



# Study Update Newsletter – Consultation Material



## Memo – Consultation Plan Update

**Project:** Derry / Argentia EA  
**Subject:** **Consultation Plan Update**  
**To:** Laverne Soodeen – Region of Peel  
**From:** Tony Reitmeier – HDR  
Andrew O’Connor – HDR  
**Date:** Wednesday, March 26, 2014

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The purpose of this memo is to outline an updated proposed approach to consultation for the Schedule ‘B’ EA for the intersection of Derry Road and Argentia Road.

### Consultation Requirements

There are two mandatory points of contact for a Schedule ‘B’ EA:

- **First Point of Contact:** occurs toward the end of Phase 2; invite public comment and input on design development to date
- **Second Point of Contact:** Advise of the completion of the planning process; Notice of Completion is issued at this point.

According to the MEA Guidelines “it is the proponent’s responsibility to determine the most suitable and effective means of involving the public.” The initial Consultation Plan for the Schedule ‘B’ EA for the intersection of Derry Road and Argentia Road included a PIC as the First Point of Contact. This memo outlines a potential alternative consultation approach.

### Proposed Alternative Approach to PIC

The proposed alternative approach to holding a PIC is outlined below:

- Send a Study Update Newsletter to all members of the public and agencies on the study mailing list
- Study Update Newsletter will consist of the following information:
  - Study area map
  - Problem and opportunity statement
  - Identification and evaluation of alternative solutions to the problem
  - Overview of preferred planning solution
  - Contact information of study team
- Run a concurrent notice in the local newspaper
- Include an additional letter to any property owners who may be directly affected by the project
- Invite agencies, members of the public and local property owners to contact the study team with any questions and/or set-up a meeting to review study documents together and discuss elements of the study, such as:
  - Problem and opportunity statement

- Alternative solutions
- Selection of the preferred solution
- Assist in the selection of the preferred design
- Planning and design details
- Inventories of natural, social and economic environments
- Potential impacts and local sensitivities
- Class EA planning process, rights of the public, roles and responsibilities and the right to request a Part II Order

### **Justification for Alternative Approach**

This approach is proposed as a suitable means of consulting with the public for the Schedule 'B' EA for the intersection of Derry Road and Argentia Road for the following reasons:

- Small study area, with few adjacent property owners
- No sensitive uses within the study area (i.e. residential areas, daycares, places of worship, schools, etc.)
- Little public input or feedback received in response to Notice of Study Commencement
- No major impacts to the social, environmental or economic environment expected to result from project works
- Most impacts of the project will be to individual property owners; meeting with these property owners in an individual meeting will allow for a more focused and context-specific discussion than could be accommodated at a PIC.
- Allowing members of the public and property owners to contact the study team to set-up an individual meeting with Peel Region provides greater convenience by allowing them to select the date and time

## Environmental Assessment Study

### STUDY UPDATE NOTICE – JUNE 2014

#### The Study

Peel Region is undertaking a Schedule B Municipal Class Environmental Assessment (EA) that follows the Municipal Class EA process. The study is looking at improvements to the intersection of Derry Road and Argentia Road in the City of Mississauga. The study area is shown on the map.

The needs assessment study shows that improvements are necessary to keep the intersection functioning well in the short and long term to 2031.

#### The Process involves consultation with the public and agencies on:

- Road improvement alternatives;
- Assessment of the possible environmental effects of any improvements; and,
- Reasonable means to lessen any adverse impacts.

**Problem and Opportunity Statement** is developed to set a vision for the study direction and define the project scope. This study is looking at how to alleviate congestion and improve:

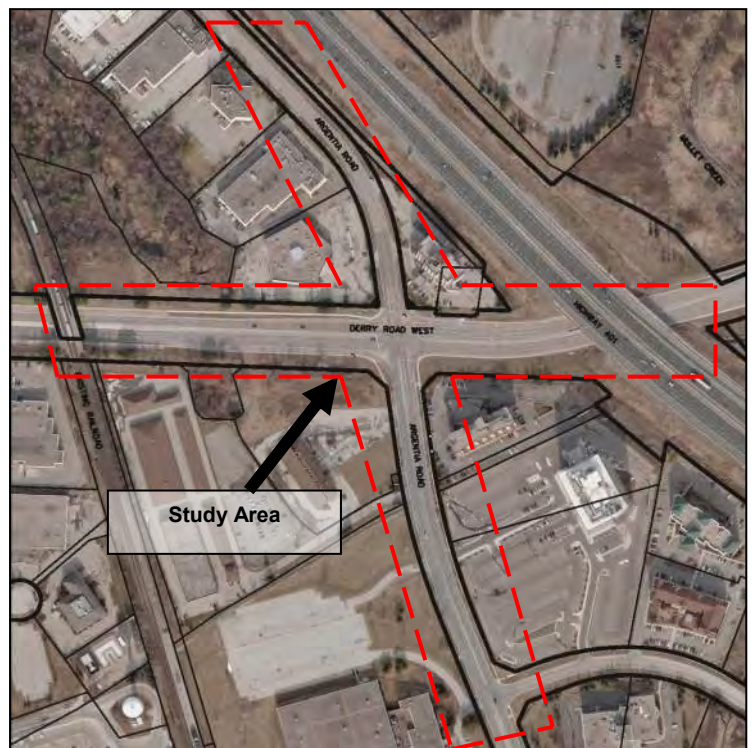
- Movement of people, vehicles and goods through the intersection;
- Safety;
- Protection for vulnerable road users, e.g. people with disabilities, seniors;
- Pedestrian and cycling facilities;
- Access to transit;
- Economic growth and planned development; and,
- Existing natural environment features.

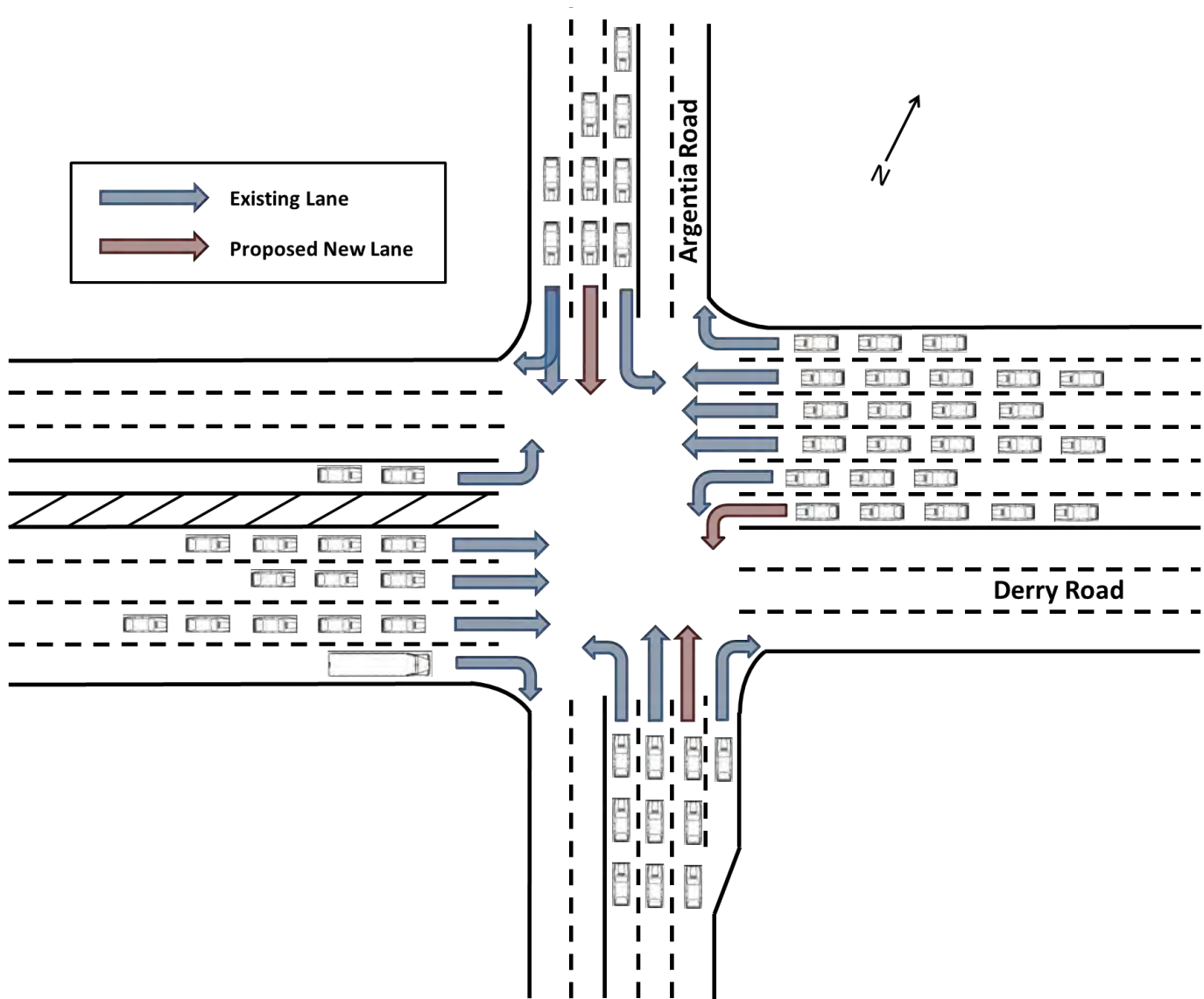
**Alternative Planning Solutions** were developed to address the problem and opportunity statement that include:

- Signal timing improvements;
- Travel demand management; and,
- Infrastructure upgrades (e.g. sidewalks, trails, cycling facilities, transit).

**The Preliminary Design** (illustrated below) proposes the following improvements to benefit all users of the intersection:

- Extension of existing sidewalks on the north side of the intersection;
- Continuation of multi-use trail along the south side of the intersection;
- A new westbound dual-left turn lane from Derry Road to Argentia Road;
- A new northbound through lane on Argentia Road; and,
- A new southbound through lane on Argentia Road.





To achieve the proposed improvements, there may be impacts to adjacent properties and utilities within the study area.

### Public Consultation

Your input is important and essential to help make the best decisions for the study area. In lieu of a Public Information Centre (PIC), **the study team is offering you an opportunity to meet with us personally to talk about the preliminary proposed design to give us your ideas or concerns.** If you would like to meet with us, please contact **Sally Rook, Project Manager** (information below). The study team is available for consultation between **Monday June 9<sup>th</sup> and Friday July 18<sup>th</sup>, 2014.**

Upon completion of the study, a Project File Report will be submitted to the Ministry of the Environment and other key agencies and made available for public review for a period of 30 days.

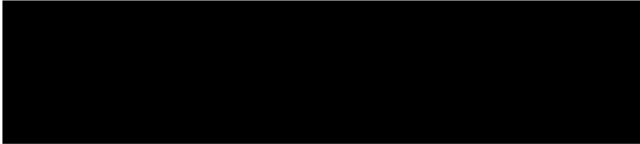
Stay in touch with the project by visiting our website at:

<http://www.peelregion.ca/pw/transportation/assessments.htm>

**Sally Rook, C. Tech, PMP**  
**Project Manager**  
**Region of Peel**  
 10 Peel Centre Drive  
 Suite B, 4<sup>th</sup> Floor  
 Brampton, ON L6T 4B9  
 Tel: 905.791.7800 ext. 7842  
 Toll Free: 1.888.919.7800  
 Fax: 905.791.1442  
 sally.rook@peelregion.ca

**Anthony Reitmeier, P.Eng.**  
**Consultant Project Manager**  
**HDR Corporation**  
 100 York Boulevard  
 Suite 300  
 Richmond Hill, ON L4B 1J8  
 Tel: 647.777.4954  
 Fax: 647.777.4901  
 anthony.reitmeier@hdrinc.com

June 2<sup>nd</sup>, 2014  
Project number: 11-4295



Property Location: 

Attention: Property/Business Owner:

**Re: Study Update Notice, Class Environmental Assessment for the intersection of Derry Road and Argentia Road, City of Mississauga**

The Region of Peel is undertaking a Schedule 'B' Class Environmental Assessment Study to investigate improvements to the intersection of Derry Road and Argentia Road in the City of Mississauga. The purpose of this letter is to update you about the study and invite your input. A copy of the Study Update Notice is enclosed.

The preferred design concept includes the following features:

- Extension of existing sidewalks
- Continuation of multi-use trail along the south side of the intersection
- New westbound dual-left turn lane from Derry Road to Argentia Road
- New northbound through lane on Argentia Road
- New southbound through lane on Argentia Road

To achieve the proposed improvements, there may be impacts to adjacent properties and utilities within the study area.

A key component of the study is consultation with interested stakeholders (public and regulatory agencies). In lieu of a Public Information Centre (PIC), the study team is holding meetings with local residents, businesses, property owners and agencies. **If you are interested in learning more about the project and discussing it with the study team, please contact Sally Rook, the Peel Region Project Manager, to arrange a meeting** (contact information below). The project team is available for meetings during the Consultation Period between **Monday, June 9<sup>th</sup> and Friday, July 18<sup>th</sup>, 2014**.

Through the next few months, sub-consultants working for the Region of Peel will be in the area to perform various forms of fieldwork. The work is expected to be completed during Summer 2014. Please note that field work may involve people walking on properties in the area for short periods of time for visual assessment purposes. If there is any concern with the survey fieldwork being conducted on your property, please contact us immediately.

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**Public Works**

10 Peel Centre Dr., Suite B, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

You may use the enclosed comment form to request additional information or provide comments about the study. Thank you for assisting us in the identification of pertinent issues affecting this project and your attention to this matter.

Yours truly,

A handwritten signature in black ink that reads "Sally Rook". The signature is written in a cursive style and is positioned above the printed contact information.

**Sally Rook**

Project Manager | Infrastructure Programming and Studies  
Transportation Division  
Phone: 905.791.7800 ext. 7842  
Fax: 905.791.1442  
Email: [sally.rook@peelregion.ca](mailto:sally.rook@peelregion.ca)

Encl.: 1. Study Update Notice  
2. Comment Form

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Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

June 2<sup>nd</sup>, 2014  
Project number: 11-4295

**City of Mississauga**



**Re: Study Update Notice, Class Environmental Assessment  
For the intersection of Derry Road and Argentia Road,  
City of Mississauga**

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The study is evaluating:

- Transportation capacity deficiencies at the intersection (existing and future)
- Identified safety issues
- Approved and proposed land use changes
- Environmental features, such as natural heritage features, archaeological potential, and noise / air quality impacts
- Property requirements

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**Sally Rook**

Project Manager | Infrastructure Programming and Studies

Transportation Division

Phone: 905.791.7800 ext. 7842

Fax: 905.791.1442

Email: [sally.rook@peelregion.ca](mailto:sally.rook@peelregion.ca)

Encl.: 1. Study Update Notice  
2. Comment Form

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GOVERNMENT SERVICES BUILDING  
AND CULTURAL CENTRE



22 Winookeedaa Street  
Curve Lake, ON K0L 1R0

PHONE (705) 657-8045  
FAX (705) 657-8708  
GENERAL EMAIL [clfn@nexicom.net](mailto:clfn@nexicom.net)

FAX MESSAGE

TO: NAME AND TITLE: Sally Rook - Project Manager  
OFFICE NAME: Region of Peel  
FAX No.: 905-791-1442  
OFFICE PHONE No.: 905-791-7800

FROM: NAME: Corey Kinsella  
TITLE: Lands and Resources Consultant  
FAX No.: 705-657-8608 PHONE No.: 705-657-8045

NO. OF PAGES: COVER + 1 DATE: July 9, 2014  
ORIGINAL TO FOLLOW BY MAIL: YES \_\_\_\_\_ NO


IF ANY INFORMATION IS MISSING, OR DOES NOT PRINT CLEARLY,  
PLEASE CALL 705-657-8045 AND WE WILL GLADLY SEND ANOTHER COPY.



### COMMENT SHEET

#### Class Environmental Assessment Study for Derry Rd / Argentia Rd Intersection Improvements

Please provide any comments or feedback on the study in the space below:

Curve Lake First Nation does not anticipate any archaeological concerns with this infrastructure improvement.

We would like to remain informed as this project progresses

**Completed by:**

Name: Corey Kinsella - Lands and Resources Consultant  
Email Address: Corey K @ curve.lake.ca  
Address: 22 Winookenda St.  
Phone: 705-657-8045

**Please, write, fax or email your comments to:**

**Sally Rook, C. Tech, PMP**  
**Project Manager**  
**Region of Peel**  
10 Peel Centre Drive, Suite B  
Brampton, ON L6T 3B9  
Tel: 905.791.7800 x 7842  
Fax: 905.791.1442  
[sally.rook@peelregion.ca](mailto:sally.rook@peelregion.ca)

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## COMMENT SHEET

### Class Environmental Assessment Study for Derry Rd / Argentia Rd Intersection Improvements

Please provide any comments or feedback on the study in the space below:

*We have no comments at this time.*

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**Completed by:**

Name: Dave Mowat

Email Address: dmowat@scugogfirstnation.com

Address: 22521 Island Road, Port Perry, ON L9L1B6

Phone: 905 985 3337 ext. 263


Please, write, fax or email your comments to:

**Sally Rook, C. Tech, PMP**  
**Project Manager**  
**Region of Peel**  
 10 Peel Centre Drive, Suite B  
 Brampton, ON L6T 3B9  
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 Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

June 2<sup>nd</sup>, 2014  
Project number: 11-4295

  
Property Location: 2465 ARGENTIA RD

Attention: Property/Business Owner:

**Re: Study Update Notice, Class Environmental Assessment for the intersection of Derry Road and Argentia Road, City of Mississauga**

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To achieve the proposed improvements, potential impacts to your property have been identified. Please refer to the attached plan to review potential impacts to your property.

A key component of the study is consultation with interested stakeholders (public and regulatory agencies). In lieu of a Public Information Centre (PIC), the study team is holding meetings with local residents, businesses, property owners and agencies.

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**Sally Rook**

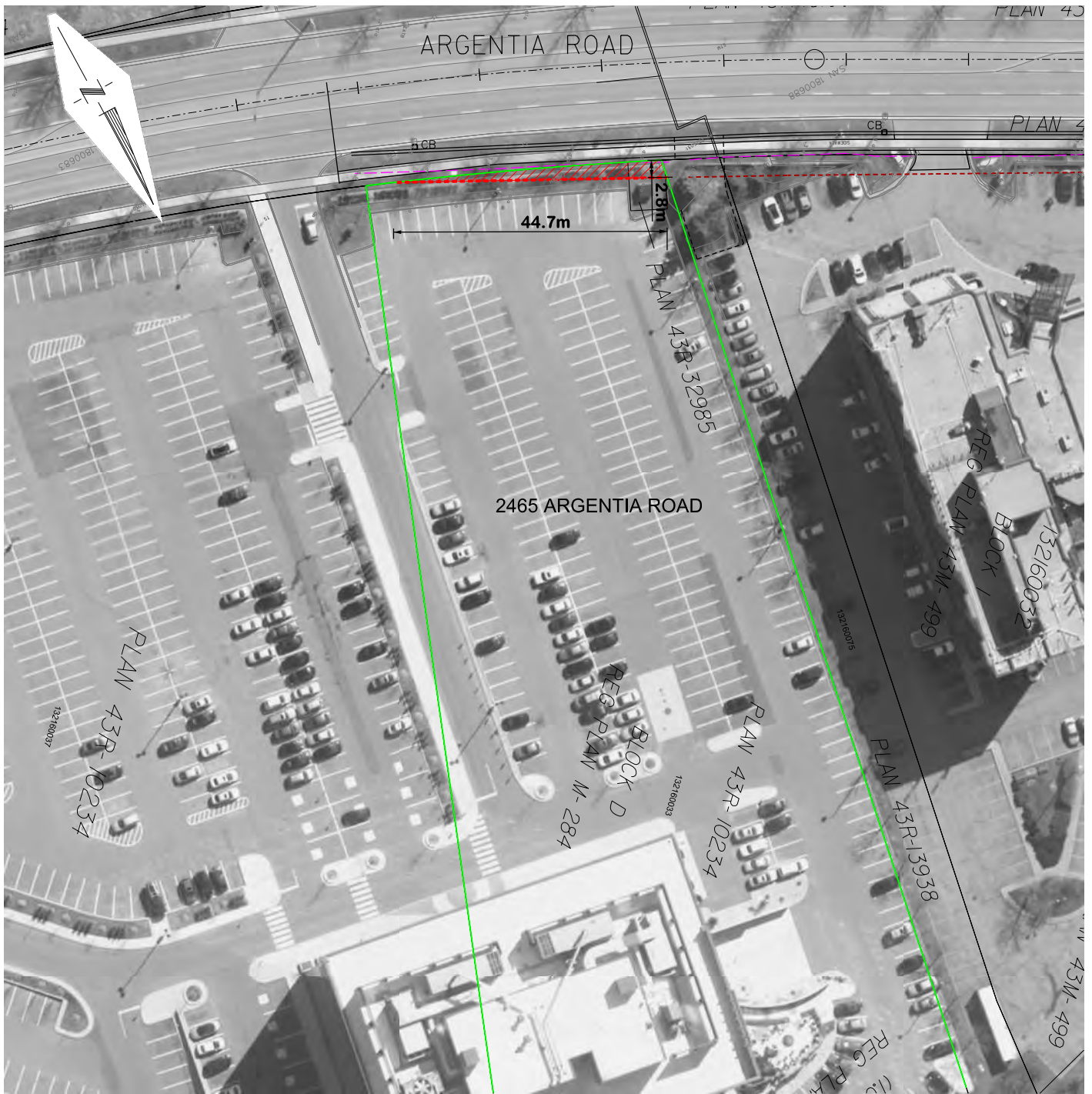
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Email: [sally.rook@peelregion.ca](mailto:sally.rook@peelregion.ca)

Encl.: 1. Study Update Notice  
2. Comment Form  
3. Property Plan

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**LEGEND:**

- EXISTING PROPERTY
- - - PROPOSED PROPERTY
- ▨ PROPERTY REQUIREMENT
- - - LIMIT OF GRADING

**NOTE:** Measurements are approximate and subject to refinement during future phases of the project

**REGISTERED OWNER:**

PIN 132160033  
 2465 ARGENTIA ROAD  
 MISSISSAUGA, ON

**PROPERTY REQ'D:**

AREA = 75sqm

**Region of Peel**  
*Working for you*


**PRELIMINARY INTERSECTION DESIGN**  
 DERRY RD & ARGENTIA RD.

**PROPERTY PLAN**  
 2465 ARGENTIA ROAD

Scale: N.T.S. JUNE 2014



June 2<sup>nd</sup>, 2014  
Project number: 11-4295

  
Property Location: 2476 ARGENTIA RD

Attention: Property/Business Owner:

**Re: Study Update Notice, Class Environmental Assessment for the intersection of Derry Road and Argentia Road, City of Mississauga**

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To achieve the proposed improvements, potential impacts to your property have been identified. Please refer to the attached plan to review potential impacts to your property.

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It is critical to the success of this project that we meet to discuss the potential impacts to your property. **Please contact Sally Rook, the Peel Region Project Manager, to arrange a meeting with the study team to discuss the potential impacts to your property.** The project team is available for meetings during the Consultation Period between **Monday, June 9<sup>th</sup> and Friday, July 18<sup>th</sup>, 2014**. If we do not hear back from you by June 23<sup>rd</sup>, we will contact you to arrange a meeting.

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**Sally Rook**

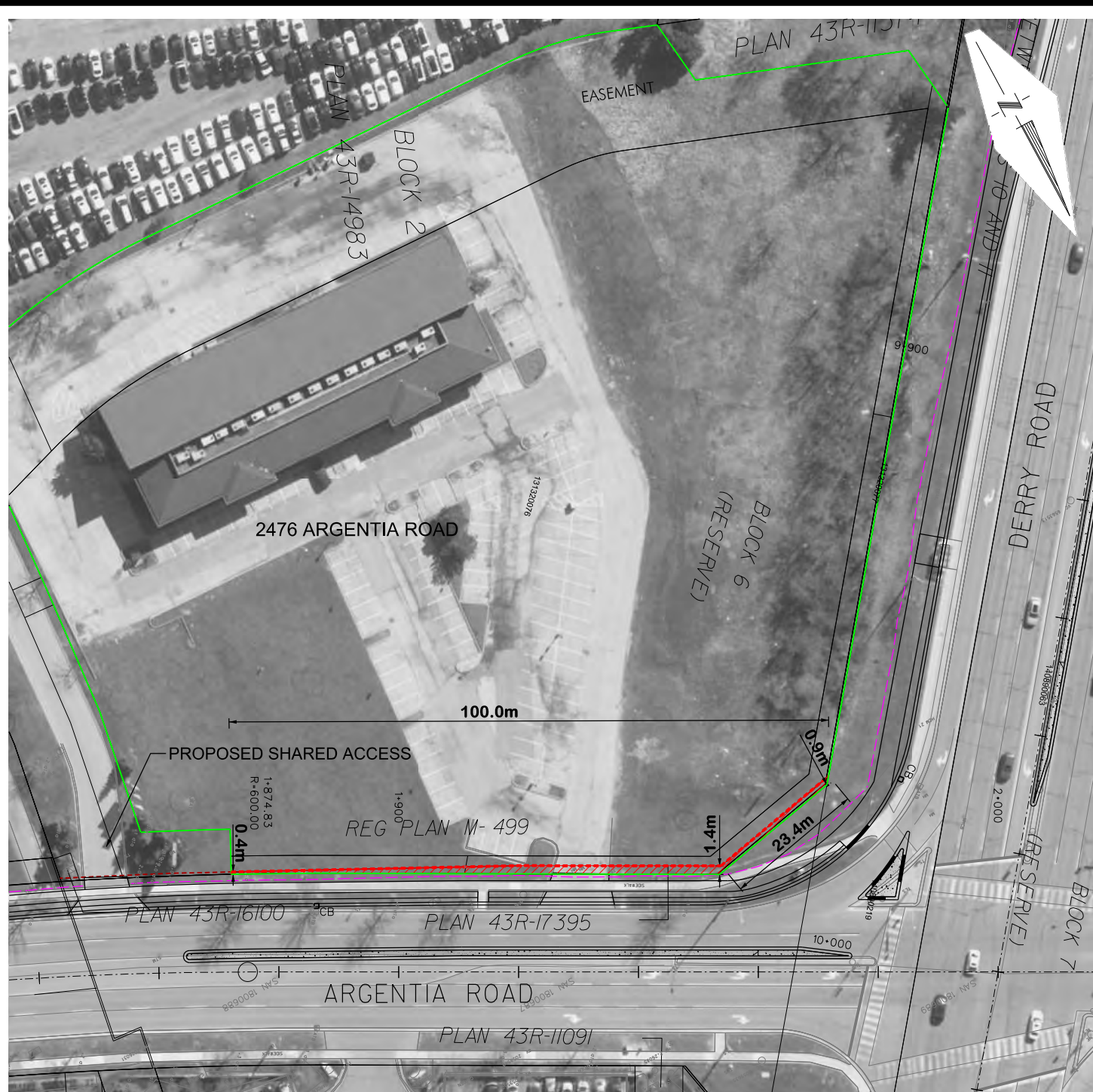
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Encl.: 1. Study Update Notice  
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**LEGEND:**

- EXISTING PROPERTY
- - - PROPOSED PROPERTY
- PROPERTY REQUIREMENT
- - - LIMIT OF GRADING

**NOTE:** Measurements are approximate and subject to refinement during future phases of the project

**REGISTERED OWNER:**

PIN 131320076  
 2476 ARGENTIA ROAD  
 MISSISSAUGA, ON

**PROPERTY REQ'D:**

AREA = 110sqm

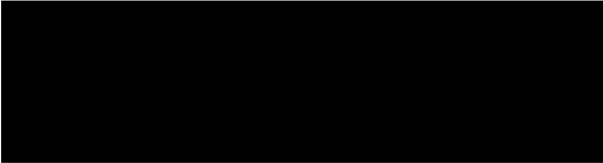
**Region of Peel**  
*Working for you*

**PRELIMINARY INTERSECTION DESIGN**  
 DERRY RD & ARGENTIA RD.

**PROPERTY PLAN**  
 2476 ARGENTIA ROAD

Scale: N.T.S.    JUNE 2014

June 2<sup>nd</sup>, 2014  
Project number: 11-4295



Property Location: 2480 ARGENTIA RD

Attention: Property/Business Owner:

**Re: Study Update Notice, Class Environmental Assessment for the intersection of Derry Road and Argentia Road, City of Mississauga**

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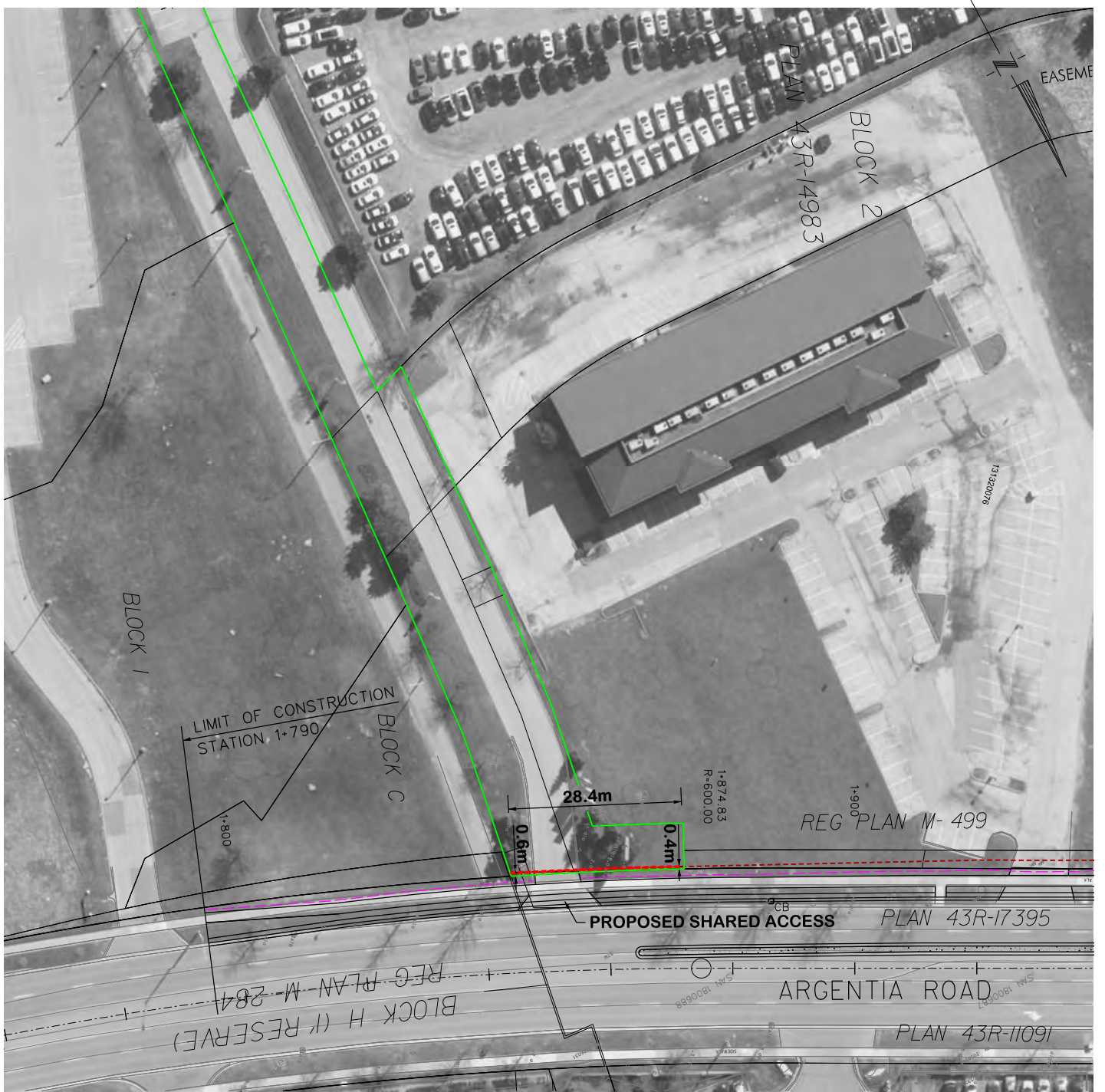
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- EXISTING PROPERTY
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**REGISTERED OWNER:**

1128143 ONTARIO LIMITED  
 2480 ARGENTIA ROAD  
 MISSISSAUGA, ON

**PROPERTY REQ'D:**

AREA = 15sqm



**PRELIMINARY INTERSECTION DESIGN**  
**DERRY RD & ARGENTIA RD.**

**PROPERTY PLAN**  
 2480 ARGENTIA ROAD

Scale: N.T.S.      JUNE 2014

June 2<sup>nd</sup>, 2014  
Project number: 11-4295

  
Property Location: 2501 ARGENTIA RD

Attention: Property/Business Owner:

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**Public Works**

10 Peel Centre Dr., Suite B, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

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Yours truly,

A handwritten signature in black ink that reads "Sally Rook". The signature is written in a cursive style and is centered within a light gray rectangular box.

**Sally Rook**

Project Manager | Infrastructure Programming and Studies  
Transportation Division  
Phone: 905.791.7800 ext. 7842  
Fax: 905.791.1442  
Email: [sally.rook@peelregion.ca](mailto:sally.rook@peelregion.ca)

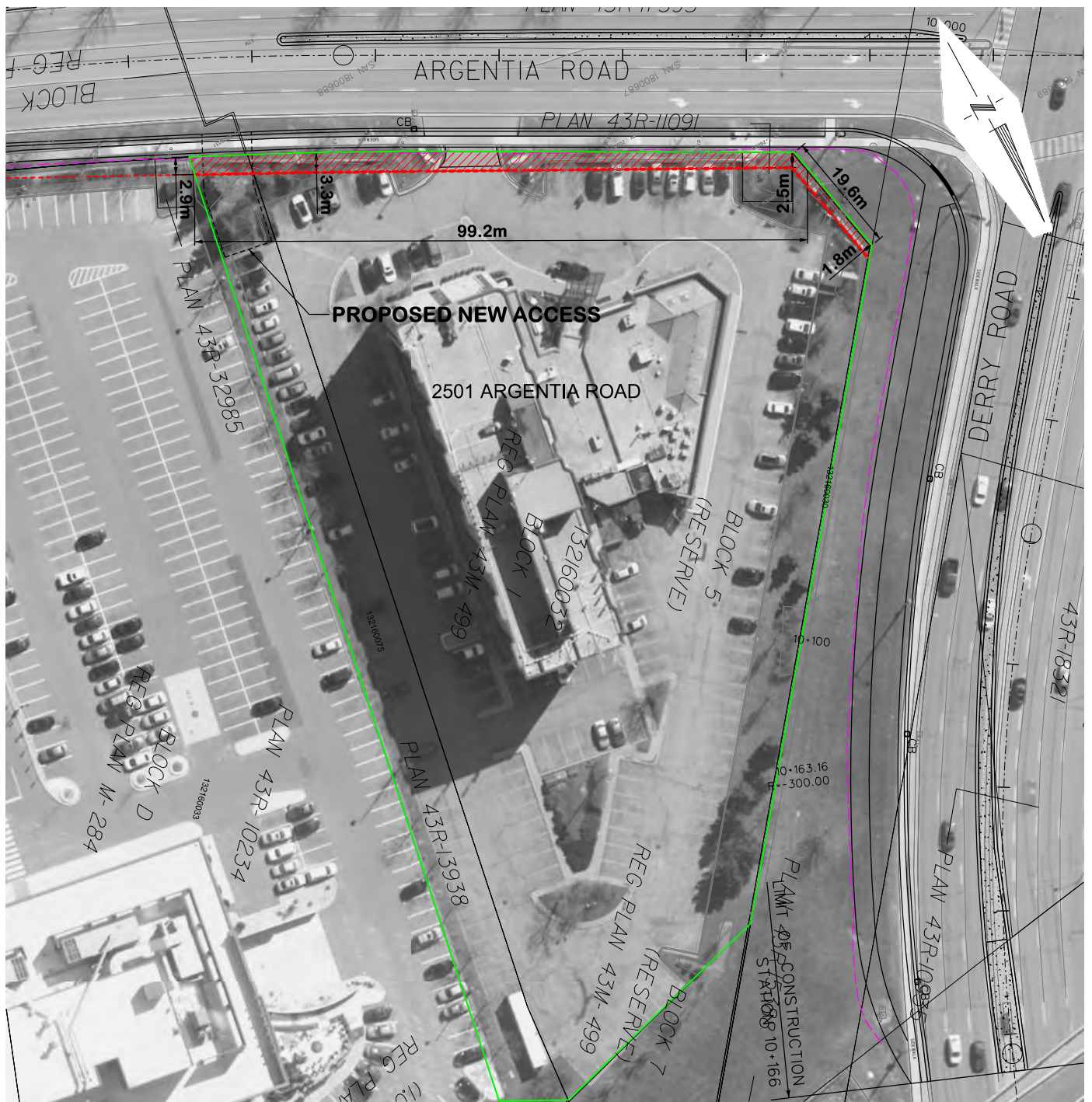
Encl.: 1. Study Update Notice  
2. Comment Form  
3. Property Plan

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**LEGEND:**

- EXISTING PROPERTY
- - - PROPOSED PROPERTY
- ▨ PROPERTY REQUIREMENT
- - - LIMIT OF GRADING

**NOTE:** Measurements are approximate and subject to refinement during future phases of the project

**REGISTERED OWNER:**

PIN 132160032 PIN 132160075  
 2501 ARGENTIA ROAD  
 MISSISSAUGA, ON

**PROPERTY REQ'D:**

AREA = 330sqm


**Region of Peel**  
*Working for you*

**PRELIMINARY INTERSECTION DESIGN**  
 DERRY RD & ARGENTIA RD.

**PROPERTY PLAN**  
 2501 ARGENTIA ROAD

Scale: N.T.S. JUNE 2014

June 2<sup>nd</sup>, 2014  
Project number: 11-4295

  
Property Location: 2550 ARGENTIA RD

Attention: Property/Business Owner:

**Re: Study Update Notice, Class Environmental Assessment for the intersection of Derry Road and Argentia Road, City of Mississauga**

The Region of Peel is undertaking a Schedule 'B' Class Environmental Assessment Study to investigate improvements to the intersection of Derry Road and Argentia Road in the City of Mississauga. The purpose of this letter is to update you about the study and invite your input. A copy of the Study Update Notice is enclosed.

The preferred design concept includes the following features:

- Extension of existing sidewalks
- Continuation of multi-use trail along the south side of the intersection
- New westbound dual-left turn lane from Derry Road to Argentia Road
- New northbound through lane on Argentia Road
- New southbound through lane on Argentia Road

To achieve the proposed improvements, potential impacts to your property have been identified. Please refer to the attached plan to review potential impacts to your property.

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**Sally Rook**

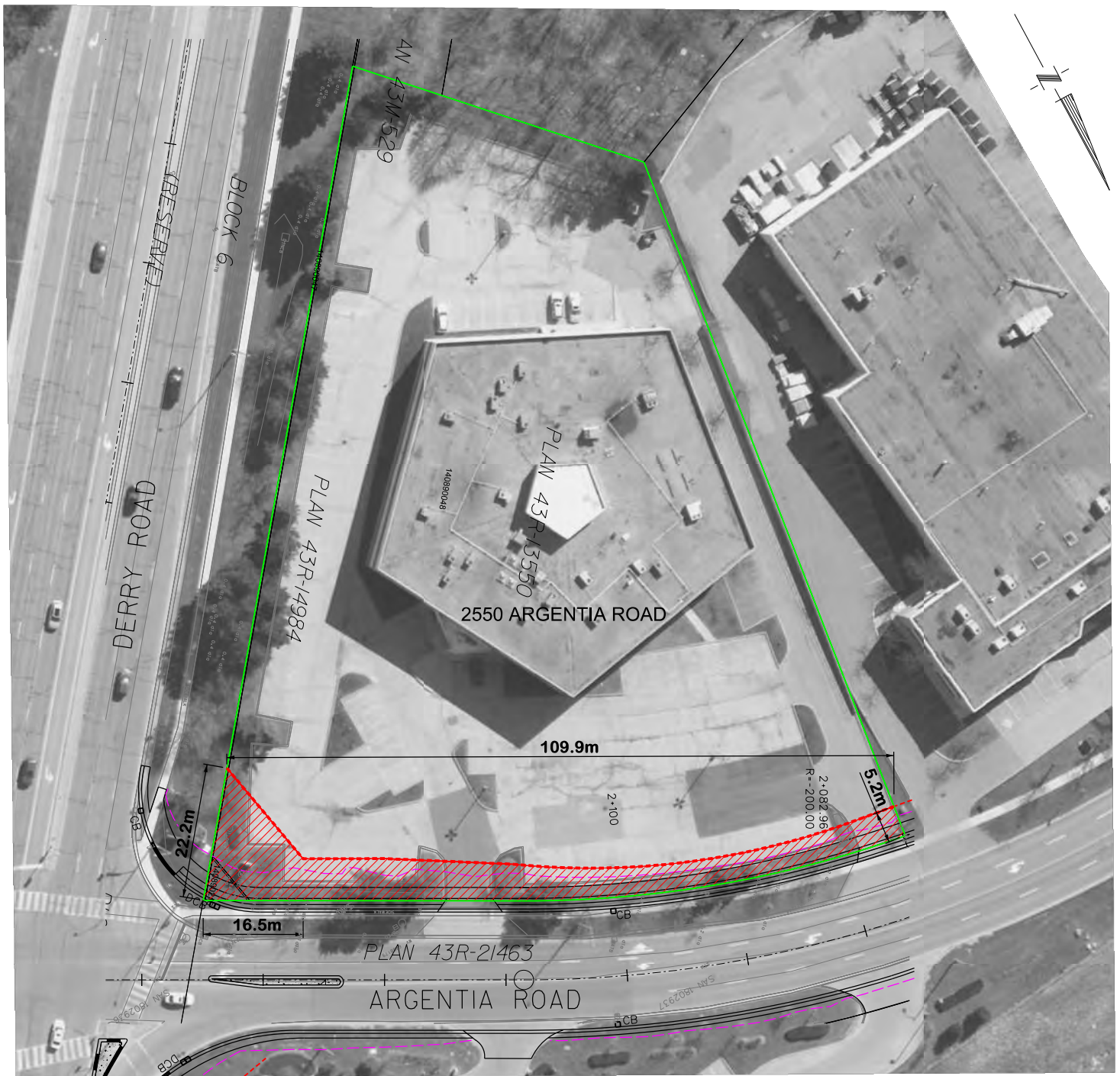
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Encl.: 1. Study Update Notice  
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**LEGEND:**

- EXISTING PROPERTY
- - - PROPOSED PROPERTY
- / / / / PROPERTY REQUIREMENT
- - - LIMIT OF GRADING

**NOTE:** Measurements are approximate and subject to refinement during future phases of the project

**REGISTERED OWNER:**

PIN 140890048  
 2550 ARGENTIA ROAD  
 MISSISSAUGA, ON

**PROPERTY REQ'D:**

AREA = 770sqm


**Region of Peel**  
*Working for you*

**PRELIMINARY INTERSECTION DESIGN**  
*DERRY RD & ARGENTIA RD.*

**PROPERTY PLAN**  
 2550 ARGENTIA ROAD

Scale: N.T.S.    JUNE 2014

June 2<sup>nd</sup>, 2014  
Project number: 11-4295



Property Location: 2565 ARGENTIA RD

Attention: Property/Business Owner:

**Re: Study Update Notice, Class Environmental Assessment for the intersection of Derry Road and Argentia Road, City of Mississauga**

The Region of Peel is undertaking a Schedule 'B' Class Environmental Assessment Study to investigate improvements to the intersection of Derry Road and Argentia Road in the City of Mississauga. The purpose of this letter is to update you about the study and invite your input. A copy of the Study Update Notice is enclosed.

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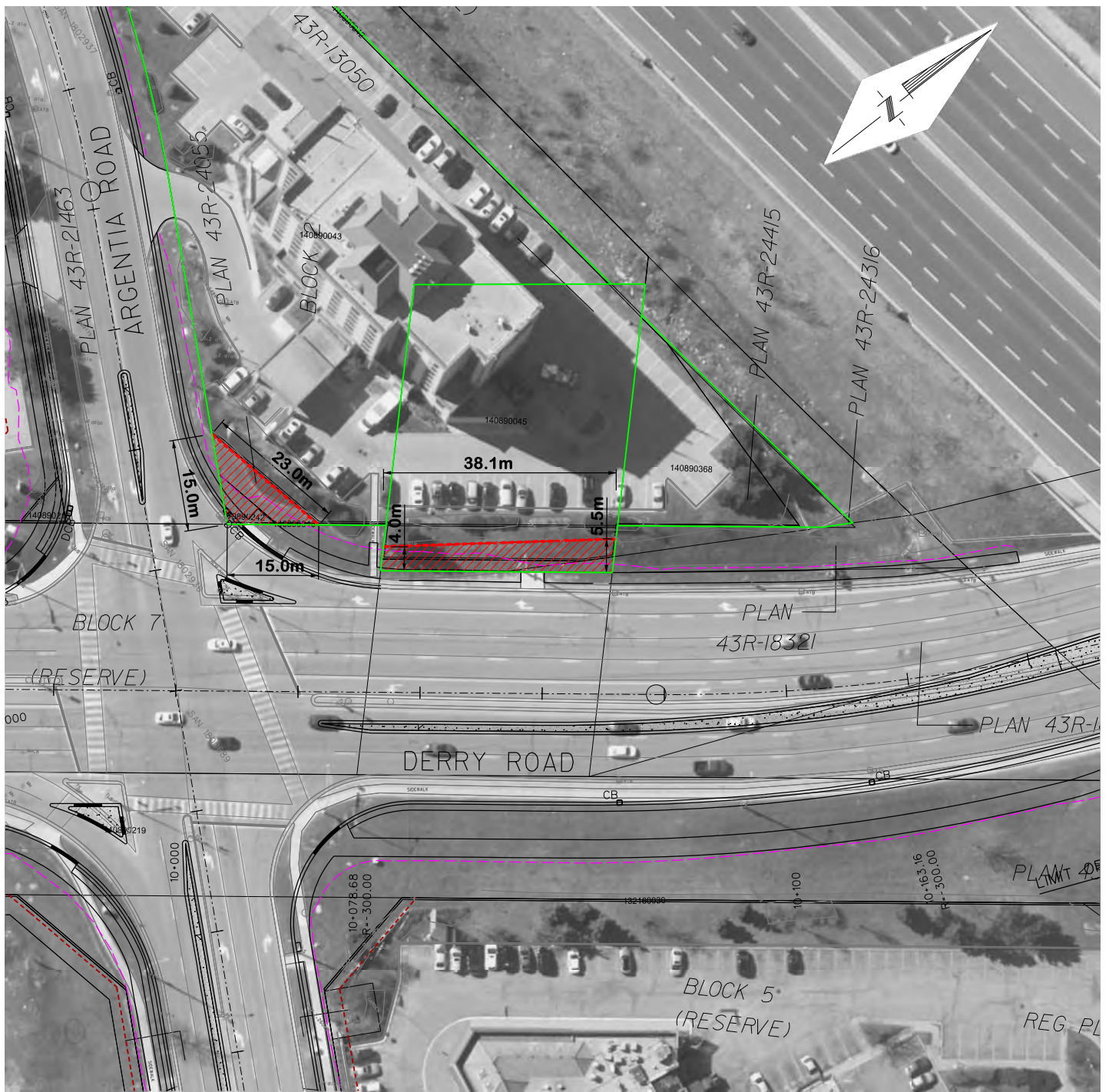
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Encl.: 1. Study Update Notice  
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**LEGEND:**

- EXISTING PROPERTY
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- - - LIMIT OF GRADING

**NOTE:** Measurements are approximate and subject to refinement during future phases of the project

<b>REGISTERED OWNER:</b>	<b>PROPERTY REQ'D:</b>
PIN 140890045 2565 ARGENTIA ROAD MISSISSAUGA, ON	AREA = 295sqm


**Region of Peel**  
*Working for you*

**PRELIMINARY INTERSECTION DESIGN**  
**DERRY RD & ARGENTIA RD.**

**PROPERTY PLAN**  
2565 ARGENTIA ROAD

Scale: N.T.S.    JUNE 2014

June 2<sup>nd</sup>, 2014  
Project number: 11-4295

  
Property Location: 2600 ARGENTIA RD

Attention: Property/Business Owner:

**Re: Study Update Notice, Class Environmental Assessment for the intersection of Derry Road and Argentia Road, City of Mississauga**

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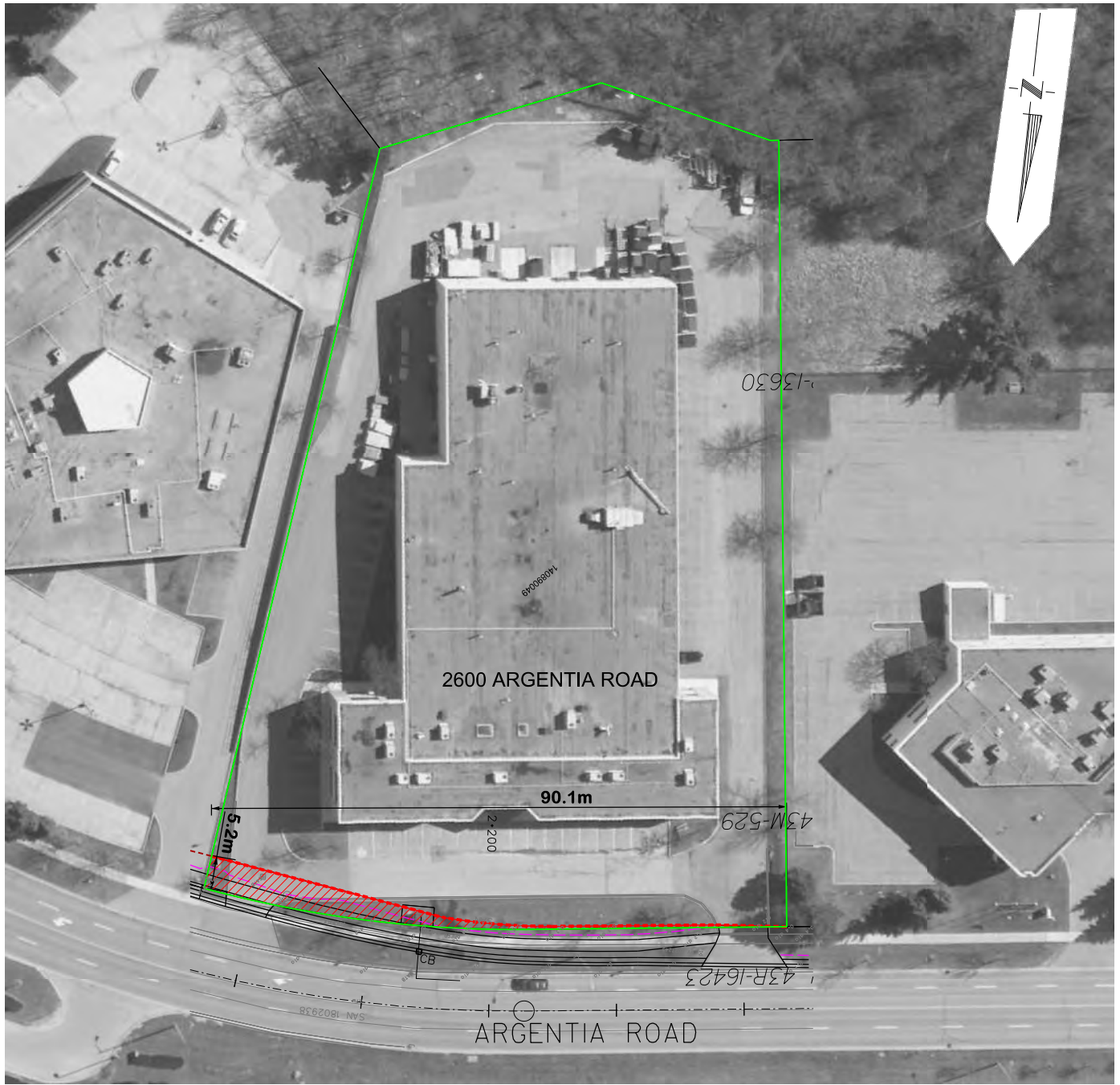
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**LEGEND:**

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**NOTE:** Measurements are approximate and subject to refinement during future phases of the project

<b>REGISTERED OWNER:</b>	<b>PROPERTY REQ'D:</b>
PIN 140890049 2600 ARGENTIA ROAD MISSISSAUGA, ON	AREA = 180sqm

**Region of Peel**  
*Working for you*

**PRELIMINARY INTERSECTION DESIGN**  
*DERRY RD & ARGENTIA RD.*

**PROPERTY PLAN**  
2600 ARGENTIA ROAD

Scale: N.T.S.      JUNE 2014