

July 21, 2017

Credit Valley Conservation Authority
Attn: Josh Campbell
Senior Manager, Planning and Development Services
1255 Old Derry Road
Mississauga, Ontario, L5N 6R4

Dear Josh:

Re: 70 Mississauga Road, Mississauga
Port Credit West Village Partners Inc.
Lake Ontario Natural Hazards
Our File: 15-2265

Further to our correspondence dated June 30, 2017 that was submitted to you by Ms Walker, attached please find an overlay of this hazard/regulation mapping and the proposed development plan for the Property. The previous submission illustrated the erosion hazard limit and the extent of the regulated area at 70 Mississauga Road South (the Property) as it relates to the Lake Ontario shoreline. As you can see, the proposed development for the Property is located beyond (north of) both the erosion hazard limit and the regulated area limit line (15 m setback from the erosion hazard limit).

In preparation for the submission of applications for Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision for the proposed development, the City of Mississauga's Development Application Review Committee (DARC) met on July 5, 2017 to discuss required submission materials. We understand that, following this DARC meeting, the list of submission requirements was prepared, which includes the following studies requested by the Credit Valley Conservation Authority (CVCA): Slope Stability / Top of Bank Survey; Shoreline Design Study; and Coastal Engineering and Bathymetry Study.

Given that the proposed development is setback 15 m beyond the hazard limit, it is our opinion that these studies are not warranted to support the CVCA's or the City's review of the proposed development. The proposed development is accommodated well beyond the hazard limit and is also outside the regulated area.

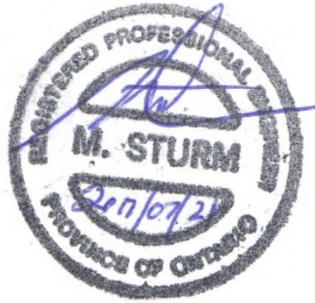
We look forward to the CVCA confirming to us and the City that these requirements can be removed. Please direct any questions you may have regarding this submission to Mr. Sturm, P. Eng. at 416-487-4756 ext. 222.

Yours truly,

Shoreplan Engineering Limited



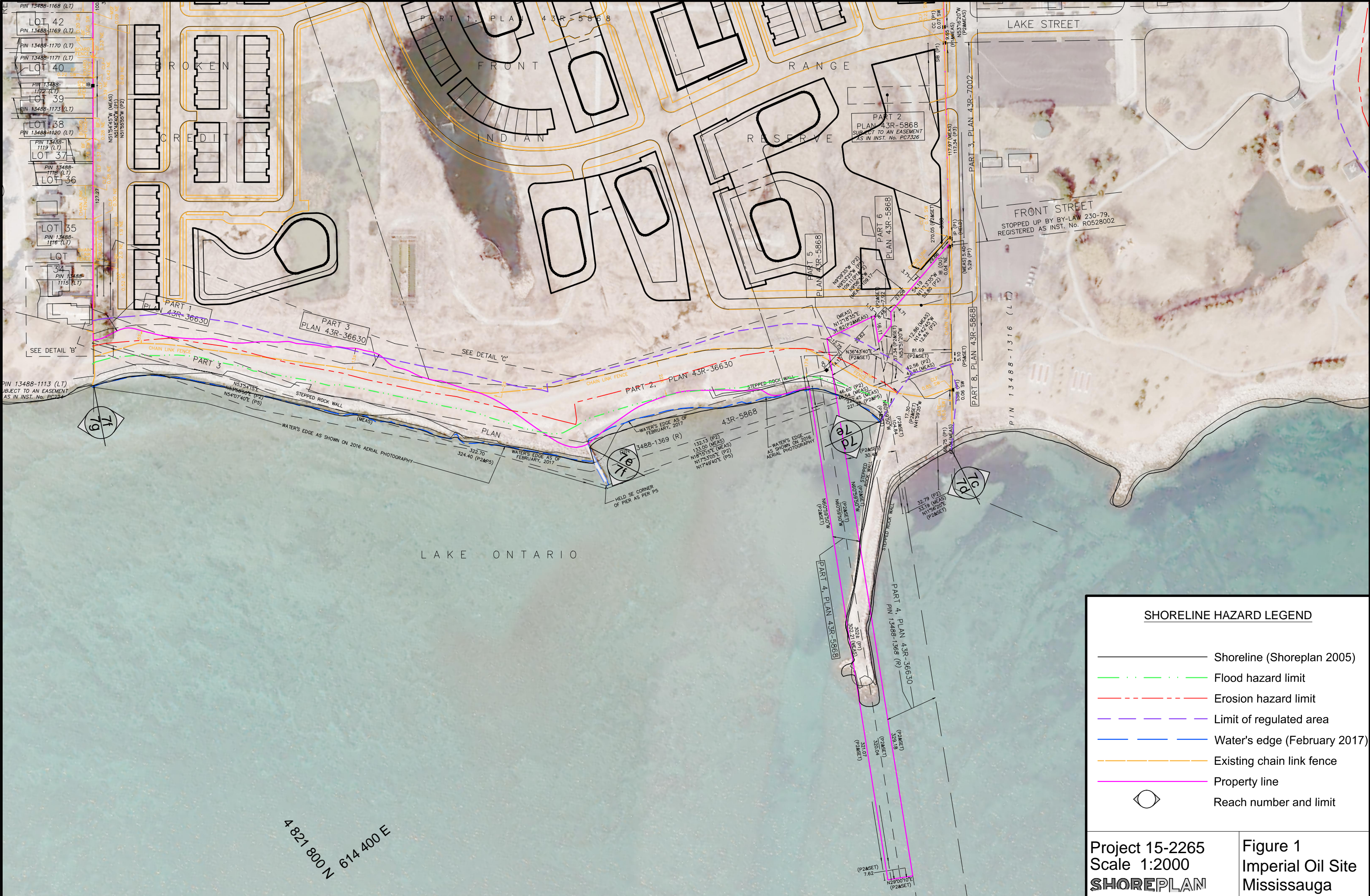
M. Sturm, P. Eng.
Principal



SHOREPLAN

Cc: Kate Hatoum, Development Manager, Diamond Corp
Melissa Walker, Kilmer Group
Fred Serrafiero, FRAM Building Group

Drawing Location: S:\Shoreplan Project Files\2200-2299\Imperial Oil Site Mississauga\Drawings\Legal\17-30-041_ref\march-15-2017\3c.dwg



SHORELINE HAZARD LEGEND

- Shoreline (Shoreplan 2005)
- Flood hazard limit
- - - Erosion hazard limit
- - - Limit of regulated area
- Water's edge (February 2017)
- - - Existing chain link fence
- Property line
- ⊙ Reach number and limit

Project 15-2265
 Scale 1:2000
SHOREPLAN

Figure 1
 Imperial Oil Site
 Mississauga

4 821 800 N
 614 400 E