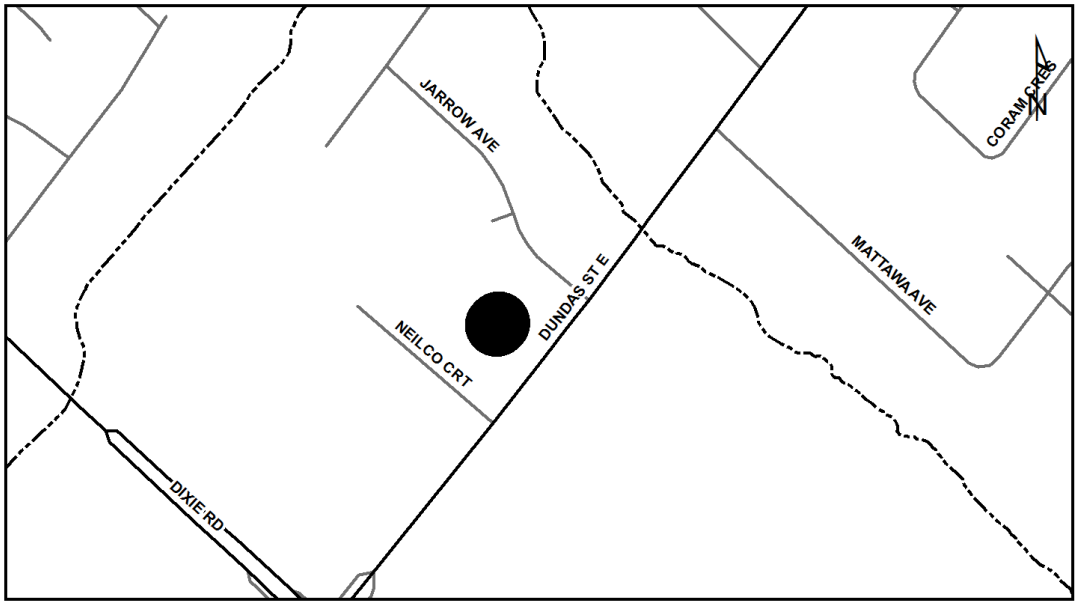
Item 11.2

CITY OF MISSISSAUGA

11.2 GCTC HOLDING INC. C/O TERRACAP MANAGEMENT INC.

To construct, reconstruct, erect or place a building or structure on Part Lot 4, 5, Concession 1 NDS, at 3055 Neilco Court, in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by GCTC Holding Inc. c/o Terracap Management Inc.. The purpose is to undertake works within a TRCA Regulated Area of the Etobicoke Creek Watershed in order to facilitate the construction of a 16.15 m x 3.04 m (53 ft. x 10 ft.) temporary sales trailer and a 3.04 m x 7.01 m (23 ft. x 10 ft.) temporary washroom facility for a future commercial development associated with a municipal building permit.

MAP LOCATION: 3055 Neilco Court, Mississauga



The permit will be issued for the period of July 6, 2018 to July 5, 2020 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, prepared by Frasca Design & Planning, revision no. 3 dated June 8, 2018, received on June 8, 2018;**
- **South Elevation, prepared by Frasca Design & Planning, revision no. 3 dated June 8, 2018, received on June 8, 2018;**
- **North Elevation, prepared by Frasca Design & Planning, revision no. 3 dated June 8, 2018, received on June 8, 2018;**
- **East Elevation, prepared by Frasca Design & Planning, revision no. 3 dated June 8, 2018, received on June 8, 2018;**
- **West Elevation, prepared by Frasca Design & Planning, revision no. 3 dated June 8, 2018, received on June 8, 2018.**

RATIONALE

The application was reviewed by staff on the basis of the following information:

Proposal:

The purpose of this application is to undertake works within a TRCA Regulated Area of the Etobicoke Creek Watershed in order to facilitate the construction of a 16.15 m x 3.04 m (53 ft. x 10 ft.) temporary sales trailer and a 3.04 m x 7.01 m (23 ft. x 10 ft.) temporary washroom facility for a commercial development associated with a municipal building permit. The subject property is located at 3055 Neilco Court, in the City of Mississauga.

The subject property is located in close proximity to the Little Etobicoke Creek of the Etobicoke Creek Watershed. During the Regulatory Storm event, flood waters from the nearby Little Etobicoke Creek overtop the channel embankments and spill into the surrounding area and subject site. As such, the subject property is located with the Regulatory Floodplain. However, the subject property is located within Provincially approved Dixie Special Policy Area (SPA), which allows for certain development within the floodplain provided the proposal meets TRCA and Provincial technical requirements for development within SPAs. TRCA technical staff have confirmed that the proposed works meet the technical floodproofing requirements.

With regards to the broader development, TRCA staff issued a permit (TRCA Permit No. C-151031) on December 4, 2015 to facilitate the construction of a two-storey commercial building with five (5) levels of covered parking associated with a Municipal Site Plan Application (City File #SP15-016).

Control of Flooding:

The proposed works are located within the Regulatory Floodplain. However, the proposed works are located outside of the hydraulic floodway, in an area of relatively shallow flood depths. TRCA Water Resource Engineer staff confirm that the proposed works will have no impacts to the storage and/or conveyance of flood waters.

Pollution:

Appropriate erosion and sediment controls will be installed and maintained throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this proposal.

Conservation of Land:

No significant vegetation will be removed as a result of construction.

Plantings

As no significant vegetation will be removed, plantings are not required as a component of this application.

Policy Guidelines:

This proposal is consistent with Section 8.5.3 - Development within Special Policy Areas (Flood Hazard), of the Living City Policies for Planning and Development in the Watersheds of the TRCA (LCP).

Item 11.2

CFN: 59705 - Application #: 0384/18/MISS
Report Prepared by: Anant Patel 5618 apatel@trca.on.ca
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Date: June 25, 2018