspire and challenge us to be a great 21<sup>st</sup> century global city.

**ATTACHMENTS:** Appendix 1: Executive Summary  
Appendix 2: Highlights Report

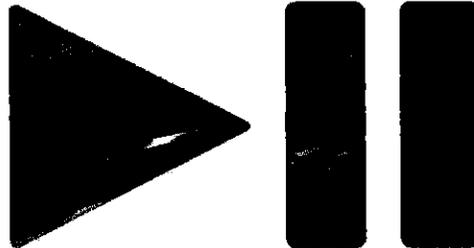


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Janice M. Baker, FCA  
City Manager and Chief Administrative Officer

*Prepared By: Gary Kent*  
*Director, City Strategy and Innovations*

# 2011 highlights



## Message from the Mayor & City Manager



On behalf of Council and the City's Leadership Team, it is our pleasure to present the City of Mississauga's 2011 achievements in this annual Highlights Report. These examples of our success demonstrate the City's commitment to excellence and advance the City's 2011-2014 Business Plan priorities. As we deliver on our priorities, we are careful to strike a balance between service expectations and fiscal restraint.

It is important that we reflect back on our accomplishments as we continue to build a strong and vibrant city. 2011 was a banner year for Mississauga. For example, we saw the completion and opening of 153 Infrastructure Stimulus Fund (ISF) and Recreational Infrastructure Canada (RiNC) projects; MiWay, the award-winning brand for transit service, became a household word; a Sheridan College campus opened in downtown Mississauga; we continued to find savings through operational efficiencies and partnerships; and respect for our environment was high on our radar.

We also report annually on our progress of the City's Strategic Plan. The 2011 Strategic Plan Progress Report can be found on a new website at [www.ourfuturemississauga.ca](http://www.ourfuturemississauga.ca).

The City is committed to informing residents of our progress and we are very proud of the quality programs and services delivered by our dedicated employees. Please take the time to read about our annual highlights in this report and visit the new Strategic Plan website to monitor our long-term progress. Stay connected as we continue to build on our successes. We believe you will see the values of trust, quality and excellence in public administration reflected in all we do.

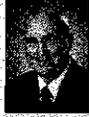
Hazel McCallion, O.M., LL.D.  
Mayor

Janice M. Baker, FCA  
City Manager and CAO

# City Council



**Hazel McCallion**  
Mayor  
mayor@mississauga.ca



**Frank Dale**  
Ward 4 Councillor  
frank.dale@mississauga.ca



**Katie Mahoney**  
Ward 8 Councillor  
katie.mahoney@mississauga.ca



**Jim Tovey**  
Ward 1 Councillor  
jim.tovey@mississauga.ca



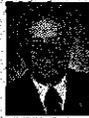
**Bonnie Cromble**  
Ward 5 Councillor  
bonnie.cromble@mississauga.ca



**Pat Saito**  
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**Pat Mullin**  
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**Ron Starr**  
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**Nando Iannicca**  
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**George Carlson**  
Ward 11 Councillor  
george.carlson@mississauga.ca

HIGHLIGHTS ►▶

# City Manager and Commissioners



**Janice M. Baker**  
City Manager & Chief  
Administrative Officer



**Brenda R. Breault**  
Commissioner,  
Corporate Services &  
Treasurer



**Paul A. Mitcham**  
Commissioner,  
Community Services



**Martin Powell**  
Commissioner,  
Transportation & Works



**Edward R. Sajeckl**  
Commissioner,  
Planning & Building

HIGHLIGHTS ►▶

## 2011 Corporate Awards



**Distinguished Budget Presentation Award**, for the current budget, from the Government Finance Officers Association (GFOA) for the 22nd year in a row.

**Canadian Award for Financial Reporting (CAAnFR)**, for excellence in municipal finance, from the Government Finance Officers Association (GFOA) for the 13th consecutive year.

**Award for Planning Excellence** in the Social Planning – Transportation and Infrastructure category, for the Hurontario/Main Street Corridor Master Plan, from the Canadian Institute of Planners (CIP).

**Fourth place** in the Large Cities of the Future category among the American continents, ranked by Foreign Direct Investment (FDI) Magazine.

**Sixth place** for economic potential and ninth place for infrastructure in the Large Cities category, ranked by FDI Magazine.

**Bruce Brunton Award** for the City's National Public Works Week, from the Ontario Public Works Association.

**Friends of the Credit Conservation Award** for the Elm Drive project, from Credit Valley Conservation.

**Award of Excellence** in Urban Design to Mississauga Celebration Square and **Awards of Merit** to the redeveloped Burnhamthorpe

Library and pool additions at Clarkson and Malton Community Centres, from the 90th Annual Mississauga Urban Design Awards – the longest-running municipal urban design competition in Ontario.

**Corporate Exceptional Performance/Outstanding Achievement Award** for the MiWay Brand Implementation Program, from the Canadian Urban Transit Association (CUTA).

**Excellence in Municipal Systems Award** for MiWay Mobile Site, from Municipal Information Systems Association (MISA).

**Peter J. Marshall Municipal Innovation Award**, for the MiWay Mobile Website Project, from the Association of Municipalities of Ontario (AMO).

**Certificate of Merit** for the "MiWay Mobile Website – Anytime, Anywhere, Transit Schedules for Mobile Devices" from the Canadian Association of Municipal Administrators (CAMA) as part of the 2011 Willis Award for Innovation.

**Distinguished Award Honouree** for Excellence in Public Service Delivery (municipal category), for the MiWay Mobile Website Project, from Government Technology Event Canada (GTEC).

**First Place** to Mississauga Fire & Emergency Services at the International Recognition in Auto Extermination Competition.

HIGHLIGHTS ► ||

## 2011 Corporate Awards



**Excellence in Storage Award**, to the Malton, Meadowvale and Mevis District Works Yards, from the Salt Institute (SI).

**Barrier-Free Design Award of Merit**, to Malton Community Centre, from the Ontario March of Dimes.

**Gold Marcom Awards**, for the International Indian Film Academy (IIFA) "Buzz" events communications strategy and for the Litterbug campaign, from the Association of Marketing and Communications Professionals.

**OPWA – Project of the Year Award** in the Environmental category, to the Region of Peel, City of Mississauga and Credit Valley Conservation for the Cookeville Creek Flooding Remediation Program Project.

**Top 10 Canadian Economic Development Group**, to the City's Economic Development Office, from Site Selection Magazine's annual special section on Canadian industrial development and trends.

**Nation Builder honour**, to Mayor McCallon, in the spirit of the Famous 5 Women by the Famous 5 Ottawa Chapter.

**Individual 2011 Excellence in Municipal Finance Award** to Janice Baker from the Municipal Finance Officers' Association of Ontario (MFOA).



HIGHLIGHTS ► ||

## Delivering Existing Services

Recreation and Parks delivered 23,300 **program courses** with more than 176,000 registrations.

Camo **program registrations** increased 16 per cent over 2010 and aquatic program registrations increased eight per cent.

More than 2,500 participated in registered programs at outdoor pools; seasonal attendance during **recreation swims** surpassed 100,000.

The **new Clarkson Community Pool** increased registrations by 77 per cent over last year and the **new Malton Community Pool** saw a 16 per cent increase.

The City's partnership with the Lifesaving Society provided 3,728 Grade 3 students with the **"Swim to Survive" program** through a \$57,467 grant. The program has been offered for six years and has helped approximately 20,000 Mississauga children learn lifesaving swim survival skills.

Through media relations, total **audience reach** was 965,006,541, via 3,564 City-related news items.

The overall **call volume** to the City increased five per cent over 2010 with 16,198 calls.

The City participated in **Emergency Preparedness Week (EPW)**, encouraging Mississauga residents to plan ahead and be prepared in the event of an emergency.



The City hosted free public tours during **National Public Works Week**, giving residents an opportunity to learn more about its services, such as operating MiWay and the traffic control system, and enforcing municipal bylaws.

The City assumed 12 **subdivisions**, adding 18.5 kilometres of roadway to the City's road network and maintenance programs.

The **Hershey Air Supported Structure** was installed, covering one of the artificial turf fields, which allows for additional facility use from November to April.

The City provided communities with rink boards, rinks and shovels to build 35 **neighbourhood natural ice rinks** in local parks.

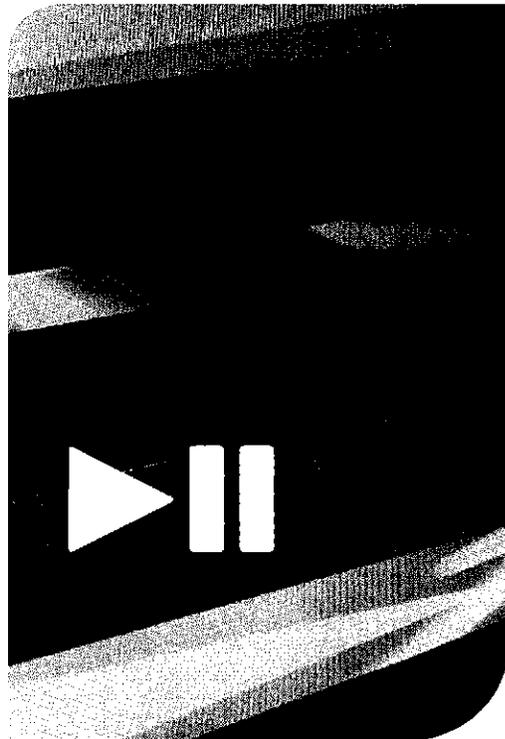
Park Planning provided comment on more than 140 **Planning and Committee of Adjustment** applications.

The **Planning and Building Customer Service Centre** received very positive feedback, serving an average of 80 people per day. Staff spent an average of 20 minutes with each customer, from arriving at the counter to leaving.

Phase one of construction of the **Mississauga Bus Rapid Transit (BRT)** is well underway east of Hurontario Street to Hedgate Drive.

HIGHLIGHTS ►||

## Implementing the Strategic Plan



HIGHLIGHTS ►||

## MOVE

**MIWay** achieved a 5.9 per cent increase in ridership over 2010 numbers.

Customers used **Presto** to pay for 253,965 MIWay trips and 155,237 transfers. 2,461 Presto cards were sold; \$587,135 was collected through Presto fares.

**Paid parking** was implemented at the Civic Centre, Central Library and Living Arts Centre parking garages. In addition, two surface parking lots, featuring permeable pavers and LED technology, were built adjacent to Sheridan College to manage parking demand in the growing downtown.

By year-end, 80 per cent of all MIWay routes were designated as fully accessible. In November, the last high-floor bus was retired, providing a **fully accessible bus fleet** with 95 per cent of trips being accessible.

MIWay introduced more frequent service, extended service hours and additional weekend service to serve the growing number of customers who travel on the **Hurontario-Main Street corridor**.

The City developed its first **smartphone app** to help commuters navigate Mississauga's transit system.



HIGHLIGHTS ► ||

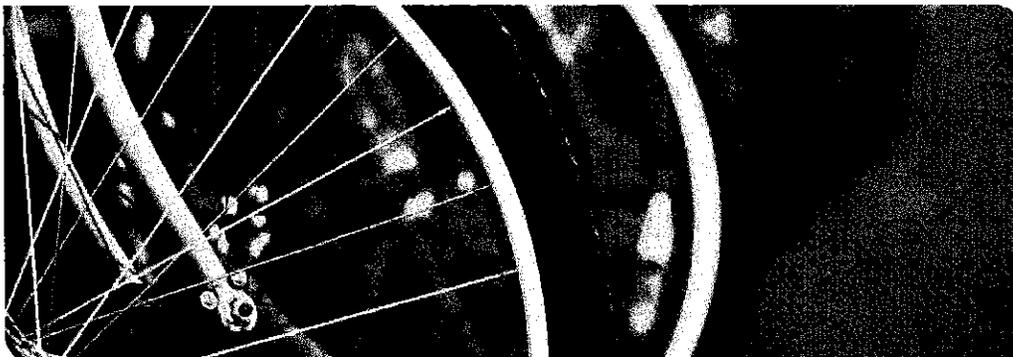
The City's MIWay staff hosted a **customer appreciation event** with a passenger safety theme at two Mississauga transit terminals in October.

The City's MIWay Transit added 43 new **fuel-efficient and fully accessible buses** on the roads in November to serve customers on local MIWay routes.

Through the Infrastructure Stimulus Fund (ISF) program, 15 **sidewalks** (a total of 18 kilometres – approximately the length of Eglinton Avenue through Mississauga) were constructed.

An additional nine kilometres of new sidewalks were installed to improve **pedestrian and transit accessibility**.

A **Student Ambassador Program** in 16 Mississauga secondary schools helped encourage the use of public transit.



HIGHLIGHTS ► ||

# BELONG

**Mississauga Celebration Square's** first summer season attracted 416,000 residents and visitors (not including passive customers) who attended 72 eclectic events. Nine major youth events attracted 155,100 participants and 467 youth volunteers.

The City's **Community Cultural Festivals and Celebrations Grant Program** provided \$415,900 in funding, while arts and culture grants provided \$1,224,815, contributing to the sustainability of cultural organizations and ensuring the availability of a wide range of cultural opportunities for residents and visitors.

The City provided \$715,250 in financial support to a range of community-based groups through the **Corporate Grant Program** for non-arts/cultural community groups.

To create a voice for youth in programming and event decision-making in community centres and libraries, 343 **youth advisory meetings** were held with 913 youth participants.

The City, the Ontario Ministry of Health Promotion and Sport and the Older Adult Centres of Ontario partnered to present **'55+ Inspired Living Fair'** – an interactive event to inspire people aged 55 plus to be healthy and active and get the most out of life.



HIGHLIGHTS ►

Council approved the eighth annual **Accessibility Plan**, 2010 Annual Report and 2011 initiatives, which puts the City ahead of schedule in meeting targets proposed by provincial legislation in offering accessible services.

The City and Carassauga partnered to feature **Carassauga's Dumpling Festival** at the International Home & Garden Show, providing a sneak preview of Carassauga, Mississauga's Festival of Cultures.

The City celebrated the arrival of the **Memorial Cup** in May and officially re-dedicated the City's Community Memorial on Mississauga Celebration Square.

The City promoted awareness about invisible disabilities, as well as the accessibility requirements built into all of its new facilities, for **National Access Awareness Week**.

Mississauga was one of three official **International Indian Film Academy (IIFA) Awards** "Buzz" event locations, which offered over 50 activities throughout June, culminating in a celebration of Bollywood at Mississauga Celebration Square.

The City expanded its successful **"ActiveAssist" Fee Assistance** to enable 4,000 more low-income households to register and participate in structured, quality recreation activities.

The City, with the Mayor's Youth Advisory Committee (MYAC) and the Mississauga Youth Action Team, hosted **YouthConnect 2011**, the first event to involve youth from across Mississauga in developing community relationships and linkages to other youth in a fun and interactive way.

Monthly **youth deputations** presented to Council by youth provided a voice for youth and a means to engage and inform Council, Leadership Team and the public.

In its 35th year, **Mississauga's Day with the Blue Jays** supported children in need through the Jerry Love Children's Fund.

Older adults, their families, and caregivers were invited to **active**

**living fairs** in September at north and south Mississauga locations for information about community resources and services that will help them live full, active and healthy lives.

**Take 2: Culture Days** on the Square showcased 25 July-selected musical groups and artists on Mississauga Celebration Square in October.

The 30th anniversary of Mississauga's Sister City relationship with Kariya, Japan was commemorated at an appreciation ceremony in **Kariya Park** in September.

The City invited residents and stakeholders to provide input on a draft **Pricing Study** report (which recommended new fees for recreation programs and services).

The City added two new **public art** pieces to its public art collection, including *Familia* installed in Harold E. Kennedy Park and *Crossing Pedestrians* at the intersection of City Centre Drive and Duke of York Blvd.

Mississauga Celebration Square hosted its first **New Year's Eve Celebration** with a skate party, kids activities, local arts performances, live concerts, fireworks and more.

The Hazel McCallion Campus of **Sheridan College** opened to students in September and was officially opened in November.



HIGHLIGHTS ►

# CONNECT

The City, the Province of Ontario and Ontario Power Generation (OPG) signed a Memorandum of Understanding (MOU) that commits them to working together on a shared vision for the future of the **Lakeview lands** that will benefit the community and families for generations.

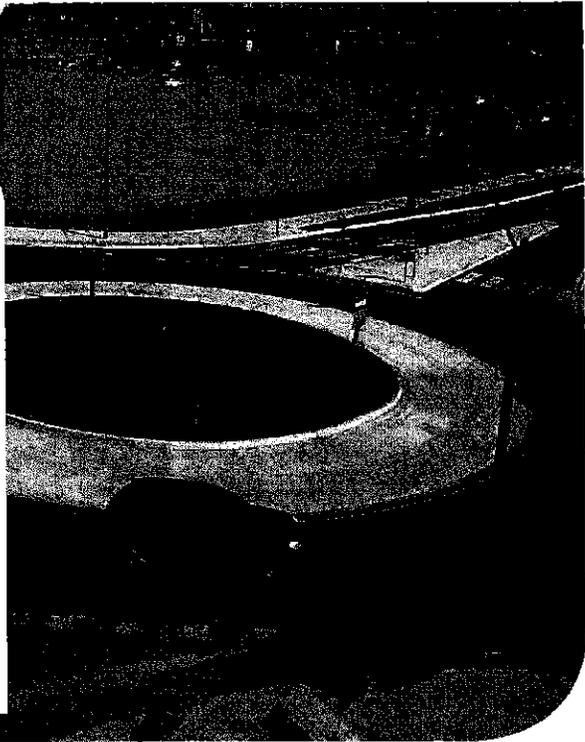
**Port Credit's waterfront** was noted as the number one public space in the Greater Toronto Area by Spacing Magazine.

As part of the City of Mississauga's **Port Credit Cultural Node** pilot project, new bike racks and additional parking at the farmers' market were made available to residents and visitors in the Port Credit area.

The City opened its first **downtown roundabout** at Duke of York Boulevard and Square One Drive in conjunction with Sheridan College to help facilitate existing and expected traffic volumes and to support the concept of "pedestrian first" street design.

The **Ridgeway Drive overpass** was completed, providing a connection between the neighbourhoods north and south of Highway 403.

The City opened a new **Cycling Office** and expanded the cycling network by over 20 kilometres



HIGHLIGHTS ► || ■■ ■■

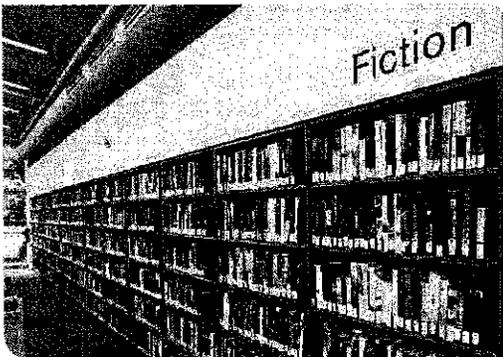
of cycling infrastructure, including bike lanes, shared lane markings, boulevard multi-use trails and off-road trails. New way-finding signage was installed.

The **Mississauga Cycling Advisory Committee's (MCAC) 4th Annual Tour de Mississauga** highlighted off-road trails and on-road cycling routes in the northeast part of the City, and featured three different routes open to cyclists 10 years old and up with any level of experience.

**Erin Meadows Community Centre and Library** marked its 10-year anniversary with a special celebration at the facility in September.

**O'Connor Park** officially opened with a ceremony followed by park tours in September.

Thirty-seven Mississauga establishments opened their doors to residents for free tours and family activities for the 8th annual **Doors Open** event in October.



HIGHLIGHTS ► || ■■ ■■

## PROSPER

**Construction permit values** for both residential and industrial building more than doubled year over year, while commercial values posted an increase of about 35 per cent. The total value of all 2011 permits issued topped \$900 million.



HIGHLIGHTS ► ||

## GREEN

The City had an 8.1 per cent reduction in Mississauga's electricity demand during **Earth Hour** in March. Mississauga ranked 8th among cities in Canada by the World Wildlife Fund (WWF) with respect to action against climate change.

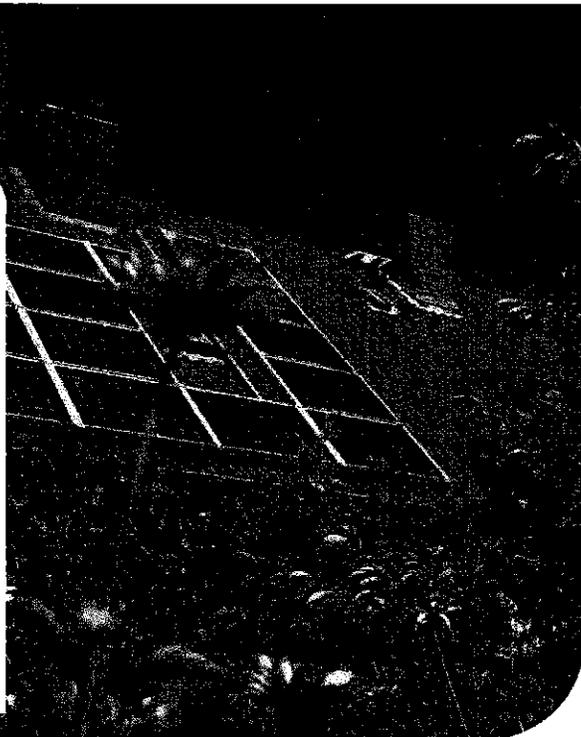
As part of the City's annual **Earth Days** campaign, Mississauga joined municipalities in the Greater Toronto Area to participate in the 20-Minute Makeover.

A customer appreciation event was held on **Clean Air Day** during **Canadian Environment Week** to thank customers for using M/We, improving air quality and protecting the environment.

The City joined Ashgrove Public School to celebrate **Arbor Day** with a special assembly and tree planting ceremony.

**Streetscape 2011**, Mississauga's residential front garden contest, returned for a third year. The contest, open to all residents, is a successful partnership between the City and local horticultural societies.

Through the annual **Summer Sign Litter Removal** program, 15,000 illegal signs were removed from City road allowances.



HIGHLIGHTS ► ||

With the **redevelopment of Lakeside Park**, the City conserved and increased the natural areas within the park from 3.6 hectares to 4.85 hectares, an increase of 30 per cent of the original area.

The **Elm Drive low-impact development project** was completed, including new cycling lanes and parking lay-bys with permeable pavers and rain gardens.

With the development of **O'Connor Park**, the City conserved and increased natural areas and wetlands within the park from 7 hectares to 27 hectares.

The City acquired 1.2 hectares of **parkland** and 7.3 hectares of **Greenbelt land**.

**Low Impact Development (LID)** technologies were implemented in the construction of three pervious parking lots at Lakeside Park, O'Connor Park and the Etobicoke Creek Trailhead. At Scholar's Green, LID technologies also included pervious pavements, use of recycled materials, low-flow irrigation, native plant species and LED lighting.

**Alternative winter de-icing materials** were used for winter maintenance.

An **LED street lighting pilot project** was completed. The City plans to replace existing street lighting with energy-efficient LED lighting over the next two years, which will reduce energy consumption.

A **Sustainable Neighbourhood Retrofit Action Plan** was initiated in partnership with the Toronto and Region Conservation Authority and Region of Peel.

The City took a big step forward with its **'Greening Our Fleet' program** through the addition of its first all-electric vehicle. Mayor Hazel McCallion also acquired an energy-efficient electric vehicle to carry out her duties.



HIGHLIGHTS ► ||

## Delivering Value for Money

Standard & Poor's reaffirmed the City's **'AAA' credit rating** for the eighth year in a row. This rating reflects Mississauga's 'debt-free status, diversifying economy and very strong liquidity.'

**Operational efficiencies** in winter maintenance, leaf collection and street cleaning programs saved \$1.89 million.

The City secured **\$158,000 in grants** from Enbridge and Ontario Power Authority's SaveOnEnergy Program for energy conservation projects.

Council approved the move to LED streetlights which will greatly **reduce future hydro costs**.

The City partnered with Partners in Project Green for \$60,000 and with Holcim Canada for \$112,000 to construct two **Low Impact Development (LID) parking lots** at two locations.

Through the Ministry of Tourism and Culture's **\$55,000 Capacity Building Grant** for public libraries, the Mississauga Library System purchased 18 children's computers – one for every library location.

HD Golf Simulators at BraeBen Golf Academy provided customers with a winter activity and **generated \$30,000**.

Maple Leaf Sports and Entertainment (MLSE) and RONA partnered with the City to refurbish rinks at Burnhamthorpe Community Centre through a **\$29,000 grant**.

The City partnered with the Dufferin-Peel Catholic District School Board to construct a shared-use, all-weather **track and field facility**, currently under construction at the new Loyola Catholic Secondary School.

The City approved a **Debt Policy** to provide guidelines for prudent use of debt financing.

HIGHLIGHTS ► ||

## Maintaining our Infrastructure

The **Port Credit Memorial Arena** was renovated as a fully accessible facility, while preserving its historical significance, and was reopened to the public in April.

**Lakeview, Port Credit and Lorne Park Libraries** were redeveloped and officially reopened in June under the Infrastructure Stimulus Fund (ISF) program – a funding partnership between the City, Province and Federal Government. **Burnhamthorpe Library**, also an ISF project, officially reopened in August, along with the dedication of **Maja Prentice Theatre**.

**Clarkson Community Pool** and **Malton Community Pool** built under the ISF program, officially opened in June.

**Mississauga Celebration Squares**, the City's new multi-media event destination and largest ISF project, officially opened in June with an outdoor City Council Meeting.

**Applewood Heights, Lewis Bradley, David Ramsey, Erindale and Streetsville Outdoor Pools** were redeveloped under the Recreational Infrastructure Canada (RiC) program and officially reopened in July. **Lions Club of Credit Valley Outdoor Pool** was repaired and redeveloped under RiC and officially reopened in conjunction with the dedication of **Harold E. Kennedy Park**.

Through ISF, **73 park pathways** totalling 34 kilometres were rehabilitated with new paving and lighting.



One hundred roads (44 kilometres) were resurfaced, seven **bridge/culvert structures** rehabilitated, and four kilometres of **noise barriers** were replaced.

**Watercourse improvements** were completed along Little Etobrooke Creek, Cookville Creek and the Credit River.

Studies were completed for the rehabilitation of two **stormwater management ponds** to provide protection of water quality.

Construction was completed on 9 **community parks**, 6 **park improvement** projects, 10 **playground** redevelopments, 4.1 kilometres of **off-road cycling** and **walking trails** and several **streetscape** beautification projects.

In December, the City opened the Mississauga Celebration Square **ice rink**, the largest free outdoor artificial ice rink in the City at 44.8 metres x 47.2 metres.

The **Herstley Centre** underwent improvements under ISF which included resurfacing of floors and more efficient power and communication routing to increase the facility for multi-lingual messaging.

Major upgrades were made to **Meadowdale Theatre's** lobby and theatre house, including installation of a new state-of-the-art sound system.

HIGHLIGHTS ►►

## Healthy & Productive Workplace

The City was awarded one of Canada's **Top Employers for Young People** in 2011 by Canada's Top 100 Employers through Mediacorp Canada Inc. for the second year in a row.

The City was identified as one of the nation's best employers for recent immigrants. The 2011 **Best Employers for New Canadians** special designation recognizes the City for addressing the practical challenges that new Canadians face when seeking employment.

Accomplishments of Mississauga Fire and Emergency Services (MFES) staff were recognized at an **Achievement Night Ceremony** which included recipients of federal awards for 20, 30 and 40 years of service.

City employees raised over \$185,000 through personal pledges and events during the **United Way Employee Campaign**, benefiting organizations throughout Mississauga and the Region of Peel.

The City welcomed grade nine students to explore careers within the organization as part of the national **Take Our Kids to Work Day** in November.



HIGHLIGHTS ►►

# Contact Us



**City of Mississauga**

300 City Centre Drive  
Mississauga, ON L5B 3C1

**Inquiries:** 3-1-1 or  
905-615-4311 outside city limits  
7 a.m. to 7 p.m., Monday to Friday

**Fax:** 905-615-4081

**TTY:** 905-896-5151

**Email:** [public.info@mississauga.ca](mailto:public.info@mississauga.ca)

HIGHLIGHTS ► 



# Corporate Report

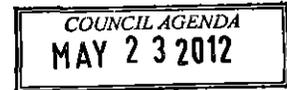
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12-4

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**DATE:** May 16, 2012



**TO:** Mayor and Members of Council  
Meeting Date: May 23, 2012

**FROM:** Mary Ellen Bench, BA, JD, CS  
City Solicitor

**SUBJECT:** **Enersource Corporation – Unanimous Shareholder Resolution in lieu of an annual general meeting**

---

**RECOMMENDATION:**

1. That City Council authorize the Mayor and City Clerk to execute Resolutions of the shareholders of Enersource Corporation (“Enersource”) for the purpose of accepting the audited consolidated financial statements of Enersource for the fiscal year ended December 31, 2011, confirming the election of the Directors of Enersource in accordance with the Amended and Restated Shareholders’ Agreement, and appointing KPMG LLP as the auditor for Enersource;
2. That City Council select a representative City nominated Director to serve on the Nominating Committee of the Enersource Board of Directors once the Amended and Restated Shareholders’ Agreement is in effect, such representative being a then current Director of Enersource who does not need to be an independent Director;
3. That City Council authorize a change to the effective date of the Amended and Restated Shareholders’ Agreement to June 1, 2012 from May 1, 2012.

**BACKGROUND:**

At a meeting of the Enersource Board of Directors held on March 6, 2012, it was recommended that the Shareholders execute a Unanimous Shareholder Resolution to deal with the following matters, in lieu of an annual general meeting:

1. Accept the audited consolidated financial statements of Enersource for the fiscal year ended December 31, 2011;
2. Confirm the election of the nominees of the City of Mississauga and BPC Energy Corporation (Borealis) as Directors of Enersource; and
3. Appoint KPMG LLP as the auditors for Enersource until the close of the next annual meeting of shareholders.

At the April 25, 2012 meeting of Council the City's external counsel, Jeff Singer, reviewed the details of the Amended and Restated Shareholders' Agreement with members of Council.

City Council at its meeting of May 9, 2012 enacted By-law No. 0099-2012 authorizing the execution of the Amended and Restated Shareholders' Agreement. The Amended and Restated Shareholders' Agreement, once in effect, will require the City to select a representative Director to serve on Enersource's Board's Nomination Committee. Legal counsel to Enersource has requested that Council consider who such representative Director will be to enable him to set up a meeting of the Committee as soon as possible once the Amended and Restated Shareholders' Agreement is in effect.

**COMMENTS:**

The Ontario *Business Corporations Act* authorizes shareholders to enact a resolution of the shareholders of a corporation in lieu of holding an annual general meeting. The Board of Directors of Enersource is recommending that the City and Borealis exercise this option under the current Shareholders' Agreement. As the only matters for consideration outside of the revised agreement do not result in any change to current operations or to membership on the Board of Directors, other than that required under the Amended and Restated Shareholders' Agreement, it is appropriate for the shareholders to deal with these matters by resolution in lieu of an annual general meeting.

The Amended and Restated Shareholders' Agreement, once in effect, will require Enersource to establish a Nomination Committee and for the City to designate a then current Director as a member of the Committee. Such City designate need not be an Independent Director. To put these requirements into place, legal counsel for Enersource has requested that the effective date for the coming into force of the Amended and Restated Shareholders' Agreement be changed to June 1, 2012 from May 1, 2012. The City external counsel and legal counsel for Borealis do not have any objections to this change.

**FINANCIAL IMPACT:** None.

**CONCLUSION:** It is recommended that the City of Mississauga and Borealis enact a Unanimous Shareholder Resolution in lieu of holding an annual general meeting of the Shareholders to properly accept the audited financial statements for the fiscal year ended December 31, 2011; to confirm the membership of the Board of Directors; and to appoint KPMG LLP as the Enersource's auditors until the close of the next annual meeting of shareholders. It is also recommended that Council designate, as a member of Enersource's Nomination Committee, a Director pursuant to the Amended and Restated Shareholders' Agreement once in effect and approve the change in the effective date of the new revised agreement to June 1, 2012 instead of May 1, 2012.

**ATTACHMENTS:** Appendix 1: Audited Financial Statements for the year ended December 31, 2011.



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Mary Ellen Bench, BA, JD, CS  
City Solicitor

*Prepared By: Margaret Beck, Legal Counsel*

R-4(C)

Appendix 1

Consolidated Financial Statements of

**ENERSOURCE CORPORATION**

Years ended December 31, 2011 and 2010

R-4(d)



KPMG LLP  
Chartered Accountants  
Yonge Corporate Centre  
4100 Yonge Street, Suite 200  
Toronto ON M2P 2H3

Telephone (416) 228-7000  
Fax (416) 224-4671  
Internet www.kpmg.ca

## INDEPENDENT AUDITORS' REPORT

*To the Shareholder of Enersource Corporation*

We have audited the accompanying consolidated financial statements of Enersource Corporation, which comprise the consolidated balance sheet as at December 31, 2011, the consolidated statement of income and comprehensive income, and consolidated cash flows for the years then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

### *Management's Responsibility for the Consolidated Financial Statements*

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian generally accepted accounting principles, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditors' Responsibility*

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audits in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained in our audit is sufficient and appropriate to provide a basis for our audit opinion.

### *Opinion*

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of Enersource Corporation as at December 31, 2011, and the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

KPMG LLP  
Chartered Accountants, Licensed Public Accountants

Toronto, Canada  
March 6, 2012

R-4(e)

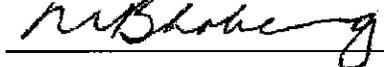
**ENERSOURCE CORPORATION**Consolidated Balance Sheets  
(In thousands of dollars)

December 31, 2011 and 2010

	2011	2010
<b>Assets</b>		
Current assets:		
Cash and cash equivalents	\$ 107,127	\$ 53,568
Accounts receivable (note 14(b))	59,881	56,016
Unbilled revenue	59,739	67,563
Inventory (note 3)	7,527	7,872
Prepaid expenses and deposits	2,267	1,787
Future income tax assets (note 5(b))	2,419	-
	238,960	186,806
Property, plant and equipment (notes 1(h) and 2)	465,403	446,494
Intangible assets (note 1(i) and 4)	18,694	15,583
Deposits and prudentials (note 6)	22,693	20,739
Regulatory assets (note 7)	7,719	20,013
Future income tax assets (note 5(b))	27,924	32,540
	542,433	535,369
	\$ 781,393	\$ 722,175
<b>Liabilities and Shareholders' Equity</b>		
Current liabilities:		
Accounts payable and accrued liabilities	\$ 99,564	\$ 90,888
Income taxes payable	2,875	3,418
Deferred revenue (note 1(h))	11,143	150
Advance payments	2,070	2,759
Future income tax liabilities (note 5(b))	-	189
Regulatory liability for future income tax assets (note 5(c))	98	149
Regulatory liabilities (note 7)	42,691	39,671
Bonds payable (note 8)	-	289,811
	158,441	427,035
Long-term liabilities:		
Debentures payable (note 8)	317,864	-
Deposits	22,693	20,739
Employee retirement and post-retirement benefits (note 9)	5,156	4,656
Regulatory liability for future income tax assets (note 5(c))	27,865	32,495
	373,578	57,890
Shareholders' equity:		
Capital stock (note 10)	175,691	175,691
Retained earnings	73,683	61,559
	249,374	237,250
Contingencies (note 12)		
Commitments (notes 6 and 13)		
	\$ 781,393	\$ 722,175

See accompanying notes to consolidated financial statements.

On behalf of the Board of Directors:



Director



Director

**ENERSOURCE CORPORATION**

Consolidated Statements of Income and Comprehensive Income  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

	2011	2010
Revenue:		
Energy sales	\$ 683,116	\$ 675,255
Distribution	108,780	120,076
Recovery of regulatory accounts	7,772	7,429
Services	10,332	7,849
Other	14,351	11,267
	<u>824,351</u>	<u>821,876</u>
Operating expenses:		
Energy purchases	683,116	675,255
Operations, maintenance and administration	58,342	51,767
Services	7,454	6,669
Amortization of property, plant and equipment	23,863	36,311
Amortization of intangible assets	2,309	1,936
Amortization of regulatory accounts	7,772	7,429
	<u>782,856</u>	<u>779,367</u>
Operating income	41,495	42,509
Non-operating revenue (expense):		
Interest income	1,431	626
Interest expense	(17,975)	(18,999)
	<u>(16,544)</u>	<u>(18,373)</u>
Income before the undemoted	24,951	24,136
Income tax expense (note 5(a))	2,205	6,432
Net income and comprehensive income	<u>\$ 22,746</u>	<u>\$ 17,704</u>

Consolidated Statements of Retained Earnings  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

	2011	2010
Retained earnings, beginning of year	\$ 61,559	\$ 54,393
Net income and comprehensive income	22,746	17,704
Dividends paid (note 10)	(10,622)	(10,538)
Retained earnings, end of year	<u>\$ 73,683</u>	<u>\$ 61,559</u>

See accompanying notes to consolidated financial statements.

R-4(g)

## ENERSOURCE CORPORATION

Consolidated Statements of Cash Flows  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

	2011	2010
Cash provided by (used in):		
Operating activities:		
Net income	\$ 22,746	\$ 17,704
Items not affecting cash:		
Amortization of debt issue costs	245	555
Amortization of property, plant and equipment	23,863	36,311
Amortization of intangible assets	2,309	1,936
Amortization of regulatory accounts	7,772	7,429
Gain on the disposal of property, plant and equipment	(169)	(187)
Employee retirement and post-retirement benefits	500	469
Future income tax expense (recovery)	(2,672)	611
	54,594	64,828
Change in non-cash operating working capital (note 11)	23,771	25,097
	78,365	89,925
Financing activities:		
Bonds	(290,000)	-
Debentures	317,808	-
Deposits	1,954	514
Dividends paid	(10,622)	(10,538)
	19,140	(10,024)
Investing activities:		
Deposits and prudentials	(1,954)	(514)
Additions to property, plant and equipment	(38,185)	(38,701)
Additions to intangible assets	(5,575)	(3,633)
Other deferred costs	-	(2,246)
Proceeds on disposal of property, plant and equipment	282	204
Decrease (Increase) in regulatory assets	1,486	(15,204)
	(43,946)	(60,094)
Increase in cash and cash equivalents	53,559	19,807
Cash and cash equivalents, beginning of year	53,568	33,761
Cash and cash equivalents, end of year	\$ 107,127	\$ 53,568
Supplemental cash flow information:		
Interest received	\$ 1,374	\$ 591
Interest paid	17,169	18,241
Income taxes paid	4,202	1,432

See accompanying notes to consolidated financial statements.

# ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

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Enersource Corporation (the "Corporation"), incorporated under the Ontario Business Corporations Act, was formed to conduct electricity distribution and non-regulated utility service ventures. The Corporation is owned 90% by the City of Mississauga (the "City") and 10% by BPC Energy Corporation ("Borealis"), a wholly owned subsidiary of the Ontario Municipal Employees Retirement System ("OMERS").

## 1. Significant accounting policies:

### (a) Basis of presentation:

The accompanying annual consolidated financial statements have been prepared by management in accordance with generally accepted accounting principles ("GAAP"). The consolidated financial statements include the accounts of the Corporation's wholly owned subsidiaries: Enersource Hydro Mississauga Inc. ("Enersource Hydro"), Enersource Services Inc., Enersource Telecom Inc. ("Telecom"), Enersource Technologies Inc. ("Technologies") and Enersource Hydro Mississauga Services Inc. (EHM Services")

### (b) Nature of operations:

Through its subsidiary, Enersource Hydro, the Corporation provides electricity distribution services to businesses and residences in the service area of Mississauga, Ontario.

Enersource Services Inc. is the parent company for the Corporation's non-regulated businesses, which include Telecom and EHM Services.

- (i) EHM Services provides utility services, including electricity distribution infrastructure design, construction and operations, street light construction and maintenance services to customers in Ontario.
- (ii) In September 2011, the Corporation received the articles of amalgamation confirming that Telecom amalgamated with EHM Services. An amalgamation certificate was received indicating that the assets and liabilities of Telecom were amalgamated into EHMS Services. Intercompany balances and transactions have been eliminated.

R-4(i)

## ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

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### 1. Significant accounting policies (continued):

(c) Rate setting:

Enersource Hydro is regulated by the Ontario Energy Board ("OEB") under authority of the *Ontario Energy Board Act, 1998*. The OEB is charged with the responsibility of approving or setting rates for the transmission and distribution of electricity and the responsibility for ensuring that distribution companies fulfill obligations to connect and service customers.

The OEB has the general power to include or exclude costs, revenue, losses or gains in the rates of a specified period, resulting in the change in the timing of accounting recognition from that which would be applied in an unregulated company. Specifically, the following accounting treatments have been applied:

- (i) The Corporation capitalizes interest monthly based on an approved OEB allowance for the cost of funds used during construction and development.
- (ii) The Corporation records future income tax assets and a corresponding regulatory tax liability for its regulated business activities to the extent that it is expected that the recovery or realization of these amounts will be included in future distribution rates.
- (iii) The Corporation has deferred certain cost of power and retail settlement variances in accordance with Article 490 of the OEB's Accounting Procedures Handbook.
- (iv) The Corporation has deferred all revenue and associated costs not included in Enersource Hydro's smart meter revenue requirement, as directed by the OEB.
- (v) The Corporation has deferred costs related to the implementation of International Financial Reporting Standards ("IFRS") and costs relating to achieving compliance with Environment Canada's new polychlorinated biphenyls ("PCB") regulations.

The OEB has the power to establish electricity prices to be charged under a regulated price plan ("RPP"), as summarized in the following chart, to low volume consumers and designated consumers who do not choose an electricity retailer. The OEB may adjust consumption thresholds and electricity commodity prices charged to these RPP consumers every six months as required.

# ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

## 1. Significant accounting policies (continued):

### Regulated Price Plan:

	November 2011 - December 2011	May 2011 - October 2011	November 2010 - April 2011	May 2010 - October 2010	November 2009 - April 2010
Residential consumption threshold	1,000 kWh	600 kWh	1,000 kWh	600 kWh	1,000 kWh
Non-residential consumption threshold	750 kWh	750 kWh	750 kWh	750 kWh	750 kWh
Price below threshold	\$.071/kWh	\$.068/kWh	\$.064/kWh	\$.065/kWh	\$.058/kWh
Price above threshold	\$.083/kWh	\$.079/kWh	\$.074/kWh	\$.075/kWh	\$.067/kWh

### Time of Use Rates:

In May 2009, The Ontario government announced the province-wide implementation of time of use rates. These rates will help customers make decisions about when they use electricity, and will encourage people to shift some of their electricity use to off-peak hours where they will benefit by being charged lower prices. Enersource Hydro commenced moving residential and small commercial customers to time of use rates in August 2011, and anticipates that all eligible customers will have migrated to time of use by May 2012. Time of use rates are reviewed every six months by the OEB, with any rate changes occurring on May 1 and November 1. A summary of TOU rates since May 2011 is listed below:

		Summer Weekdays May 2011 - October 2011	Winter Weekdays November 2011- April 2012
Off-Peak	7:00 p.m. – 7:00 a.m.	\$.059/kWh	\$.062/kWh
Mid-Peak	7:00 a.m. – 11:00 a.m.	\$.089/kWh	
	5:00 p.m. – 7:00 p.m.	\$.089/kWh	
	11:00 a.m. – 5:00 p.m.		\$.092/kWh
On-Peak	11:00 a.m. – 5:00 p.m.	\$.107/kWh	
	7:00 a.m. – 11:00 a.m.		\$.108/kWh
	5:00 p.m. – 7:00 a.m.		\$.108/kWh
Weekends & Holidays	All day	\$.059/kWh	\$.062/kWh

In November 2008, Enersource Hydro submitted a formula based rate application to the OEB for the rate period May 1, 2009 through April 30, 2010. On March 16, 2009, the OEB released its decision and order on this rate application. Enersource Hydro implemented this distribution rate decision, along with OEB-approved changes to electricity commodity prices May 1, 2009.

# ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

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## 1. Significant accounting policies (continued):

On November 27, 2009 Enersource Hydro submitted an application to recover/refund all retail settlement variance account balances as at December 31, 2008, as well as energy variance and Global Adjustment variance account balances as at September 30, 2009. The net recovery of \$12,800 was approved by the OEB on January 29, 2010. The \$12,800 net balance in these accounts will be recovered over a two year period from February 1, 2010 through January 31, 2012.

Enersource Hydro submitted a formula based rate application in July 2009 to the OEB which was approved on March 29, 2010. Enersource Hydro implemented this distribution rate decision, along with OEB-approved changes to electricity commodity prices May 1, 2010 to April 30, 2011.

In October 2010, Enersource Hydro submitted a formula based rate application to the OEB to change distribution rates for the rate period May 1, 2011 through April 30, 2011. The application was approved by the OEB on March 17, 2011. Enersource Hydro implemented the distribution rate decision, along with the OEB-approved changes to electricity commodity prices, effective May 1, 2011.

### (d) Cash and cash equivalents:

Cash and cash equivalents are defined as cash and bank term deposits or equivalent financial instruments with original maturities upon issue of less than 90 days.

### (e) Revenue recognition:

Distribution revenue attributable to the delivery of electricity is based upon OEB-approved distribution rates and charges that is recognized as electricity is delivered to customers, which includes an estimate of unbilled revenue that represents electricity consumed by customers since the date of each customer's last meter reading. Actual electricity usage could differ from estimates.

Service and other revenue are recognized as services are rendered or contract milestones are achieved. Amounts received in advance of these milestones are presented as deferred revenue.

### (f) Measurement uncertainty:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported

# ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

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## 1. Significant accounting policies (continued):

amounts of revenue and expenses during the years. Accounts receivable is reported based on amounts expected to be recovered less an appropriate allowance for unrecoverable amounts based on prior experience. Unbilled revenue and regulatory assets are reported based on amounts expected to be recovered. Inventory is recorded net of a provision for obsolescence. Amounts recorded for amortization of property, plant, equipment and intangible assets are based on estimates of useful life.

Due to the inherent uncertainty involved in making such estimates, actual results could differ from estimates recorded in preparing these consolidated financial statements, including changes as a result of future decisions made by the OEB or the Minister of Energy.

### (g) Inventory:

Inventory consists primarily of parts and supplies acquired for internal construction, consumption or recoverable work. The Corporation accounts for major spare parts and standby equipment as property, plant and equipment.

Inventory is carried at the lower of cost and net realizable value, with cost determined on a weighted average cost basis net of a provision for obsolescence.

### (h) Property, plant and equipment:

Property, plant and equipment are recorded at cost, which includes labour, materials, contracted services, engineering costs, allocated overhead and an OEB-approved allowance for the cost of funds used during construction when applied. Certain assets may be acquired or constructed with financial assistance in the form of contributions from customers.

When assets are retired or otherwise disposed of, their original cost and accumulated amortization are removed from the accounts and the related gain or loss is included in the operating results for the related fiscal period. The cost and related accumulated amortization of grouped assets, such as overhead and underground distribution systems, is removed from the accounts at the end of their estimated service lives.

As of January 1, 2011, the Corporation revised the useful lives of its depreciable assets based on an independent evaluation. The revised estimates were adopted prospectively and extended the lives of many depreciable assets and will reduce current and future amortization expense. Since amortization expense is a component of approved distribution

R-4(m)

## ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

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### 1. Significant accounting policies (continued):

rates, Enersource Hydro has decided to defer distribution revenue equal to the decrease in amortization expense until the change in useful lives is approved by the OEB. Enersource Hydro will be seeking OEB approval for the revised useful lives in its 2013 cost of service application. The change in useful lives has resulted in \$10,734 of distribution revenue being deferred onto the balance sheet, and is included in deferred revenue.

Amortization of property, plant and equipment values is charged to operations on a straight-line basis over their estimated service lives as follows:

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Buildings and other fixtures	20 - 60 years
Distribution station equipment	15 - 40 years
Overhead and underground distribution system	15 - 55 years
Meters	15 - 25 years
Equipment and furniture	10 years
Rolling stock	4 - 12 years
Computer hardware	3 - 10 years

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An allowance for the cost of funds used during the construction period has been applied and capitalized as a component of cost of property, plant and equipment where applicable. The prescribed interest rate used during the period equalled the average weighted bond yield of the DEX Mid Term Corporate Bond Index as published on the OEB website, updated quarterly.

(i) Intangible assets:

Intangible assets are assets that lack physical substance, other than financial assets. Intangible assets are recorded at cost and include expenditures associated with the initial acquisition or development, which are directly attributable to the acquisition, production and preparation of the asset for its intended use.

Indefinite life intangible assets such as easements are held in perpetuity and are not amortized. The amortization of other intangible asset values are charged to operations on a straight-line basis over their estimated service lives as follows:

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Computer software	2 - 10 years
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# ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

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## 1. Significant accounting policies (continued):

The Corporation evaluates intangible assets for impairment whenever events or changes in circumstances indicate the carrying amount may not be recoverable. For purposes of such an evaluation, the fair value estimate is compared to the carrying amount of the asset to determine if a write-down is required. The impairment loss is measured as the amount by which the carrying amount of the asset exceeds its fair value.

An allowance for the cost of funds used during the development stage of internally developed / modified software has been applied and capitalized as a component of cost of intangible assets where applicable. The prescribed interest rate used during the period equalled the average weighted bond yield of the DEX Mid Term Corporate Bond Index as published on the OEB website, updated quarterly.

### (j) Deferred debt issue costs:

Deferred debt issue costs represent the cost of the issuance of the bonds. In accordance with The Canadian Institute of Chartered Accountants' ("CICA") Handbook Section 3855, Financial Instruments - Recognition and Measurement, the Corporation's deferred debt issuance costs, net of accumulated amortization, is included in the carrying amount of bonds payable. The bonds are accreted back to their face amount using the effective interest rate method over the remaining period to maturity.

### (k) Deposits and prudentials:

Customers may be required to post security to obtain electricity or other services. Where the security posted is in the form of cash or cash equivalents, these amounts are recorded in the accounts as deposits and prudentials, which are reported separately from the Corporation's own cash and cash equivalents. Interest rates paid on customer deposits are based on a variable rate of prime less 2.0%.

Also included in this balance are cash and securities lodged with the Corporation by counterparties under electricity supply agreements.

### (l) Employee retirement and post-employment benefits:

The Corporation accounts for its participation in OMERS, a multi-employer public sector pension fund, as a defined contribution plan and all contributions made to OMERS by the Corporation are expensed in the year.

# ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

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## 1. Significant accounting policies (continued):

The Corporation actuarially determines the cost of other employment and post-employment benefits offered to employees using the projected benefit method, prorated on service and based on management's best estimate assumptions. Under this method, the projected post-retirement benefit is deemed to be earned on a pro rata basis over the years of service in the attribution period commencing at date of hire, and ending at the earliest age the employee could retire and qualify for benefits. Net actuarial gains or losses exceeding 10% of the accrued benefit obligation are amortized into expense on a straight-line basis over the expected average remaining service lifetime.

The Corporation presently offers a retirement and post-retirement benefit plan that consists of life, health and dental benefits to those employees who retire on or after age 55 with at least 10 years of service with a specified cost sharing formula for participation from the time of early retirement to age 65.

### (m) Income taxes:

Under the *Electricity Act, 1998*, the Corporation is required to make payments in lieu of corporate income taxes ("PILs") to the Ontario Energy Financial Corporation ("OEFC"). These payments are calculated in accordance with the rules for computing income and taxable capital and other relevant amounts contained in the *Income Tax Act (Canada)*, the *Taxation Act, 2007 (Ontario)*, both as modified by the *Electricity Act, 1998*, and related regulations. References in these financial statements to income taxes are with respect to PILs.

The Corporation uses the asset and liability method of accounting for the tax effect of temporary differences between the carrying amount and tax bases of the Corporation's assets and liabilities. Temporary differences arise when the realization of an asset or the settlement of a liability would give rise to either an increase or decrease in the Corporation's income taxes payable in the year or a later period. A valuation allowance is recorded against a future income tax asset to the extent that it is more likely than not that the full asset value will not be realized in the future.

### (n) Foreign currency translation:

Monetary assets and liabilities denominated in foreign currencies are translated at the prevailing rates of exchange at the consolidated balance sheet dates. Revenue and expenses are translated at the exchange rates prevailing on the transaction date. Realized and unrealized exchange gains and losses are included in income.

# ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

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## 1. Significant accounting policies (continued):

### (o) Financial instruments:

Financial assets, financial liabilities and non-financial derivatives are recorded on the consolidated balance sheets at their fair value or with cost-based measures under different circumstances. Financial instruments are classified into one of these five categories: held-for-trading, held-to-maturity, loans and receivables, available-for-sale financial assets and other financial liabilities. All financial instruments, including derivatives, are measured on the consolidated balance sheets at fair value except for loans and receivables, held-to-maturity investments and other financial liabilities which are measured at amortized cost.

Subsequent measurement and changes in fair value will depend on their initial classification, as follows: held-for-trading financial instruments are measured at fair value and changes in fair value are recognized in net income; available-for-sale financial instruments are measured at fair value with changes in fair value recorded in other comprehensive income until the investment is derecognized or impaired at which time the amounts would be recorded in net income.

The Corporation designates its cash and cash equivalents and deposits and prudentials as held-for-trading, which are measured at fair value. Accounts receivable are classified as loans and receivables, which are measured at amortized cost.

Accounts payable and accrued liabilities are classified as other financial liabilities, which are measured at amortized cost. Advance payments and deposits are classified as held-for-trading, which are measured at fair value. Bonds payable and debentures payable are classified as other financial liabilities and measured at amortized cost. The transaction costs are added to the carrying value of the bonds and amortized over the expected life using the effective interest rate method.

### (p) Capital disclosures:

The Corporation's objectives with respect to its capital structure are to maintain effective access to capital on a long-term basis, at reasonable rates, and to deliver the appropriate financial returns to its shareholders.

Effective May 1, 2008, Enersource Hydro was deemed by the OEB for rate setting purposes to have a capital structure that was funded by 56% long-term debt, 4% short-term debt and 40% equity. The OEB uses this deemed structure as a basis of how capital is funded for rate setting purposes only. The actual capital structure for Enersource Hydro may differ from the OEB deemed structure.

R-4(q)

**ENERSOURCE CORPORATION**Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

**1. Significant accounting policies (continued):**

(q) Future accounting changes:

## Transition to International Financial Reporting Standards:

In October 2010, the Accounting Standards Board ("AcSB") issued an amendment to the Introduction of Part 1 of the CICA Handbook to permit qualifying entities with rate-regulated activities the option to defer their adoption of IFRS to annual periods beginning on or after January 1, 2012. Entities using the deferral are required to disclose that fact.

Prior to this amendment, the AcSB required publicly accountable enterprises to adopt IFRS for interim and annual reporting periods beginning on or after January 1, 2011, including comparative amounts for the prior year.

The Corporation will continue to prepare its consolidated financial statements according to Canadian GAAP for 2011 and has elected to adopt IFRS for interim and annual financial statements relating to annual periods beginning on January 1, 2012.

**2. Property, plant and equipment:**

	Cost	Accumulated amortization	2011 net book value	2010 net book value
Land	\$ 4,069	\$ -	\$ 4,069	\$ 4,071
Buildings and other fixtures	20,996	6,677	14,319	12,451
Distribution station equipment	104,173	40,844	63,329	58,200
Overhead and underground distribution system	672,866	345,115	327,751	317,217
Meters	45,095	8,270	36,825	33,272
Equipment and furniture	8,605	4,324	4,281	4,646
Rolling stock	15,450	8,547	6,903	6,433
Computer hardware	7,199	3,560	3,639	3,608
Construction in progress	4,287	-	4,287	6,596
	<b>\$ 882,740</b>	<b>\$ 417,337</b>	<b>\$ 465,403</b>	<b>\$ 446,494</b>

During the year, \$286 (2010 - \$271), representing an allowance for the cost of funds used during construction, was capitalized to construction in progress.

# ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

### 3. Inventory:

The amount of inventory consumed by the Corporation and recognized as an expense during 2011 was \$2,682 (2010 - \$2,062). The amount of inventory that was written down due to obsolescence was \$20 (2010 - \$48).

### 4. Intangible assets:

	Cost	Accumulated amortization	2011 net book value	2010 net book value
Computer software	\$ 22,529	\$ 4,721	\$ 17,808	\$ 13,743
Software in development	554	—	554	1,804
Easements	332	—	332	36
	<u>\$ 23,415</u>	<u>\$ 4,721</u>	<u>\$ 18,694</u>	<u>\$ 15,583</u>

During the year, \$114 (2010 - \$43), representing an allowance for the cost of funds used during construction, was capitalized to software in development.

### 5. Income taxes:

The provision for income taxes differs from the amount that would have been recorded using the combined federal and Ontario statutory income tax rate. A reconciliation between the statutory and effective tax rates is provided as follows:

	2011	2010
Federal and Ontario statutory income tax rate	28.25%	31.0%
Income before provision for income taxes	\$ 24,951	\$ 24,136
Provision for income taxes at statutory rate	\$ 7,049	\$ 7,482
Increase (decrease) resulting from:		
Amortization less than capital cost allowance	(4,212)	(638)
Tax effect of non-capital losses for which no benefit has been recorded	(563)	(203)
Other timing differences between accounting net income and net income for tax purposes	(69)	(209)
Provision for income taxes	\$ 2,205	\$ 6,432
Effective income tax rate	8.8%	26.6%

R-4(s)

**ENERSOURCE CORPORATION**Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

**5. Income Taxes (continued):**

Future income taxes reflect the net effects of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for income tax purposes. The significant components of the Corporation's future tax assets, liabilities and expense are as follows:

## (a) Components of provision for income taxes:

	2011	2010
Current income tax expense	\$ 4,877	\$ 5,821
Future income tax expense (recovery)	(2,672)	611
	\$ 2,205	\$ 6,432

## (b) Significant components of future income tax assets and liabilities on the consolidated balance sheet are as follows:

	2011	2010
Property, plant and equipment and intangible assets	\$ 19,710	\$ 23,450
Regulatory liability for future income taxes	7,044	8,025
Regulatory assets and liabilities	(469)	(388)
Employee retirement and post retirement benefits	1,289	1,164
Deferred revenue	2,777	-
Other temporary differences	(8)	100
	\$ 30,343	\$ 32,351

The future tax asset is presented on the consolidated balance sheet as follows:

	2011	2010
Future income tax assets, current	\$ 2,419	\$ -
Future income tax assets, non-current	27,924	32,540
	\$ 30,343	\$ 32,540

**ENERSOURCE CORPORATION**

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

**5. Income Taxes (continued):**

The future tax liability is presented on the consolidated balance sheet as follows:

	2011	2010
Future income tax liability, current	\$ —	\$ 189
Future income tax liability, non-current	—	—
	<u>\$ —</u>	<u>\$ 189</u>

- (c) Management expects that \$20,919 (2010 - \$24,619) of the future income tax assets will be included in the future rates charged to customers and accordingly has recorded a corresponding regulatory liability. The regulatory liability will itself result in an additional future income tax asset of \$7,044 (2010 - \$8,025). Accordingly, \$27,963 (2010 - \$32,644) has been recorded as a regulatory liability for future income taxes.

The regulatory liability for future income tax assets is presented on the consolidated balance sheet as follows:

	2011	2010
Regulatory liability for future income taxes, current	\$ 98	\$ 149
Regulatory liability for future income taxes, non-current	27,865	32,495
	<u>\$ 27,963</u>	<u>\$ 32,644</u>

At December 31, 2011, certain other subsidiaries have estimated non-capital loss carryforwards totalling \$376 (2010 - \$2,368) available, which will expire in 2015. The potential benefit relating to these amounts has not been recorded given the uncertainty as to their realization.

**ENERSOURCE CORPORATION**

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

**6. Deposits and prudentials:**

The following outlines the deposits and prudentials of the Corporation, posted as security. The amounts are comprised of cash and cash equivalents in the form of deposits, letters of credit and letters of guarantee, under which the Corporation is contingently liable.

	2011		2010	
	Cash and cash equivalents	Letters of credit/ letters of guarantee	Cash and cash equivalents	Letters of credit/ letters of guarantee
Customer deposits	\$ 22,693	\$ -	\$ 20,739	\$ -
Security with IESO	-	10,588	-	10,588
Security with the City of Brampton	-	5,026	-	5,026
	<b>\$ 22,693</b>	<b>\$ 15,614</b>	<b>\$ 20,739</b>	<b>\$ 15,614</b>

## Security deposits:

## (a) Customer deposits:

The Corporation collects cash and cash equivalents as deposits from certain customers to reduce credit risk.

## Contingent obligations:

## (b) Security with the Independent Electricity System Operator:

Entities that purchase electricity in Ontario through the Independent Electricity System Operator ("IESO") are required to post security to mitigate the risk of their default on their expected activity in the market. The IESO could draw on this security if the Corporation failed to make payment required by a default notice issued by the IESO. The Corporation has posted a letter of credit as security in the amount of \$10,588 (2010 - \$10,588)

## (c) Security with the City of Brampton:

The Corporation has posted letters of credit in the amount of \$5,026 (2010 - \$5,026) relating to contracts with the City of Brampton to provide routine and emergency maintenance of streetlighting and related services. The City of Brampton could draw on this security by issuing a certificate demonstrating that the Corporation has failed to fulfill its obligations related to these contracts.

# ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

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## 7. Regulatory assets and liabilities:

Regulatory assets primarily represent costs that have been deferred because they are expected to be recovered in future distribution rates. Similarly, regulatory liabilities can arise from differences in amounts billed to customers under the regulated pricing mechanism and the corresponding wholesale market cost of power incurred by the utility.

Enersource Hydro is also required to record a regulatory liability or asset relating to the amount of future tax assets that are expected to be refunded or recovered through distribution rates.

Regulatory balances are comprised principally as follows:

- (i) Retail settlement variances are caused by the difference between the actual price of the electricity commodity throughput and the prices set by the OEB. Specifically, these amounts include variances between the amounts charged by Hydro One and the IESO for the operation of the electricity markets and grid, as well as various wholesale market settlement charges and transmission charges as compared to the amount billed to consumers based on the OEB-approved rates.
- (ii) Unrecognized revenue and costs associated with the smart meter program, and costs relating to stranded conventional meters have been deferred and will continue to be deferred until directed by the OEB.

R-4(w)

**ENERSOURCE CORPORATION**Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

**7. Regulatory assets and liabilities (continued):**

The following table demonstrates the impact on 2011 earnings net of income taxes as a result of regulated accounting requirements. Explanatory notes follow the table below.

	2011	2010	Estimated remaining settlement period (years)	2011 impact on earnings net of income taxes ((a)(i))
<b>Regulatory assets (liabilities):</b>				
Other regulatory assets ((a)(ii))	\$ 3,495	\$ 2,590	2	\$ (905)
Smart meter revenue/expense ((a)(iii))	6,639	9,572	2	3,119
Special Purpose Charge ((a)(iv))	(140)	1,705	1 – 2	(7)
Late Payment Penalty ((a)(v))	323	1,006	1 – 2	(683)
Net regulatory liabilities/assets approved for refund/recovery ((a)(vi))	(2,598)	5,140	1 – 2	(34)
	<b>\$ 7,719</b>	<b>\$ 20,013</b>		<b>\$ 1,490</b>
<b>Regulatory liabilities (assets):</b>				
Retail Settlement & Global Adjustment variances ((a)(vii))	42,691	39,671	1 – 2	656
	<b>\$ 42,691</b>	<b>\$ 39,671</b>		<b>\$ 656</b>
Regulatory liability for future income tax assets ((a)(viii))	\$ 27,963	\$ 32,644	–	\$ –

**(a) Explanatory notes:**

- (i) The 2011 impact on earnings net of income taxes represents the effect on the net income as a result of the treatment under rate regulated accounting.
- (ii) The OEB has approved deferral accounts to record incremental costs associated with the implementation of IFRS, and any incremental costs needed to comply with Environment Canada's new regulations associated with PCBs. The OEB also requires that Enersource Hydro record and defer the difference between revenue and costs associated with providing retailers with customer settlement services as retail cost variance account deferrals. The remaining balance reflects PILs differences resulting from legislative or regulatory changes to tax rates or rules as compared to rate-setting.

# ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

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## 7. Regulatory assets and liabilities (continued):

- (iii) On June 13, 2006, the OEB issued an update to the Accounting Procedures Handbook regarding the accounting treatment for smart meter expenditures. On December 8, 2008, the OEB issued its decision approving the recognition of smart meter revenue and costs as at December 31, 2007. On October 1, 2009, the OEB issued a decision approving the on-going accounting recognition of investments in smart meters. Based on this decision, Enersource Hydro has recognized revenue and costs for smart meter investments to December 31, 2011. The OEB also established guidelines for the accounting treatment for stranded meter costs, which directed distributors to defer stranded meter costs as a regulatory asset. This amount represents the cumulative costs related to stranded conventional meters.
- (iv) On April 9, 2010, the OEB informed electricity distributors of a Special Purpose Charge ("SPC") assessment for the Ministry of Energy conservation and renewable energy program costs and that the SPC would be recoverable through distribution rates. Enersource Hydro was assessed \$3,016 for its apportioned share of the total provincial amount of \$53,695. This amount represents Enersource Hydro's remaining assessment to be refunded or recovered.
- (v) On March 2, 2010, the Electricity Distributors Association ("EDA") reached a settlement, in principle, in a class action suit which claimed that Local Distribution Companies ("LDCs") were charging late payment interest at effective rates in excess of 60% per year, which is illegal under Section 347(1)(b) of the Criminal Code. The settlement received consent and approval by all LDCs. On July 22, 2010 the Ontario Superior Court of Justice approved the settlement which stipulates that LDCs will collectively pay \$17,000 in damages by June 30, 2011 to the Winter Warmth Fund or similar charities, after deducting legal fees. On February 22, 2011 the OEB approved the recovery of the late payment penalty through distribution rates effective May 1, 2011.
- (vi) On November 27, 2009, Enersource Hydro submitted an application to the OEB to recover/refund all retail settlement variance account balances as at December 31, 2008, as well as energy variance and global adjustment variance account balances as at September 30, 2009. The net recovery of \$12,800 was approved by the OEB on January 29, 2010 to be recovered from February 1, 2010 to January 31, 2012.

R-4(y)

## ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

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### 7. Regulatory assets and liabilities (continued):

(vii) The OEB requires Enersource Hydro to record and defer the difference between energy charged to its customers and the actual cost of power incurred and paid to the IESO and to Hydro One. The retail settlement variance reflects this difference for all accounts plus interest at an OEB approved rate since January 1, 2009, excluding energy variance account which reflects this difference from October 1, 2009. The Global Adjustment amount is the difference between market prices and rates paid to regulated and contracted generators which are set by the IESO. This adjustment may be positive or negative. The Global Adjustment retail settlement variance captures the unpaid or recoverable amounts due to or recoverable from Enersource Hydro's customers. The global adjustment variance reflects this difference since October 1, 2009 plus interest charged at an OEB approved rate.

(viii) This amount represents the regulatory liability for future income taxes expected to be refunded to customers through future distribution rates.

The Corporation has accrued interest on the deferral account balances for the regulatory assets and liabilities, as directed by the OEB. As at December 31, 2011, this net accrued interest amounted to \$532 (2010 - \$104).

#### (b) Financial statement effects of rate regulation:

##### (i) General information regarding rate regulation and its economic effects:

The operations of the Corporation's subsidiary, Enersource Hydro, are regulated by the OEB. The OEB exercises statutory authority over matters such as distribution asset construction, rates and underlying accounting practices, and rate setting issues with Enersource Hydro's customers.

##### (ii) Regulatory risk and uncertainties affecting recovery or settlement:

The regulatory assets and liabilities recorded in the consolidated financial statements are based upon an expectation of the future actions of the OEB. To the extent that the OEB's future actions are different from Enersource Hydro's expectations, the timing and amount of recovery or settlement of amounts recorded on the consolidated balance sheets could be significantly different from the timing and amounts that are eventually recovered or settled.

# ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

## 7. Regulatory assets and liabilities (continued):

### (iii) Financial statement effects:

In order to recognize the economic effects of the actions or expected actions of the regulator, the timing of recognition of certain revenue and expenses in these operations may differ from that otherwise expected under GAAP for non rate-regulated entities.

Regulatory assets represent amounts that are expected to be recovered from customers in future periods through the rate setting process. In the absence of rate regulated accounting, GAAP would not permit deferral of regulatory assets and, therefore, the earnings impact would be recorded in the period of recovery.

Regulatory liabilities represent amounts that are expected to be refunded to customers as a result of the rate-setting process. The GAAP treatment of regulatory liabilities and the resulting earnings impact is the same as that under rate regulated accounting because the liabilities represent contractual obligations.

## 8. Debentures and bonds payable:

<b>Bonds</b>	2011	2010
6.29% Borealis-Enersource Series Bonds, Tranche 1, due May 3, 2011	\$ —	\$ 290,000
Deferred debt issue costs	—	(4,336)
Accumulated amortization	—	4,147
<b>Net bonds payable</b>	<b>\$ —</b>	<b>\$ 289,811</b>

<b>Debentures</b>	2011	2010
4.52% Series A Debentures Due April 29, 2021	\$ 110,000	\$ —
Deferred debt issue costs (net of accumulated amortization of \$43 (2010 - \$nil))	(748)	—
5.30% Series B Debentures Due April 29, 2041	\$ 210,000	\$ —
Deferred debt issue costs (net of accumulated amortization of \$13 (2010 - \$nil))	(1,388)	—
<b>Net debentures payable</b>	<b>\$ 317,864</b>	<b>\$ —</b>

R-4(a)(a)

## ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

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### 8. Debentures and bonds payable (continued):

The Borealis-Enersource Series Bonds matured on May 3, 2011. On April 29, 2011, the Corporation completed its private placement debt offering of \$320,000. The placement is comprised of \$110,000 of Series A, 10-year debentures with a fixed coupon rate of 4.521%, and \$210,000 of Series B, 30-year debentures with a fixed coupon rate of 5.297%. The net proceeds of the debentures were used to repay the amount owed by the Corporation to Borealis Infrastructure Trust and the balance will be used for general corporate purposes.

The debentures and bonds payable are considered as financial instruments and measured at amortized cost.

Interest expense for the year ended December 31, 2011 included \$17,091 (2010 - \$18,241) in respect of interest on this debt and amortization of debt issue costs in the amount of \$245 (2010 - \$555).

The Corporation has the following material covenants associated with its long-term debt:

- (a) The Corporation will duly and punctually pay or cause to be paid payments of principal and interest to each holder of the debentures.
- (b) The Corporation will, and will cause each designated subsidiary to maintain its corporate existence (unless all of its assets are or have been conveyed to the Corporation or another designated subsidiary), and will carry on and conduct its business in a proper and efficient manner.
- (c) The Corporation will provide to the Trustee copies of (i) within 120 days of each fiscal year end of the Corporation, annual audited consolidated financial statements of the Corporation together with a report of the Corporation's auditors thereon; (ii) within 60 days of the end of the first, second and third quarters of the Corporation's fiscal year, consolidated interim financial statements other than with respect to the consolidated interim financial report prepared in accordance with IFRS for the first quarter in which such report is required to be prepared, which may be provided within 90 days of the end of such quarter.
- (d) The Corporation will, and will cause each Designated Subsidiary to, from time to time pay or cause to be paid all taxes (including transfer taxes), rates, levies, payments in lieu of taxes, assessments (ordinary or extraordinary), government fees or dues lawfully levied, assessed or imposed upon or in respect of its respective property or any part thereof or upon its income and profits as and when the same become due and payable and to

## ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

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withhold and remit any amounts required to be withheld by it from payments due to others and remit the same to any government or agency thereof.

### 8. Debentures and bonds payable (continued):

- (e) The Corporation will not, and will not permit any designated subsidiary to, create, assume or suffer to exist any security interest, other than permitted encumbrances, on any of its assets to secure any obligation, unless at the same time it secures equally and rateably therewith all the debentures issued pursuant to the Trust Indenture then outstanding.
- (f) The Corporation shall not issue, incur or become liable for obligations that exceed 75% of the total consolidated capitalization.
- (g) The Corporation may not amalgamate or consolidate with or merge into any other Person, or permit any other Person to amalgamate or consolidate with or merge into with the Corporation, or directly or indirectly transfer, sell, lease or otherwise dispose of all or substantially all of its property or assets. Notwithstanding the foregoing, a Designated Subsidiary shall be permitted to merge with another entity provided that, after giving effect to such merger, it continues to be a Designated Subsidiary.
- (h) No default or event of default shall have occurred and be continuing, or shall occur.

The Corporation is in compliance with all credit agreement covenants and limitations associated with its debt.

### 9. Employee retirement and post-retirement benefits:

#### (a) Pensions:

During fiscal 2011, the Corporation expensed contributions made to OMERS of \$2,956 (2010 - \$2,489).

#### (b) Other retirement and post-retirement benefits:

The Corporation measures its accrued benefit obligations for accounting purposes at December 31 each year. The latest actuarial valuation was performed as at December 31, 2009.

R-4(c)(c)

**ENERSOURCE CORPORATION**Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

**9. Employee retirement and post-retirement benefits (continued):**

Retirement and post-retirement life, health and dental benefits plan:

## (i) Post-employment benefits obligation:

	2011	2010
Change in benefit obligations:		
Accrued benefit obligation, beginning of year	\$ 5,168	\$ 4,559
Current service cost	207	178
Amortization of transition obligation	167	167
Interest cost	289	279
Benefits paid	(163)	(155)
Transition obligation	(167)	(167)
Amortization of actuarial gain	-	-
Net actuarial loss	-	307
<b>Post-employment benefits obligation, end of year</b>	<b>\$ 5,501</b>	<b>\$ 5,168</b>

## (ii) Reconciliation of retirement and post-retirement life, health and dental benefits plan:

	2011	2010
Accrued benefit, end of year	\$ 5,501	\$ 5,168
Unrecognized transition obligation	(498)	(665)
Unrecognized actuarial gain	153	153
<b>Accrued benefit liability</b>	<b>\$ 5,156</b>	<b>\$ 4,656</b>

## (iii) Significant assumptions:

	2011	2010
Discount rate	5.50%	6.00%
Health care cost increases	9.00%	9.00%
Dental cost increases	4.00%	4.00%
Rate of compensation increase	3.00%	3.00%

The total post-employment benefits liability for this plan at December 31, 2011 is \$5,156 (2010 - \$4,656). The unrecognized transition obligation relating to this plan is being amortized over the expected average remaining service lifetime on the date of transition.

# ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

## 9. Employee retirement and post-retirement benefits (continued):

The Corporation's net life, health and dental benefit expense relating to this plan is as follows:

	2011	2010
Amortization of transition obligation	\$ 167	\$ 167
Current service cost	207	178
Interest cost	289	279
Amortization of actuarial gain	-	-
	<u>\$ 663</u>	<u>\$ 624</u>

The December 31, 2011 accounting report assumed health care costs would increase by 9% in 2011, then grading down to 5% per annum after 8 years. Dental costs were assumed to increase by 4% per annum.

A 1% increase (decrease) in the interest assumption would decrease (increase) the expected post-retirement benefit obligation, the interest cost and the service cost by approximately \$411.

## 10. Capital stock:

	2011	2010
Authorized:		
Unlimited Class A shares, voting		
1,000 Class B shares, non-voting		
100 Class C shares, voting		
Issued:		
180,555,562 Class A shares	\$ 155,628	\$ 155,628
1,000 Class B shares	1	1
100 Class C shares	20,062	20,062
	<u>\$ 175,691</u>	<u>\$ 175,691</u>

Dividends may be declared by the Board of Directors through a resolution.

In 2011, a dividend of \$10,622 (2010 - \$10,538) was declared and paid to the Shareholders of the Corporation.

D-4(e)(e)

## ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

### 11. Change in non-cash operating working capital:

	2011	2010
Accounts receivable	\$ (3,865)	\$ 2,449
Unbilled revenue	7,824	(15,965)
Income taxes receivable	-	535
Inventory	345	199
Prepaid expenses and deposits	(480)	144
Accounts payable and accrued liabilities	8,676	(5,561)
Accounts payable and accrued liabilities in assets	(1,510)	(585)
Income taxes payable	(543)	3,418
Deferred revenue	10,993	104
Advance payments	(689)	688
Regulatory liabilities	3,020	39,671
	\$ 23,771	\$ 25,097

Accrued liabilities relating to additions to property, plant, equipment and intangible assets for the year ended December 31, 2011 of \$7,124 (2010 - \$5,614) have been excluded from the change in non-cash operating working capital and from cash used in investing activities.

### 12. Contingencies:

#### (a) Insurance claims:

The Corporation is a member of the Municipal Electric Association Reciprocal Insurance Exchange ("MEARIE"). A reciprocal insurance exchange may be defined as a group of persons formed for the purpose of exchanging reciprocal contracts of indemnity or inter-insurance with each other. MEARIE is licensed to provide general liability insurance to its members.

Insurance premiums charged to each member consist of a levy per thousand dollars of service revenue subject to a credit or surcharge based on each member's claims experience. Current liability coverage is provided to a level of \$24,000 per occurrence. The Corporation has also obtained additional general liability insurance of \$10,000 per occurrence.

Enersource Hydro has been jointly named as a defendant in several actions. No provision has been made for these potential liabilities as Enersource Hydro expects that these claims are adequately covered by its insurance.

# ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

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## 12. Contingencies (continued):

### (b) Environmental matters:

- (i) The Corporation is subject to Canadian federal, provincial and municipal environmental regulations. As part of the Corporation's risk mitigation strategy, environmental assessments and environmental remediation is underway at various sites. The Corporation records a liability for the estimated future expenditures associated with testing and remediation of contaminated lands at various municipal substations and neighbouring properties. Actual future environmental expenditures may vary from these estimates. As at December 31, 2011, the Corporation provided \$160 (2010 - \$217) for testing and future remediation.
- (ii) Environment Canada has issued new regulations governing the management of PCB's. On December 1, 2008, the OEB approved the Corporation's request to defer any expenses incurred to comply with the new regulations. As at December 31, 2011, the Corporation deferred \$1,236 (2010 - \$974) included in regulatory assets, representing costs incurred for compliance with the new regulations.

## 13. Commitments:

Property, plant, equipment and intangible asset purchase commitments outstanding as at December 31, 2011 total \$12,800 (2010 - \$7,524).

As at December 31, 2011, the future minimum annual lease payments under property operating leases totalled \$127 (2010 - \$121).

## 14. Financial instruments:

The carrying values of cash and cash equivalents, accounts receivable, deposits and prudentials, accounts payable and accrued liabilities and advance payments approximate their fair values because of the short term to maturity of these financial instruments.

The Borealis-Enersource series bonds with a face value of \$290,000 matured on May 3, 2011. They had a fair value of \$294,318 at December 31, 2010.

R-4(g)(g)

## ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

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The private placement debt offering, having a principal amount of \$320,000 (2010 - \$nil), have a fair value of \$376,766 (2010 - \$nil), based on year-end quoted market prices.

Exposure to market risk, credit risk, liquidity risk and interest rate risk arises in the normal course of the Corporation's business.

### 14. Financial instruments (continued):

#### (a) Market risk:

Market risk refers primarily to risk of loss that results from changes in commodity prices, foreign exchange rates and interest rates. The Corporation does not have commodity risk due to the flow through nature of commodity costs and its foreign exchange risk is not considered material since the Corporation's exposure is limited to U.S. dollar cash and cash equivalent holdings of \$4 as at December 31, 2011 (2010 - \$103).

Distribution rates and charges are currently based on a revenue requirement less other income, which includes interest income. The difference between actual interest income earned by the Corporation and the interest revenue reduction approved by the OEB may have a negative impact on the results of operations.

#### (b) Credit risk:

The Corporation manages counterparty credit risk through various techniques including limiting total exposure levels with individual counterparties consistent with the Corporation's policies and monitoring the financial condition of counterparties. Short-term investments held as at December 31, 2011, met the criteria specified under the Corporation's Investment Policy.

Financial assets create credit risk that a counterparty will fail to discharge an obligation, causing a financial loss. The Corporation's distribution revenue is earned on a broad base of customers principally located in Mississauga. As a result, the Corporation did not earn a significant amount of revenue from any individual customer. As at December 31, 2011, there were no significant balances of accounts receivable due from any single customer.

Management believes that the credit risk of accounts receivable is limited due to the following reasons:

- (i) There is a broad base of customers with no single customer that accounts for revenue or an accounts receivable balance in excess of 10% of the respective balance in either year.

**ENERSOURCE CORPORATION**

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

- (ii) Enersource Hydro, as permitted by the OEB's Retail Settlement and Distribution System Code, may obtain a security deposit or letter of credit from customers to mitigate risk of payment default.

**14. Financial instruments (continued):**

- (iii) The percentage of accounts receivable that is past due for more than 75 days is approximately 8.7% (2010 - 9.0%) of the total net outstanding balance.

- (iv) Enersource Hydro included an amount for accounts receivable write-offs within operations, maintenance and administration expense for rate setting purposes.

Pursuant to their respective terms, accounts receivable are aged as follows as at December 31:

	2011	2010
Total accounts receivable	\$ 63,554	\$ 58,552
Less allowance for doubtful accounts	(3,673)	(2,536)
<b>Total accounts receivable, net</b>	<b>\$ 59,881</b>	<b>\$ 56,016</b>
Of which:		
Not yet due	\$ 33,054	\$ 37,052
Past due 1 day but not more than 15	17,647	8,513
Past due 15 days but not more than 45	5,691	6,207
Past due 45 days but not more than 75	1,931	1,721
Past due 75 days but not more than 105	1,335	1,354
Past due more than 105 days	3,896	3,705
Less: Allowance for doubtful accounts	(3,673)	(2,536)
<b>Total accounts receivable, net</b>	<b>\$ 59,881</b>	<b>\$ 56,016</b>

**(c) Liquidity risk:**

Liquidity risk is the risk that the Corporation will not be able to meet its financial obligations as they come due. Short-term liquidity is provided through cash and cash equivalents on hand, funds from operations, as well as an established \$50,000 banking line of credit, if required. Short-term liquidity is expected to be sufficient to fund normal operating requirements. The liquidity risks associated with financial commitments are as follows:

R-4(i)(i)

## ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

### 14. Financial instruments (continued):

	Due within 1 year	Due between 1 and 5 years	Due past 5 years
Financial liabilities:			
Accounts payable and accrued liabilities	\$ 99,564	\$ -	\$ -
Debenture interest and principle payable	16,097	64,387	614,910
	\$ 115,561	\$ 64,387	\$ 614,910

#### (d) Interest rate risk:

The Corporation minimizes interest rate risk by issuing long-term fixed rate debt.

### 15. Related party transactions:

The Corporation's operations include the provision of electricity and services to its principal shareholder, the City. Electricity is billed to the City at the prices and terms established between the City and its electricity retailer. Streetlighting maintenance and construction services are provided at an exchange amount, being that amount agreed to by the parties. A summary of amounts charged by the Corporation to the City is as follows:

	2011	2010
Electrical energy	\$ 9,415	\$ 9,677
Streetlighting maintenance and construction	4,578	6,355
Streetlighting energy	6,315	6,098

At December 31, 2011, accounts payable and accrued liabilities include \$28 (2010 - \$33) due to the City and accounts receivable include \$2,610 (2010 - \$3,093) due from the City.

At December 31, 2011, the Corporation incurred property taxes which are paid to the City in the amount of \$820 (2010 - \$814).

# ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

The Corporation charged Borealis \$9 (2010 - \$9) for an access agreement. These transactions were recorded at the exchange amount being the amount agreed to by the parties. At December 31, 2011, accounts receivable included \$nil (2010 - \$nil) due from Borealis.

## 15. Related party transactions (continued):

Enerpower Corporation is an organization in which the Corporation holds a 10% minority ownership interest. The Corporation was charged \$10,103 (2010 - \$8,530) by Enerpower Corporation during 2011 for the construction of distribution system infrastructure. At December 31, 2011, accounts payable and accrued liabilities due to Enerpower Corporation were \$2,193 (2010 - \$1,651).

The Corporation received a dividend from Enerpower Corporation during 2011 of \$247 (2010 - \$332).

## 16. Segmented information:

The Corporation operates primarily in two operating segments, electricity distribution services and other operations. Other operations are primarily comprised of engineering design, construction and maintenance services for utilities and developers and streetlighting design and maintenance services.

The designation of segments is based on a combination of regulatory status and the nature of the products and services provided. The accounting policies followed by the segments are the same as those described in the summary of significant accounting policies.

2011	Electricity distribution services	Other operations	Intersegment eliminations	Total
Revenue	\$ 813,959	10,760	(368)	824,351
Operating expenses	(740,575)	(8,705)	368	(748,912)
Amortization	(33,810)	(134)	-	(33,944)
	(774,385)	(8,839)	368	(782,856)
	39,574	1,921	-	41,495
Interest income	1,154	277	-	1,431
Interest expense	(17,958)	(17)	-	(17,975)
Income before the under noted	22,770	2,181	-	24,951
Income taxes	2,131	74	-	2,205

R-4(K)(K)

## ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

Years ended December 31, 2011 and 2010

Net income	\$	20,639	2,107	-	22,746
Capital expenditures	\$	43,574	186	-	43,760
Increase in cash and cash equivalents		51,742	1,817	-	53,559

### 16. Segmented information (continued):

2010	Electricity distribution services	Other operations	Intersegment eliminations	Total
Revenue	\$ 813,896	\$ 8,390	\$ (410)	\$ 821,876
Operating expenses	(726,379)	(7,722)	410	(733,691)
Amortization	(45,542)	(134)	-	(45,676)
	(771,921)	(7,856)	410	(779,367)
	41,975	534	-	42,509
Interest income	463	163	-	626
Interest expense	(18,982)	(17)	-	(18,999)
Income before the under noted	23,456	680	-	24,136
Income taxes	6,404	28	-	6,432
Net income	\$ 17,052	\$ 652	\$ -	\$ 17,704
Capital expenditures	\$ 42,302	\$ 32	\$ -	\$ 42,334
Increase in cash and cash equivalents	18,260	1,547	-	19,807

Total assets for the Corporation's two operating segments are as follows:

	2011	2010
Electricity distribution services	\$ 752,285	\$ 694,515
Other operations	29,108	27,660
Total assets	\$ 781,393	\$ 722,175

### 17. Energy purchases:

All electricity purchases for standard supply customers are subject to pricing determined by the IESO, a provincial government body.

Included in accounts payable and accrued liabilities as at December 31, 2011 is \$58,893 (2010 - \$63,438) owed in respect of electricity purchases through the IESO.

## **ENERSOURCE CORPORATION**

Notes to Consolidated Financial Statements (continued)  
(In thousands of dollars)

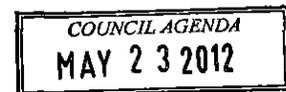
Years ended December 31, 2011 and 2010

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### **18. Comparative figures:**

Certain 2010 comparative figures have been reclassified to conform with the financial statement presentation adopted in 2011.

REPORT 2 – 2012



TO: MAYOR AND MEMBERS OF COUNCIL

The Audit Committee presents its second report of 2012 and recommends:

AC-0004-2012

That the Audit Committee minutes of March 5, 2012 be approved as presented.

AC-0005-2012

That the Information Security - Identity and Access Management Project, approved as an assurance assignment (i.e. audit) under the 2011 Internal Audit Work Plan on March 7, 2011, be switched to a consulting engagement with periodic updates to the Audit Committee on the status and progress of the engagement.

AC-0006-2012

That the report dated April 23, 2012 from the Director of Internal Audit with respect to the 2011 Investment Audit be received for information.

AC-0007-2012

That the report dated April 25, 2012 from the City Manager & Chief Administrative Officer regarding the status of outstanding audit recommendations be received for information.

AC-0008-2012

That the 2011 Audited Financial Statements for City of Mississauga (City), City of Mississauga Public Library Board, City of Mississauga Trust Funds, Clarkson Business Improvement Area, Port Credit Business Improvement Area, Streetsville Business Improvement Area, and Enersource Corporation be received.

AC-0009-2012

That the 2011 External Audit Findings and Recommendations Report dated April 26, 2012 from the Commissioner of Corporate Services and Treasurer, which includes the Audit Findings Report from KPMG for the fiscal year 2011 for the City of Mississauga, be received for information.

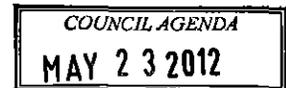
AC-0010-2012

That the memorandum dated April 30, 2012 from the Director of Culture Division re: Culture Grant Policy, be received for information.

AC-0011-2012

That the Final Audit Report: Community Services Department, Recreation Division – Mississauga Spectator Arena Complex (Hershey Centre) Management Agreement Audit – Phase I, be received.

## REPORT 10 - 2012



TO: THE MAYOR & MEMBERS OF COUNCIL

General Committee of Council presents its tenth Report of 2012 and recommends:

GC-0368-2012

That the information related to potentially implementing corner parking prohibitions due to identified safety issues be included in the parking questionnaire distributed to the residents as part of the Resident Parking Petition process.

GC-0369-2012

That a by-law be enacted to amend By-law 555-2000, as amended, to implement an all-way stop at the intersection of White Clover Way and Trailmaster Drive/Sandford Farm Drive. (Ward 6)

GC-0370-2012

That the Corporate Report dated April 23, 2012 from the Commissioner of Transportation and Works with respect to an all-way stop at Miller's Grove and Switzer Gate be referred to the General Committee meeting on May 30, 2012. (Ward 9)

GC-0371-2012

That a by-law be enacted to amend By-law 555-2000, as amended, to implement an all-way stop at the intersection of Owls Foot Drive and Summerside Drive. (Ward 10)

GC-0372-2012

That a by-law be enacted to amend By-law 555-2000, as amended, to extend the 40 km/h speed zone on Miller's Grove between Bartholomew Crescent (south intersection) and Battleford Road. (Ward 9)

GC-0373-2012

That a by-law be enacted to implement a temporary road closure of Donnelly Drive at Mary Fix Creek commencing at 7:00 a.m., Tuesday, July 3, 2012 and ending at 7:00 p.m., Friday, July 20, 2012. (Ward 1)

GC-0374-2012

That the City of Mississauga assume the municipal works as constructed by the developer under the terms of the Servicing Agreement for CD.09.TRI, 488236 *Ontario Limited*, (lands located South of Courtneypark Drive East, West of Danville Road, East of Kennedy Road and North of Otto Road), and that the Letter of Credit in the amount of \$20,451.05 be returned to the developer. (Ward 5)

## GC-0375-2012

That a by-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to execute and affix a Corporate Seal to the required municipal statement confirming installation of facilities and services to be added to Schedule 'G' to Declaration for a Standard or Phased Condominium Corporation for Draft Plan of Phased Condominium CDM.12.005, Phase 2, located at 2288 Britannia Road West and 5972 Turney Drive.

(Ward 11)

## GC-0376-2012

1. That the Realty Services Section of the Corporate Services Department be authorized to enter into negotiations for a License Agreement, or such form of agreement as deemed appropriate by the City Solicitor, between the City of Mississauga and the Mississauga Aquatic Club for the subject property in accordance with the principles contained herein.
2. That the Commissioner of the Community Services Department and City Clerk be authorized to execute the License Agreements or such form of agreement as deemed appropriate by the City Solicitor, and all documents ancillary thereto, including amending agreements, between the City of Mississauga and the Mississauga Aquatic Club.

3. That all necessary by-laws be enacted.

(Ward 3)

## GC-0377-2012

1. That the 2012 net operating levy be approved at \$345,435,000.
2. That the City of Mississauga's 2012 tax ratios remain unchanged and be set as follows:

Residential	1.000000
Commercial	1.409816
Industrial	1.570762
Multi-residential	1.778781
Pipeline	1.151172
Farmland	0.250000
Managed Forest	0.250000

3. That the City of Mississauga's 2012 tax rates be established as outlined in Appendix 1 to the report dated May 3, 2012 from the Commissioner of Corporate Services and Treasurer.
4. That the 2012 residential tax due dates be set for July 5<sup>th</sup>, August 2<sup>nd</sup> and September 6<sup>th</sup>, 2012.
5. That the 2012 non-residential tax due date be set for August 2<sup>nd</sup>, 2012.
6. That the 2012 due dates for properties enrolled in one of the City's Pre-authorized Tax Payment Plans be set based on their chosen withdrawal date.

7. That the 2012 budgets of the Clarkson, Port Credit and Streetsville Business Improvement Areas as set out in Appendix 2 requiring tax levies of \$63,200, \$536,568 and \$226,000 respectively, be approved as submitted, and that the necessary budget adjustments be made.
8. That the rates to levy the 2012 taxes for the Clarkson, Port Credit and Streetsville Business Improvement Areas be established as set out in Appendix 3 to the report dated May 3, 2012 from the Commissioner of Corporate Services and Treasurer.
9. That the necessary by-laws be enacted.

## GC-0378-2012

1. That the Purchasing Agent be authorized to execute the necessary contracts for the period of 2012 through to 2017 to Cisco Systems Canada Co. for Technological Upgrades and Expansion to Existing Network Infrastructure including ongoing maintenance at an estimated amount of \$3,034,000 exclusive of taxes, based on a five year contract term;
2. That the Purchasing Agent be authorized to issue contract amendments to increase the value of the contract where necessary to accommodate growth and where amount is approved in the budget;
3. That Cisco Systems Canada Co. (Cisco Systems) continue to be designated a "City Standard" for a five year term.

## GC-0379-2012

That the matter of the name and the logo of the Civic Centre Café be referred back to the Mississauga Celebration Square Events Committee for further discussion.  
(MCSEC-0014-2012)

## GC-0380-2012

That the PowerPoint presentation by Katie Brewda, Acting Manager, Sponsorship providing a review of sponsorship for the 2012 Canada Day celebrations at the Mississauga Celebration Square, be received for information.  
(MCSEC-0015-2012)

## GC-0381-2012

That the Mississauga Celebration Square Events Committee supports the concept of Mississauga Legends Row at the Mississauga Celebration Square and that staff report back to the Committee.  
(MCSEC-0016-2012)

## GC-0382-2012

That the PowerPoint presentation by Melissa Agius, Manager, Mississauga Celebration Square Events regarding programming and 2012 marketing for the Mississauga Celebration Square to be presented at Council on May 23, 2012, be received for information.  
(MCSEC-0017-2012)

GC-0383-2012

That the letter dated April 3, 2012 from Jackie Chan, resident with respect to the viewing of the 2012 summer Olympics on the digital screens in the Mississauga Celebration Square be received and that the Legislative Coordinator be directed to forward a response letter to Ms. Chan.

(MCSEC-0018-2012)

GC-0384-2012

That the matter of the role of public art on the Mississauga Celebration Square be deferred to the May 28, 2012 Mississauga Celebration Square Events Committee meeting.

(MCSEC-0019-2012)

GC-0385-2012

That the PowerPoint presentation, dated May 1, 2012 and entitled "Woodlands & Natural Areas Update," by Jessika Corkum-Gorrill, Parks Natural Areas Coordinator, Sarah Jane Miller, Forest Ecologist Assistant, and Jéssica McEachren, Forest Ecologist, to the Environmental Advisory Committee on May 1, 2012 be received.

(EAC-0023-2012)

GC-0386-2012

That the chart from Environmental Management staff with respect to upcoming agenda items and Environmental Advisory Committee (EAC) role be received.

(EAC-0024-2012)

GC-0387-2012

That the chart dated May 1, 2012 from Julie Lavertu, Legislative Coordinator, Environmental Advisory Committee, with respect to the status of outstanding issues from the Environmental Advisory Committee (EAC) be received.

(EAC-0025-2012)

GC-0388-2012

That the Memorandum dated April 12, 2012 from Brenda E. Osborne, Manager, Environment, with respect to the Region of Peel's outdoor special event recycling service – proposed enhancements and City of Mississauga involvement be received.

(EAC-0026-2012)

GC-0389-2012

That staff be authorized to obtain quotes for purchasing 300 or 500 Tour de Mississauga jerseys, 200 Tour de Mississauga t-shirts and 50 Marshal t-shirts for Tour de Mississauga.

(MCAC-0032-2012)

GC-0390-2012

That a speaker for a public event be referred to staff for further consideration regarding availability of a speaker, information to be presented and marketing of the public speaker.

(MCAC-0033-2012)

GC-0391-2012

That the 2012 Bikeway and Trail Maps be received for information.

(MCAC-0034-2012)

GC-0392-2012

That Irwin Nayer, Citizen Member from the Mississauga Cycling Advisory Committee (MCAC) attend the 2012 Joint Meetings of Bicycling Committees being held on May 9, 2012 in Welland Ontario.

(MCAC-0035-2012)

GC-0393-2012

That the 2012 calendar of events regarding Mississauga cycling related events in 2012 be received for information.

(MCAC-0036-2012)

GC-0394-2012

That the action list from the meeting held on April 10, 2012 be received for information.

(MCAC-0037-2012)

GC-0395-2012

1. That the report entitled "*Update on Sheridan College Phase 2*" from the City Manager and Chief Administrative Officer, dated May 4, 2012, be received for information.
2. That the letter received from Dr. Jeff Zabudsky, dated October 20, 2011, with respect to pursuing a lease on the Option Lands, located on the west side of Duke of York Boulevard, between Rathburn Road West and Square One Drive, be received for information.
3. That staff continue to work with representatives of Sheridan College to negotiate and finalize all relevant details and issues pertaining to the development of the Phase II campus building together with related issues connected with the Phase I campus building including but not limited to details involving underground parking on Phase II site, the content of the Sheridan Master Plan document, details of a proposed Ground Lease Agreement and accompanying documents (i.e. Consent to Enter Documents, Licence Agreement, Development/Site Plan Agreement, etc.), and to report back to Council on the details of the Ground Lease Agreement, prior to work commencing on the subject lands.
4. That staff report back with the results of the parking study in a timely manner in conjunction with an update on the broader downtown action plan.
5. That staff be directed to negotiate an underground parking solution with Sheridan College and report back on the details.

GC-0396-2012

That the educational session regarding the Emerald Ash Borer be received for information.

# THE FRANKLIN HOUSE

I-1

COUNCIL AGENDA  
MAY 23 2012

May 10, 2012

Carmela Radice:  
City of Mississauga Legislative Services Division

I am writing to request that the approval by Mississauga City Council resolution 0090-2012 in letter dated April 26, 2012 be amended to show that the "City has no objection to The Franklin House for the temporary extension of an existing liquor licence for Bread & Honey Festival" to show dates Saturday June 2<sup>nd</sup> and Sunday June 3<sup>rd</sup>, instead of June 1<sup>st</sup> and 2<sup>nd</sup>.

If you require any further details, please call me at the number listed below.

Sincerely,



Greg Proctor, Owner

<input checked="" type="checkbox"/> Receive	<input checked="" type="checkbox"/> Resolution
<input type="checkbox"/> Direction Required	<input type="checkbox"/> Resolution / By-Law
<input type="checkbox"/> Community Services <input type="checkbox"/> Corporate Services	For <input type="checkbox"/> Appropriate Action <input type="checkbox"/> Information
<input type="checkbox"/> Planning & Building <input type="checkbox"/> Transportation & Works	<input type="checkbox"/> Reply <input type="checkbox"/> Report

263 Queen St. South, Mississauga, Ontario (905) 369-0500

I. 2

**Carmela Radice**

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**From:** Evelyn Liu  
**Sent:** 2012/05/14 8:41 AM  
**To:** Carmela Radice  
**Subject:** Re: 5881 Creditview rod

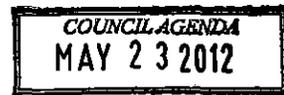
Morning Ms. Radice:

My name is Evelyn Liu, living in 1480 Britannia Rd W., Unit 163. I am writing to **strongly against** the proposal of National Home from Zoning RM2 to RM 6. We have explained dour reasons at the PIC Feb. 13 2012.

I can't make it May 23 2012 as I have to work.

Please kindly pass my opinion to the meeting.

Many thanks, Evelyn



<input checked="" type="checkbox"/> Receive	<input type="checkbox"/> Resolution
<input type="checkbox"/> Direction Required	<input type="checkbox"/> Resolution / By-Law
<input type="checkbox"/> Community Services <input type="checkbox"/> Corporate Services <input checked="" type="checkbox"/> Planning & Building <input type="checkbox"/> Transportation & Works	For <input checked="" type="checkbox"/> Appropriate Action <input type="checkbox"/> Information <input type="checkbox"/> Reply <input type="checkbox"/> Report



I-3

May 14, 2012

The City of Mississauga  
Legislative Services, Office of the City Clerk  
300 City Centre Dr.  
Mississauga, On L5B 3C1



On behalf of The Arthritis Society, I am pleased to provide information about the 3<sup>rd</sup> annual Walk to Fight Arthritis, presented by the makers of TYLENOL®.

Chances are you or someone you know has been affected by arthritis. On June 10, you can join us along with Canadians in 21 other communities across Canada. You can show your support in the fight against arthritis by participating in the Walk and by encouraging others to join the Walk through your newsletters, social media and other correspondence. Your local Walk details are:

What: The Arthritis Society's Walk to Fight Arthritis presented by the makers of TYLENOL®

Date: June 10, 2012

Location: Mississauga Valley Park, 1275 Mississauga Valley Blvd.

Time: Registration: 10am Walk Starts 11am.

The Walk to Fight Arthritis seeks to raise awareness of and support the fight against arthritis, a leading cause of disability in Canada. Donations collected by participants fund leading research and essential programs that support the nearly 4.5 million Canadians who live with arthritis, a number that is growing rapidly and expected to reach more than 7 million by 2031. In fact, arthritis is not just a normal part of aging. Sixty per cent of those with arthritis are below age 65. Over the past 60+ years, The Arthritis Society has established itself as a leader in the fight against arthritis by helping people to live well while creating a future without arthritis.

To date, more than 3700 people have registered to participate in the Walk – 140 of which are registered for the Mississauga site.

If you have any questions about joining us in the Walk or to discuss your inclusion in the day's program, I can be reached at 905.455.6273 x 221 or [lcatrambone@on.arthritis.ca](mailto:lcatrambone@on.arthritis.ca). I am sure all of the participants would appreciate your support. You can also visit [www.WalkToFightArthritis.ca](http://www.WalkToFightArthritis.ca) or our Facebook page for more information and to register.

Thank you for considering this invitation. I look forward to corresponding with you.

Warm regards,

Lorna Catrambone  
Manager, Community Engagement

Peel Region Office:

#214 – 40 Finchgate Blvd., Brampton, On L6T 3J1

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<input type="checkbox"/> Planning & Building	<input checked="" type="checkbox"/> Information
<input type="checkbox"/> Transportation & Works	<input type="checkbox"/> Reply
	<input type="checkbox"/> Report

Laura Wilson

**From:** Diana Haas  
**Sent:** May 15, 2012 12:18 PM  
**To:** Jill Angus  
**Cc:** George Carlson; Stacey Ballan; Haig Yeghouchian; Laura Wilson  
**Subject:** RE: 306 Queen St. South, south of Princess Street OZ10/013

Jill  
Please accept this email as confirmation that I have received your written submission with respect to Planning and Development File OZ 10/013 W11. A copy of this email has been forwarded to the Planning and Building Department and to Councillor George Carlson, Ward 11. By copy of this email to Stacey Ballan, I am also requesting that you be added to any distribution lists associated with the file.

Thank you

Sincerely



Diana Haas  
Council Support Services Assistant  
Legislative Services  
City of Mississauga  
905-615-3200 Ext. 4915  
[diana.haas@mississauga.ca](mailto:diana.haas@mississauga.ca)

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<input checked="" type="checkbox"/> Planning & Building	<input type="checkbox"/> Reply
<input type="checkbox"/> Transportation & Works	<input type="checkbox"/> Report

**From:** Jill Angus  
**Sent:** May 14, 2012 3:54 PM  
**To:** Diana Haas  
**Subject:** 306 Queen St. South, south of Princess Street

Dear Ms. Haas,

I live at 336 Queen St. South, Unit 12, Streetsville and will be unable to attend the public meeting planned for tonight, May 14, 2012 at Mississauga Civic Centre.

I am very opposed to the proposed construction of a two storey medical bulding at 306 Queen Street South and would like to have my objection become part of the public record. I apologize for forwarding this email after the 12:00 p.m. deadline.

My objections are:

1. Construction of a larger building with large parking lot.

A larger building will need a large parking lot. This will increase traffic entering and leaving the location. Queen Street is already very congested. The addition of more traffic will result in more pollution, noise, accidents, and inconvenience. It is my understanding that Queen Street (the old main street of Streetsville) has been designated a heritage road, which means that the street cannot be widened.

2. Degradation of Property Values.

I live at Princess Mews, 336 Queen Street South. The proposed parking lot behind 306 Queen Street South will extend from the back of 306 Queen St. to the back fence bordering my neighbours' properties. They will endure noise and pollution, and their homes will lose value. Furthermore, if this development is allowed, it will set a precedent for further development along Queen Street South, negatively affecting many more of the properties at Princes Mews.

I realize that we cannot prevent development in Streetsville, but if we are to keep the small town feel of the town,

development must enhance, not detract from that ideal. This proposed development will financially benefit Dr. Gusic, but will adversely affect his neighbours and the streetscape of Streetsville. I do not see why we should allow this to happen. A smaller building with a smaller, well landscaped parking lot would be a better fit. I hope that Mississauga Council can prevail upon this gentleman to give more thought to his proposed development.

1-4(a)

Yours sincerely,  
Jill Angus

**Crystal Greer**

**Subject:** Health Canada report on Radiofrequency Electromagnetic Energy  
**Attachments:** Mississauga Council reponse RF radiation May 8 2012 FINAL.DOC;  
20120306161159333.pdf; 20120508155549569.pdf

**From:** Wiegand, Dianne [mailto:Dianne.Wiegand@peelregion.ca] **On Behalf Of** Mowat, David  
**Sent:** 05/08/2012 3:23 PM  
**To:** Hazel McCallion  
**Cc:** Kolb, Emil; Szwarc, David; Smith, Janette; Reid, Carol; Bingham, Kate; Carol Horvat  
**Subject:** RE: Health Canada report on Radiofrequency Electromagnetic Energy



Dear Mayor McCallion:

In response to your request following the adoption of Resolution 0036-2012 by the Council of the Corporation of the City of Mississauga, attached is a report on the health effects of radiofrequency radiation, including comments on Health Canada's Safety Code 6, "Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3 kHz to 300 GHz."

Please do not hesitate to contact me if you have any further questions.

Sincerely,

David L. Mowat, MBChB, MPH, FRCPC  
Medical Officer of Health  
Peel Public Health  
7120 Hurontario Street  
PO Box 667, RPO Streetsville  
Mississauga, ON L5M 2C2

Fax: 905-564-2683  
Phone: 905-791-7800 ext. 2566

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<input type="checkbox"/> Planning & Building	<input checked="" type="checkbox"/> Information
<input type="checkbox"/> Transportation & Works	<input type="checkbox"/> Reply
	<input type="checkbox"/> Report

April 27, 2012

David,

Further to your e-mail dated March 8th on the above-noted matter, do you have any idea when we might anticipate a response?

Thank you.

Carol Horvat  
Executive Assistant to the Mayor  
City of Mississauga

I-5(a)

300 City Centre Drive, 3rd Floor  
Mississauga, Ontario L5B 3C1  
Tel: (905) 615-4030  
Fax: (905) 896-5879

*"This e-mail may not be forwarded or shared without written permission of the author."*

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**From:** Wiegand, Dianne **On Behalf Of** Mowat, David  
**Sent:** March 8, 2012 11:49 AM  
**To:** McCallion, Hazel  
**Cc:** Kolb, Emil; Szwarc, David; Smith, Janette; Reid, Carol  
**Subject:** Health Canada report on Radiofrequency Electromagnetic Energy

Dear Mayor McCallion:

Thank you for forwarding the Health Canada report on Radiofrequency Electromagnetic Energy for my comments.

In order to properly assess the report, we will need to look at the literature on this topic as a whole. We have started this process and will provide comments as soon as our review is complete.

David L. Mowat, MBChB, MPH, FRCPC  
Medical Officer of Health  
Peel Public Health  
7120 Hurontario Street  
PO Box 667, RPO Streetsville  
Mississauga, ON L5M 2C2

Fax: 905-564-2683  
Phone: 905-791-7800 ext. 2566

May 8, 2012

## **Health Effects of Radiofrequency Energy** Report to Mississauga City Council

Mississauga City Council has asked Peel Public Health to review and comment on the document: Safety Code 6, "Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3 kHz to 300 GHz" (Health Canada 2009) in response to concerns from employees regarding the potential health effects of exposure to mobile phone base stations. This report includes a review of Safety Code 6, as well as the results of a broader review of the current research regarding the potential health effects of radiofrequency energy.

### **Radiofrequency Energy**

Radiofrequency (RF) energy refers to the portion of the electromagnetic spectrum that can be readily used for radio communications. The electromagnetic spectrum covers the entire range of energy that is emitted from a variety of natural and manmade sources: from low frequency (long wave length), low energy heat waves and radio waves, through microwaves, infrared light, visible light and ultraviolet light, to high frequency (short wave length), high-energy x-rays and gamma radiation. It includes both ionizing and non-ionizing radiation. Radiofrequency energy is non-ionizing radiation, meaning that, unlike ionizing radiation, it does not have sufficient energy to create ions (charged atoms or molecules) which can cause DNA damage, break chemical bonds in cells, and create free radicals which can also be damaging to cells.

RF energy includes frequencies ranging from 3 kHz to 300 GHz, below that of visible light and infrared radiation and above that of extremely low frequency (ELF) electromagnetic radiation, the energy emitted from overhead power lines and anything else with electricity flowing through it. RF energy is produced by mobile (cell) phones and base stations, radio and television broadcasting facilities, radar, microwaves, and a variety of other electronic devices.

People are exposed to RF energy both from localized sources very close to the body (e.g. mobile phones) that focus the energy over a small area, and sources at a distance greater than one wave-length (e.g. base stations) that result in relatively uniform whole-body exposure. Both types of exposure are addressed in Safety Code 6; however, the focus of this report will be on far-field whole-body exposures such as those from mobile phone base stations.

### **Regulation in Canada**

Safety Code 6, "Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3 kHz to 300 GHz," is a guideline for exposure to radiofrequency fields prepared by Health Canada's Consumer and Clinical Radiation

I-5(c)

Protection Bureau. It was first published in 1999 and was updated in 2009. The specified exposure limits apply for workers and visitors to all federally regulated sites, but may be adopted by provinces and territories, industry, or other regulatory bodies.

Industry Canada regulates all radio-communications and broadcasting equipment in Canada, including mobile phone base stations. Industry Canada has adopted Safety Code 6 for the purpose of protecting the health of the general public, and requires that operators comply with the specified limits at all times, including the consideration of the combined effects of nearby installations and any new updates.

The exposure limits specified by Health Canada in Safety Code 6 are developed by means of a thorough evaluation of peer-reviewed studies on the thermal and possible non-thermal effects of RF energy on health. This process involves a weight-of-evidence approach, where both the quantity of studies and, more importantly, their quality, are taken into account. Poorly conducted studies are given less weight than those that use more rigorous methods. Exposure limits are set based on the lowest level at which scientifically-established health hazards occur, with a safety factor built in for additional protection. Other scientific bodies internationally use a similar weight-of-evidence approach to develop exposure limits and therefore the basic restrictions in Canada are similar to standards adopted by other countries.

#### **Exposure to Radiofrequency Energy**

In contrast to ionizing and ultraviolet radiation, where the greater proportion of exposure is from natural sources, most RF energy exposure is from man-made sources. The use of electrical energy and telecommunications technology has increased substantially over the past several decades, and it is clear that exposure of the general population has increased substantially.

The absorption of RF energy depends on power density, which in turn depends on the power output of the device and the configuration of the transmitting antenna, distance from the source, frequency, volume and duration of the exposure, and characteristics of the affected tissues. At frequencies between 100 kHz and 6 GHz, RF energy absorption is usually described in terms of the specific absorption rate (SAR). The SAR is a measure of the rate of energy deposition per unit of mass of body tissue and is usually expressed in units of watts per kilogram (W/kg). The SAR cannot be easily measured in humans and is usually estimated from simulations or computer-based models.

Several researchers have conducted surveys of exposure levels around mobile phone base stations, including some studies using personal exposure meters, to characterize the distribution of exposure to RF energy in the general population. Average exposures

were generally less than 1% of the recommended reference level<sup>1</sup>, and peak exposures were less than 10% of the reference level (HPA 2012).

### Health Effects

The established negative health effects associated with RF energy relate to tissue heating. These include burns, the potential for impaired fertility due to whole body heating or localized heating of reproductive organs, and impaired cognitive performance from whole-body heat stress (ICNIRP 2009a). Exposure limits, including those in Safety Code 6, have been developed to avoid these effects.

Recent research has focused on determining whether there are any health effects associated with exposures to RF energy at levels below those required to induce thermal effects, and therefore below established guidelines. Multiple, mostly non-specific symptoms have been attributed to low-level exposures, such as headache, fatigue, sleep disturbances, and difficulty concentrating. There has also been concern whether there is any increased risk of cancer at these exposure levels, although this concern is largely related to direct exposures through mobile phone handset use.

Following a review of the literature in the most recent update of Safety Code 6, Health Canada concluded that there is no evidence of negative health effects from exposure to low-intensity RF energy (i.e. below the threshold required to heat tissue), or any evidence of chronic and/or cumulative health risks from RF energy at levels below the limits in Safety Code 6 (Health Canada 2009). Health Canada does not provide details of the specific methods used to identify and evaluate the literature that was reviewed in the development and subsequent updates of Safety Code 6.

Peel Public Health conducted an additional review of the most recent peer-reviewed literature, focusing on systematic reviews and meta-analyses. Three recent reviews were found<sup>2</sup>, only one of which (Roösli M, et al. 2010) was conducted systematically and assessed to be of high quality using the Health Evidence Critical Appraisal Tool (published in Dobbins, et al. 2010).

Roösli, et al. (2010) completed a high quality systematic review and meta-analysis, in which the authors reviewed and evaluated the recent literature on the health effects of exposure to RF fields from mobile phone base stations. Out of 134 potentially eligible articles identified in the initial search, 17 studies meeting strict inclusion and quality criteria were included in the review. These were a combination of randomized trials and epidemiological studies, and most examined non-specific symptoms.

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<sup>1</sup> Most studies reference the International Commission on Non-Ionizing Radiation (ICNIRP) guideline (ICNIRP 2009), which is the guideline that has been adopted by most countries outside of North America, including most of Europe. Note that the Health Canada guidelines are somewhat more stringent than the ICNIRP guideline for some localized tissue exposures, but are the same for whole-body SAR: 0.08 W/kg.

<sup>2</sup> Khurana V, et al. (2010), Roösli M, et al. (2010), and Moulder J, et al. (2005).

I-5(e)

Based on the data from all of the studies considered together, the authors make the following conclusions:

- No single symptom or symptom pattern is found to be consistently related to RF energy exposure, even among individuals who identify themselves as hypersensitive to electromagnetic fields
- Some studies using the distance that subjects live from a mobile phone base station as a proxy for estimated RF energy exposure did show an association with reported symptoms, but the association was rarely present in studies using objective measurements of RF energy exposure with local or personal energy meters
- There is no evidence of a negative effect on cognitive function with base station exposure
- Research investigating the association between RF energy and cancer is limited, but to date there is no evidence of genetic effects (chromosomal aberrations, DNA damage) or an increase in overall cancer risk with RF exposure.

### **Electromagnetic Hypersensitivity Syndrome**

Electromagnetic hypersensitivity Syndrome (EHS) is characterized by a variety of non-specific symptoms, which affected individuals attribute to electromagnetic field exposure. The most frequent symptoms include non-specific symptoms such as fatigue, concentration difficulties, nausea, heart palpitations, digestive disturbances, tingling, rashes, and muscle aches. EHS is part of a group of similar syndromes for which there is no known toxicological or physiological basis, collectively referred to as Idiopathic Environmental Intolerance (IEI).

The World Health Organization (WHO) convened a workshop on EHS on 2004 as part of the WHO International Electromagnetic Field (EMF) Project in order to conduct a thorough review of the scientific evidence to determine if there is a relationship between EMF exposure and reported symptoms, and what further research is necessary to fill any gaps in knowledge. The group reported that the majority of studies show that affected individuals do not seem to be able to detect EMF fields more accurately than unaffected individuals, and large well-controlled double-blind studies have shown that symptoms in affected individuals do not seem to be related to EMF exposure. While the symptoms experienced by affected individuals are certainly real, and can be debilitating, there is no scientific basis to connect them to EMF exposure. (WHO 2006)

### **International Agency for Research on Cancer (IARC) classification**

The World Health Organization/International Agency for Research on Cancer (IARC) provides government authorities with expert, independent, scientific opinion on environmental exposures that may increase the risk of cancer. An interdisciplinary working group of expert scientists reviews and evaluates all of the published studies on a particular agent in humans and animals, including laboratory studies, and the agent is classified in terms of its potential carcinogenicity based on a weight of evidence

approach. IARC categories refer only to the strength of evidence that an exposure is carcinogenic and not to the extent of an agent's carcinogenic activity or potency.

In 2011, IARC classified RF electromagnetic fields as "possibly carcinogenic to humans" (Group 2B), based on an increased risk of glioma, a type of malignant brain tumour, associated with mobile phone handset use in the heaviest phone users in one large study examining mobile phone handset use (INTERPHONE Study Group 2010), and which did not include base station exposures. It is important to note that the evidence overall was assessed by IARC to be "limited" among all users of mobile phones (i.e. not just the heaviest users), and that the evidence from environmental or occupational exposures (i.e. generalized, low-level exposures, such as those from base stations) was judged to be "inadequate" to draw conclusions (See Table 1 for IARC classifications and definitions). Many common exposures, including caffeine and medications such as phenytoin (an anti-seizure medication) and oxazepam (an anti-anxiety medication), have been classified in this group. (IARC 2011a, IARC 2011b)

**Table 1.** International Agency for Research on Cancer (IARC) categories of overall carcinogenicity of exposures.

IARC Group	Description <sup>3</sup>
Group 1	The agent is carcinogenic to humans
Group 2A	The agent is probably carcinogenic to humans
Group 2B	The agent is possibly carcinogenic to humans
Group 3	The agent is not classifiable as to its carcinogenicity to humans.
Group 4	The agent is probably not carcinogenic to humans

### International Consensus

Health Canada's exposure limits in Safety Code 6 are similar to those established by other international and national scientific and regulatory bodies. The following scientific and regulatory bodies have published statements on the health effects of RF energy:

**Table 2.** Summary statements from international and national scientific and regulatory bodies on the health effects of RF energy from mobile phone base stations.

Agency	Summary Statement
Health Canada, Safety Code 6 (2010)	"Based on scientific evidence, Health Canada has determined that exposure to low-level radiofrequency energy, such as that from Wi-Fi equipment, is not dangerous to the public."
US Food and Drug Administration, Consumer	"Although research is ongoing, the Food and Drug Administration (FDA) says that available

<sup>3</sup> Full descriptions of the IARC groups can be found in the IARC Preamble (IARC 2006).

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Update (2010)	scientific evidence...shows no increased health risk due to radiofrequency (RF) energy" (mobile phones only)
UK Health Protection Agency, Independent Advisory Group on Non-Ionizing Radiation (2012)	"In summary, although a substantial amount of research has been conducted in this area, there is no convincing evidence that RF field exposure below guideline levels causes health effects in adults or children."
World Health Organization, Fact Sheet 304 (2006)	"Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects."
International Commission on Non-Ionizing Radiation Protection (ICNIRP), Statement on "Guidelines for Limiting Exposure to Time-Varying Electric, Magnetic, and Electromagnetic Fields (up to 300GHz)" (2009b)	"Epidemiological data on possible health effects of chronic, low-level, whole-body exposure in the far-field of radiofrequency (RF) transmitters are poor, especially because of lack of satisfactory individual exposure assessment. The few studies with adequate exposure assessment did not reveal any health-related effects."

The World Health Organization has established the International Electromagnetic Field (EMF) Project, mentioned earlier, in order to provide a coordinated international response to concerns about potential health effects of exposure to electromagnetic fields, including radiofrequency energy. This group, among the others mentioned in this report, will continue to monitor the scientific literature and provide advice about possible hazards.

#### **Radiofrequency Energy and the Precautionary Principle**

The precautionary principle arose out of modern environmental policy, and has also been used in public health policy. It states that complete evidence of harm is not required before taking action to mitigate the effects of a potential risk.

Application of the precautionary principle is not straightforward. The appropriateness of applying it to public health risks increases as more of the following criteria are met: the exposure or harm is widespread, the incidence of the harm (i.e. observed health effect) is increasing and otherwise unexplained, the suspected harm associated with the risk is serious, the suspected harm associated with exposure is not easily reversible or treatable, economic or social costs of removing the exposure are small relative to the suspected risk, the health costs of removing the exposure are minimal, and when there are known health, economic, or social harms associated with the exposure, in addition to the new suspected harm (Weir et al, 2010).

There is no evidence in the scientific literature at this time to suggest that there are any negative health effects associated with exposure to radiofrequency energy from mobile phone base stations. Although this exposure is widespread, there is no evidence of potential harm and it would not be appropriate to apply the precautionary principle in this case.

#### **Summary and Conclusions**

Safety Code 6, "Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3 kHz to 300 GHz," is a guideline for exposure to radiofrequency fields prepared by Health Canada, and adopted by Industry Canada in the regulation on telecommunications equipment, including mobile phone base stations, to for the purpose of protecting the health of the general public. These guidelines are similar to those used in the US and internationally.

Several recent extensive reviews of the scientific literature by national and international scientific and regulatory bodies have all concluded that there is no evidence of any negative health effects associated with radiofrequency energy from mobile phone base stations. Peel Public Health will continue to monitor this area of research and provide updates as necessary.

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Prepared by:

Dr. David Mowat, Medical Officer of Health, Region of Peel  
Dr. Kate Bingham, Senior Medical Resident, Public Health and Preventive Medicine,  
University of Toronto

## References

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OFFICE OF THE MAYOR

February 24, 2012

Dr. David Mowat  
Medical Officer of Health  
Peel Public Health  
7120 Hurontario Street  
P.O. Box 630  
Mississauga, Ontario  
L5M 2C5

Dear Dr. Mowat:

Re: Cell Towers – Health Concerns

The Council of the Corporation of the City of Mississauga at its meeting on February 22, 2012, adopted the enclosed Resolution 0036-2012 with respect to the Health Canada report on wireless device issues and Limits of Human Exposure to Radiofrequency Electromagnetic Energy in the Frequency Range from 3kHz to 300 GHz.

Employees have been contacting City Council with respect to their concerns that the placement of cell towers on City properties may cause short or long term health concerns to all City staff.

On behalf of the members of Council, I request you to read the report by Health Canada that I have enclosed and provide your comments. I look forward to your favourable reply.

Sincerely,

A handwritten signature in black ink, appearing to read "Hazel McCallion".

HAZEL McCALLION, C.M., LL.D.  
MAYOR

cc: Members of Council  
Federation of Canadian Municipalities  
Carol Reid, Regional Clerk

Enc.



THE CORPORATION OF THE CITY OF MISSISSAUGA  
300 CITY CENTRE DRIVE, MISSISSAUGA, ON L5B 3C1  
TEL: 905-896-5555 FAX: 905-896-5879  
mayor@mississauga.ca



RESOLUTION 0036-2012  
adopted by the Council of  
The Corporation of the City of Mississauga  
at its meeting on February 22, 2012

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0036-2012 Moved by: Pat Saito

Seconded by: Katie Mahoney

That the report from Federal Health Canada on Cell Towers from the Minister of Health from the Federal Government be received and distributed to all City of Mississauga unions' Health and Safety Committees, Ratepayers Associations, the Region of Peel for comments and the Medical Officer of Health, for his comment..



COUNCIL AGENDA  
MAY 23 2012

May 14<sup>th</sup>, 2012

To the City Clerk,

This is to notify you that Waterfront Records Inc, in association with Fairhart Productions Inc has applied for a permit to run a festival in Memorial Park on July 28, 2012. From 12pm - 11pm. Adam Clidero of Waterfront Records is the main applicant; Jim Fairhart of Fairhart Productions is a secondary applicant providing production expertise for the festival.

We have been dreaming about this idea for quite some time and as of the current events that have transpired in the last year, the time to implement this idea is now. My Father was diagnosed with Colon Cancer last spring and between the Blood Transfusions, Colon operation and Chemotherapy, was successful in removing the Cancer and reattaching the Colon. The spread that moved to his liver was followed in a second operation, but thankfully due to the fact that Chemo had reduced the Cancer on the Liver to 25%, not much of the Liver had to be removed. (Fortunately the liver does grow back) Since I lost my Mother to Cancer about 18yrs ago; Cancer seems to be in my family. Not to mention how many fellow Mississaugians can relate with a story of their own. We have now developed a relationship with The Canadian Cancer Society and have their support to endorse our one-day event. The CCS will be our prime benefactor receiving a percentage of our net proceeds from the event.

The Port Credit EMF is an Electronic Music Festival that we have built to bring awareness of the massive amount of talent in the Electronic Music Industry that lives in the GTA. Our goal is also to educate the various generations about how much of an art form this genre truly is. Our mission is to provide a fun filled experience of energetic uplifting music for people that love to dance, produce, engineer, watch, learn, or just simply enjoy the gifted talents of the people in this industry. We have both an amazing lineup DJ's (music programmers) from across the city as well as a couple international headliners from Ireland, New York, and Montréal. We will also be having live performers on stage with a few surprise performances from dance groups such as our stilt performers in the park. In addition our event will be sponsored by Metal Works as they will be providing an opportunity for up and coming artists as well as tendered

D-1(a)

professionals to learn everything from the basics of pro audio & sound engineering, to fine tuning their skill set. The target demographic we are hoping to bridge in our community is the 20-40 year old age group of young adults both new and present to the 905 areas. These people spend most of their weekends at various locations in Toronto. We would like to provide them with a local experience that will keep them in town and involved with the community where they reside.

We therefore respectfully request that council designate this a "public event", as required by the **AGCO**, in order that we may serve alcohol in the park in our controlled areas under both police and security surveillance. The proceeds from our alcohol service as well as our food vendors will be directed to our prime benefactor; The Canadian Cancer Society. We have also discussed with the CCS setting up both an information booth to bring awareness to cancer as well as the effects of smoking to minimize the consumption of smoking during the event and first and foremost educating that demographic about all the developments in cancer research today. As an example, during a prime time performance we would like to have a "smoke free hour" in place. The details of awareness are in discussion to determine what would be the best fit for achieving this goal.

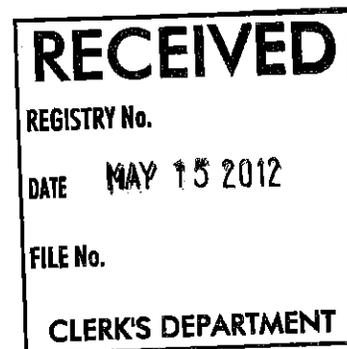
We thank you for your consideration of our event and look forward to working with the city to provide a safe and fun filled day of education, awareness to our cause, and of course great music and dancing.

A diagram showing how the park will be setup is included with this proposal.

Respectfully,



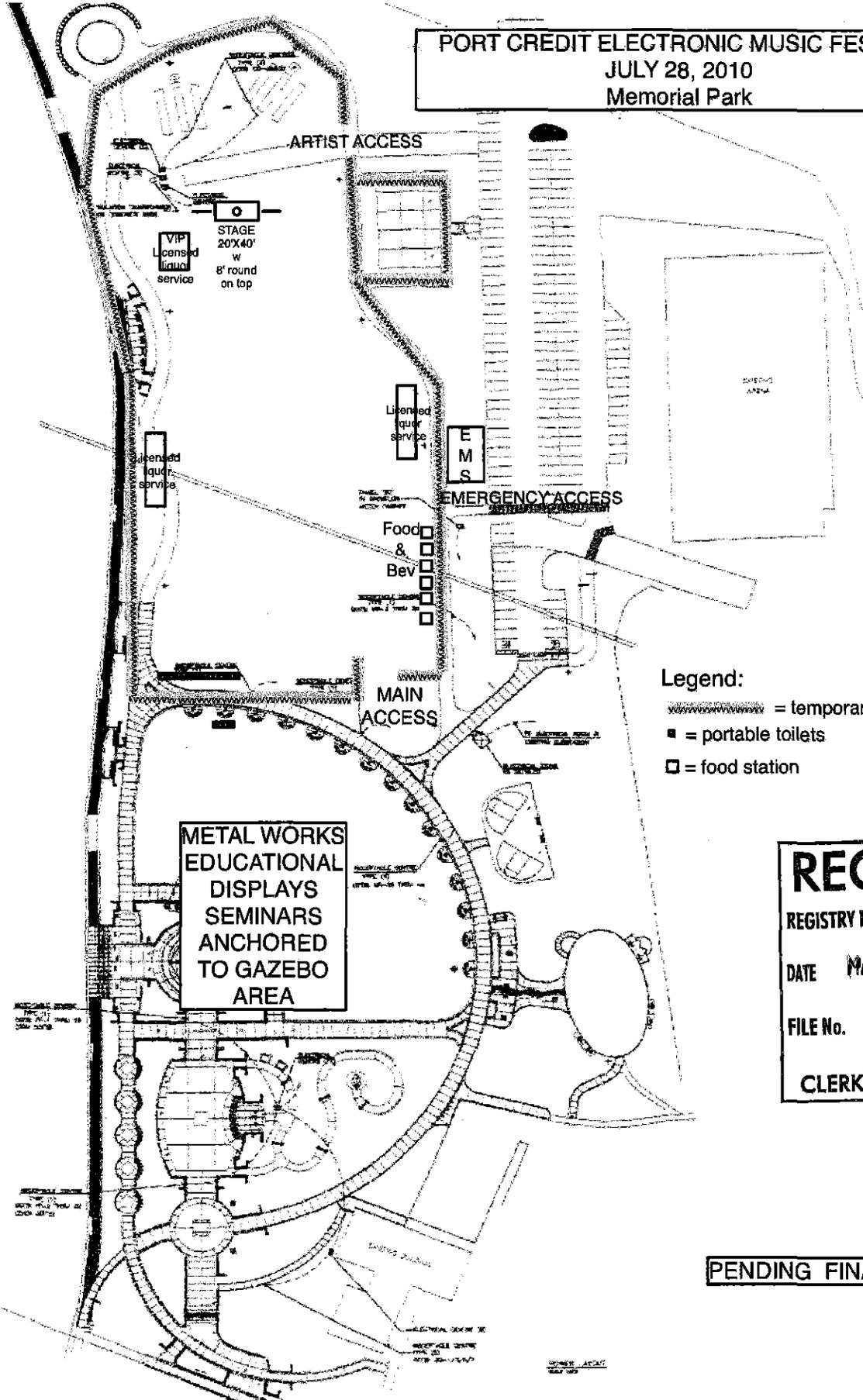
Adam Clidero  
Waterfront Records Inc.™



<input type="checkbox"/> Receive	<input type="checkbox"/> Resolution
<input checked="" type="checkbox"/> Direction Required	<input type="checkbox"/> Resolution / By-Law
<input type="checkbox"/> Community Services	For
<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Appropriate Action
<input type="checkbox"/> Planning & Building	<input type="checkbox"/> Information
<input type="checkbox"/> Transportation & Works	<input type="checkbox"/> Reply
	<input type="checkbox"/> Report

D-1(b)

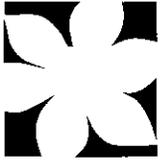
**PORT CREDIT ELECTRONIC MUSIC FESTIVAL**  
JULY 28, 2010  
Memorial Park



- Legend:**
- = temporary fencing
  - = portable toilets
  - = food station

**RECEIVED**  
 REGISTRY No.  
 DATE MAY 15 2012  
 FILE No.  
 CLERK'S DEPARTMENT

**PENDING FINAL**



D-1 (c)

Canadian Cancer Society / Société canadienne du cancer

Georgetown Dufferin Peel Unit

2227 South Millway, Suite 202

Mississauga, Ontario

L5L 3R6

Telephone: (905) 608-8411

Facsimile: (905) 608-2266

May 15, 2012

COUNCIL AGENDA  
MAY 2 2012

Adam Clidero  
15 Onaway Rd  
Mississauga, Ontario  
L5G 1A2

Dear Adam,

This letter will serve to confirm that the event "Port Credit Electronic Music Festival" being held at Port Credit Memorial Park on Saturday, July 28, 2012 by Adam Clidero will be held in part to raise funds and awareness for the Canadian Cancer Society. It is understood that 20% of all net proceeds will be donated to the Canadian Cancer Society in support of cancer research.

The Canadian Cancer Society is a national community based organization of volunteers whose mission is the eradication of cancer and to support those living with cancer. The Society supports this mission through Prevention information, Advocacy work, Funding Research on all types of cancer and providing Support Services like transportation to our clients.

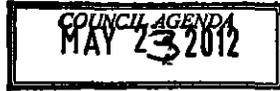
The Canadian Cancer Society is grateful for the dedication and commitment of individual community members like Adam Clidero. The Canadian Cancer Society will support this initiative as outlined in our Community Partnership Agreement.

Please feel free to contact me should you have any further questions.

Yours truly,

Pam Kiez  
Fundraising Supervisor

RECEIVED  
REGISTRY No.  
DATE MAY 15 2012  
FILE No.  
CLERK'S DEPARTMENT



M-1  
B Ambie May 14, 2012

WHEREAS the use of indoor tanning facilities has a measurable affect on the increase in the incidences of skin cancer, specifically Melanoma;

AND WHEREAS those under the age of 35 who use tanning beds are 75 per cent more likely to develop skin cancer, and those who have spent more than 50 hours under artificial UV rays are three times more likely to develop the disease;

AND WHEREAS Melanoma is now the second most common type of cancer in people aged 15-34;

AND WHEREAS other Canadian jurisdictions such as the province of Nova Scotia and Victoria, British Columbia have banned tanning for minors, and the province of British Columbia has recently introduced similar legislation and the municipalities of St. Thomas and Sarnia, Ontario have introduced by-laws to ban the use of indoor tanning equipment by minors;

AND WHEREAS a multitude of jurisdictions internationally have banned the use of tanning beds for minors, including Texas, California, Belgium, Germany, France, New South Wales, Australia, Spain and Portugal

AND WHEREAS prominent health care organizations and charities, including the Canadian Paediatric Society, the Canadian Dermatological Association, the Canadian Medical Association, the Canadian Cancer Society and the World Health Organization are all calling for a ban on the use of indoor tanning equipment by minors;

AND WHEREAS artificial tanning equipment is sold and used in the City of Mississauga making the matter of indoor tanning an issue of municipal concern;

AND WHEREAS the *Municipal Act*, 2001 authorizes municipalities to have broad authority in regulating matters with respect to health, safety and well-being of persons, and protection of persons and property;

AND WHEREAS the Municipal Act, 2001 also states that the powers of a municipality under the Act shall be interpreted broadly so as to confer broad authority on the municipality to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS the City of Mississauga's Compliance and Enforcement Office is already conducting a Business Licensing By-law review;

NOW THEREFORE BE IT RESOLVED THAT:

- 1) As part of the ongoing review of the Business Licensing By-law staff prepare a Corporate Report to Council on the feasibility of amending the Business Licensing By-law to prohibit minors from using indoor tanning beds or equipment; and
- 2) Staff consult with all stakeholders affected by such a by-law.