

Stakeholder Meetings

Letters with drawings illustrating potential property impacts were sent to all potentially affected property owners. All potentially affected property owners were invited to meetings to discuss impacts with the Project Team. The Project Team opted to hold one-on-one stakeholder meetings in lieu of a Public Information Centre, as it was considered a more effective way of interacting with individual stakeholders and receiving their input and feedback. The Project Team placed follow-up phone calls to encourage potentially affected property owners to attend meetings. A summary of stakeholder meetings is presented in **Table 2**.

Table 2: Summary of Stakeholder Meetings

Stakeholder	Meeting Date
2550 Argentia Road ("Pentagon" Building, NW corner of intersection)	-Unavailable for meeting; Peel Region left voicemails to provide overview of project
2600 Argentia Road (North of Derry, west side of Argentia)	-Peel Region discussed project by phone; owner expressed concern with any impact to parking spaces
2476 Argentia Road (First Gulf development, SW corner of Derry and Argentia)	-Meeting at Peel Region on June 26 th , 2014 to discuss project and potential impact to property
2501 Argentia Road (Sheraton 4 Points, SE corner of Derry and Argentia)	-Meeting at Peel Region on June 26 th , 2014 to discuss project and potential impact to property -Meeting at Sheraton 4 Points property on September 11 th , 2014, to discuss proposed second entrance
2565 Argentia Road (Holiday Inn, NE corner of Derry and Argentia)	-Meeting at the Holiday Inn on September 3 rd , 2014, to discuss potential impacts to property
2480 Argentia Road (Self-Storage facility)	-Meeting at Peel Region on July 10 th , 2014, to discuss potential shared access
2465 Argentia Road (Sun Life Financial)	-Meeting at Peel Region on July 10 th , 2014, to discuss potential property impacts

The general concerns raised by stakeholders at the meetings included:

- Impact to parking spaces
- Removal of landscaping
- Changes to access (i.e. converting a full access driveway to a partial access driveway)

The following consultation material is attached:

- Meeting with First Gulf, June 26, 2014 – Minutes
- Follow-up phone call regarding First Gulf Site, July 31, 2014 – Phone Record
- Meeting with Sheraton Four Points, June 26, 2014 – Minutes
- Meeting with Self-Storage Facility, July 10, 2014 – Minutes
- Meeting with Sun Life Assurance, July 10, 2014 – Minutes
- Meeting with Holiday Inn, September 3, 2014 – Minutes
- Meeting with Sheraton Four Points, September 11, 2014 – Minutes



Stakeholder Meetings – Consultation Material



Derry / Argentia EA – Consultation Meeting

Project: Schedule ‘B’ EA Study for Derry Road and Argentia Road
Subject: **Consultation Meeting with Sheraton Four Points**
Meeting Date: 11:00 a.m., Thursday, June 26, 2014
Location: 10 Peel Centre Drive
Attendees: Sally Rook – Region of Peel
 [REDACTED] – Sheraton 4 Points
 Lori-Ann Thomsen – Region of Peel
 Sean Carrick – Region of Peel
 Julie Tot – City of Mississauga
 Anthony Reitmeier – HDR
 Andrew O’Connor – HDR
Prepared by: Andrew O’Connor – HDR

	Item	Action
1.	EA Intent and Findings to Date	
	Peel Region introduces the EA and its findings to date: <ul style="list-style-type: none"> ▪ Intent of the EA is to improve multi-modal operations at the intersection of Derry Road and Argentia Road within the City of Mississauga ▪ Outcome of traffic study and analysis of alternative solutions is that infrastructure upgrades are required at the intersection ▪ One-on-one meetings are being conducted with the property owners in lieu of a PIC ▪ Recommended solution includes: <ul style="list-style-type: none"> ○ Addition of northbound through lane ○ Addition of southbound through lane ○ Addition of westbound dual left-turn lane ○ Extension of multi-use path to the east side of the intersection ○ Extension of sidewalk at the northeast corner of the intersection ○ Longer storage lengths for turning movements 	Information only
2.	Potential Impacts to Sheraton Four Points	
	Peel Region summarizes potential site-specific impacts to Sheraton Four Points: <ul style="list-style-type: none"> ▪ Addition of northbound through lane will result in the need for widening; this may result in the need for easements, temporary property impacts or permanent property impacts to Sheraton Four Points. The exact nature of the property requirements and impacts will be further refined as the design is developed. ▪ Parking spaces at the Sheraton Four Points may be affected ▪ Existing trees, fence or landscaping may be affected ▪ Hotel sign may need to be re-located ▪ To provide additional storage length for the northbound left-turn movement and also improve safety at the Sheraton driveway, a longer median – which would block left-turn movements at the existing Sheraton Four Points access – is proposed as part of the preliminary design ▪ Peel Region proposes: 	Information only

	Item	Action
	<ul style="list-style-type: none"> ○ Converting the existing driveway to a “Right-In/Right-Out” access ○ Adding a “full-moves” driveway at the southern end of the property, which would be south of the Northbound left-turn lane ○ Upgrading the hotel site to align circulation patterns with new driveway ▪ Benefits of this proposal include: <ul style="list-style-type: none"> ○ Additional storage length for northbound left-turn movement ○ Improved accessibility to Sheraton site via two driveways ○ Easier access for left-turn movements going to and from the hotel ○ Improved safety for vehicle accessing the site ○ Upgrades to hotel site and parking lot ▪ Peel Region is also asking the First Gulf development at the southwest corner of the intersection to consider shifting its access to share with the storage facility and be aligned with the proposed new access to the hotel 	
3.	Discussion about Proposed Design	
	<p>Danson commented on the proposed design:</p> <ul style="list-style-type: none"> ▪ Circulation impacts within the property need to be considered. The existing design guides travellers to the front entrance ▪ Preserving interior flow and minimizing congestion within the site is critical; any changes to the site should not compromise interior flow and circulation ▪ Rush hours at the site are 7:00 AM to 8:30 AM and 3:00 PM to 7:00 PM ▪ Underground sprinkler system is located near to proposed project works ▪ Brick fence near the right-of-way includes lighting <p>Peel Region provided additional context:</p> <ul style="list-style-type: none"> ▪ Design has been circulated to utilities for their review and comment ▪ Timing for construction is at least 1 to 1.5 years ▪ All widening cannot take place to the west side, as this would have major impacts to the properties to the north of the intersection ▪ A new access would be wide enough to accommodate two vehicles; it would be approximately as wide as the existing entrance 	<p>Peel Region to review potential improvements to Sheraton 4 Points site</p>
4.	Conclusions	
	<ul style="list-style-type: none"> ▪ Peel Region will contact Sheraton Four Points with an update about the study status after the Consultation Period has been completed ▪ Peel Region noted that it will be at least 1 to 1.5 years before construction would commence 	<p>Peel Region</p>



Derry / Argentia EA – Consultation Meeting

Project: Schedule 'B' EA Study for Derry Road and Argentia Road
Subject: **Consultation Meeting with First Gulf Corporation**
Meeting Date: 1:00 p.m., Thursday, June 26, 2014
Location: 10 Peel Centre Drive
Attendees: Sally Rook – Region of Peel
 [REDACTED] – First Gulf Corporation
 [REDACTED] – BA Consulting Group
 Lori-Ann Thomsen – Region of Peel
 Sean Carrick – Region of Peel
 Julie Tot – City of Mississauga
 Anthony Reitmeier – HDR
 Andrew O'Connor – HDR
Prepared by: Andrew O'Connor – HDR

	Item	Action
1.	EA Intent and Findings to Date	
	Peel Region introduces the EA and its findings to date: <ul style="list-style-type: none"> ▪ Intent of the EA is to improve multi-modal operations at the intersection of Derry Road and Argentia Road within the City of Mississauga ▪ Outcome of traffic study and analysis of alternative solutions is that infrastructure upgrades are required at the intersection ▪ One-on-one meetings are being conducted with the property owners in lieu of a PIC ▪ Recommended solution includes: <ul style="list-style-type: none"> ○ Addition of northbound through lane ○ Addition of southbound through lane ○ Addition of westbound dual left-turn lane ○ Extension of multi-use path to the east side of the intersection ○ Extension of sidewalk at the northeast corner of the intersection ○ Longer storage lengths for turning movements 	Information only
2.	Potential Impacts to First Gulf Corporation site	
	Peel Region summarizes potential site-specific impacts to proposed First Gulf development: <ul style="list-style-type: none"> ▪ Addition of northbound through lane will result in the need for widening; there may be minor property impacts to the First Gulf site. The exact nature of the property requirements and impacts will be further refined as the design is developed. ▪ To provide additional storage length for the northbound left-turn movement and also improve safety at the driveways to the south of the intersection, a longer median is proposed as part of the preliminary design. This median would block left-turn movements at the existing Sheraton Four Points access and the proposed access to the First Gulf site. ▪ Peel Region proposes: 	Peel Region to meet with the storage facility site

	Item	Action
	<ul style="list-style-type: none"> ○ Converting the proposed “full-moves” access at the First Gulf site to a “Right-In/Right-Out” access ○ Converting the existing driveway to the storage facility into a shared driveway, used by both the storage facility and the First Gulf development. This driveway, which would be south of the Northbound left-turn lane, would provide “full moves” access to the First Gulf development ▪ Benefits of this proposal include: <ul style="list-style-type: none"> ○ Additional storage length for northbound left-turn movement, with no break in the median ○ Improved accessibility to the proposed development via two driveways instead of one ○ Easier access for left-turn movements going to and from the development ○ Improved safety for vehicle accessing the development ▪ Peel Region is meeting with the Storage facility to ask them to consider sharing their driveway with the proposed development ▪ Peel Region is also asking the Sheraton Four Points hotel at the southeast corner of the intersection to restrict its existing access to “Right-in/Right-out” and add a second “full-moves” access to the south of the northbound left-turn lane. This new, second access would be aligned with the existing driveway to the storage facility. 	
3.	Discussion about Proposed Design	
	<p>First Gulf commented on the proposed design:</p> <ul style="list-style-type: none"> ▪ Expected timeline for the development: <ul style="list-style-type: none"> ○ Site Plan re-submitted in mid June ○ Demolition expected to begin during early July ○ Submitting for a Building Permit on July 11th or 12th ○ Initiating construction on site in late August ▪ First Gulf had tried discussing a shared driveway with the owner of the storage facility; the owner was not receptive to this idea ▪ First Gulf noted that Peel Region should consider designing a median break that allows inbound left-turn movements only to the proposed driveway for the First Gulf site, while still blocking all left-turn movements to the existing Sheraton driveway (and blocking left-turn movements out of the First Gulf site) ▪ First Gulf noted that blocking all left-turn movements into the site would result in additional vehicles making the westbound left-turn movement from Derry Road to Argentia Road; as this movement already has high volumes during the AM Peak, it would result in a deterioration of operations at the intersection ▪ First Gulf noted that northbound left-turn queues would only block the intersection for a portion of the PM Peak hour <p>Peel Region provided additional context:</p> <ul style="list-style-type: none"> ▪ Shifting the full-moves access to the south will improve both safety and operations at the intersection. Peel Region is meeting with the owner of the storage facility to discuss, and will advise on the outcome of this meeting by July 22nd ▪ A dual left-turn lane would not be a better solution, as it would result in increased property impacts and deteriorated operations at the intersection ▪ Design has been circulated to utilities for their review and comment; need for utility relocations may affect property impact ▪ Timing for construction of intersection improvements is at least 1 to 1.5 	<p>Peel Region to advise on the outcome of its meeting with the storage facility</p>

	Item	Action
	years <ul style="list-style-type: none"> ▪ First Gulf should not do landscaping at this point in time, as the curb of Argentia Road is expected to be shifted west to accommodate the intersection improvements 	
4.	Conclusions	
	<ul style="list-style-type: none"> ▪ Peel Region will contact First Gulf Corporation with an update about the study status after the Consultation Period has been completed ▪ Peel Region to send preliminary design drawing to First Gulf; <i>Post-meeting note: drawing sent via email on Thursday, June 26th</i> 	Peel Region



Derry / Argentia EA – Phone Call Record

Project: Schedule 'B' EA Study for Derry Road and Argentia Road
Subject: **Access to First Gulf Site**
Date: 9:30 a.m., Thursday, July 31, 2014
Attendees: ██████████ – BA Consulting Group
Andrew O'Connor – HDR
Prepared by: Andrew O'Connor – HDR

	Item	Action
1.	Update Phone Call regarding First Gulf Site	
	<p>Peel Region introduces the EA and its findings to date:</p> <ul style="list-style-type: none">▪ HDR confirmed for him that Project Team is no longer pursuing a shared access between the storage facility and First Gulf▪ HDR confirmed that Project Team is considering a second access for the Sheraton hotel, and restricting the hotel's existing access to right-in/right-out. To do this, the First Gulf access would need to be left-in only (but no left-out movement). <i>(To provide First Gulf with full access would mean there would be a large gap in the median; cars could also use this gap to use the existing Sheraton access)</i>▪ BA Group noted that First Gulf would prefer having as "unconstrained" a site as possible, including a full access▪ HDR noted that the recommendations have not been finalized, but that Peel Region would contact First Gulf once recommendations are confirmed after the Consultation Period▪ Consultation Period to be done by the end of August, 2014	Information only



Derry / Argentia EA – Consultation Meeting

Project: Schedule 'B' EA Study for Derry Road and Argentia Road

Subject: **Consultation Meeting with Key General Investments (Self-Storage Facility)**

Meeting Date: 11:00 a.m., Thursday, July 10, 2014

Location: 10 Peel Centre Drive

Attendees: Sally Rook – Region of Peel
[REDACTED] – Key General Investments

Anthony Zois – Region of Peel

Julie Tot – City of Mississauga

Anthony Reitmeier – HDR

Andrew O'Connor – HDR

Prepared by: Andrew O'Connor – HDR

Item	Action
1. EA Intent and Findings to Date	
Peel Region introduces the EA and its findings to date: <ul style="list-style-type: none">▪ Intent of the EA is to improve multi-modal operations at the intersection of Derry Road and Argentia Road within the City of Mississauga▪ Outcome of traffic study and analysis of alternative solutions is that infrastructure upgrades are required at the intersection▪ One-on-one meetings are being conducted with the property owners in lieu of a PIC▪ Recommended solution includes:<ul style="list-style-type: none">○ Addition of northbound through lane○ Addition of southbound through lane○ Addition of westbound dual left-turn lane○ Extension of multi-use path to the east side of the intersection○ Extension of sidewalk at the northeast corner of the intersection○ Longer storage lengths for turning movements	Information only
2. Potential Impacts to Self-Storage Facility (2480 Argentia Road)	
Peel Region summarizes potential site-specific impacts to the Self-Storage Facility: <ul style="list-style-type: none">▪ Thin strip of property may be required in order to accommodate the required roadway widening. Minor landscaping impacts may occur.▪ No impacts to existing parking spaces or sign are expected▪ Peel Region proposes modifications to the existing access:<ul style="list-style-type: none">○ Convert the Self-Storage facility's existing private driveway into a shared driveway with the proposed development at the First Gulf site (2476 Argentia Road). This would allow for the extension of the median providing storage for the northbound left-turn movement○ Existing safety and operational concerns are the justification for providing the additional storage and considering a shared access	Information only

	Item	Action
	<ul style="list-style-type: none"> ○ First Gulf would pay the Self-Storage facility for use of the driveway ○ First Gulf and Key General Investments would share operation and maintenance costs ▪ Benefits of this proposal include: <ul style="list-style-type: none"> ○ Additional storage length for northbound left-turn movement ○ Improved safety and intersection operations for all users ○ Easier access for left-turn movements going to and from driveways to the First Gulf development, Sheraton Hotel and Self-Storage facility 	
3. Discussion about Proposed Design		
	<p>█ commented on the proposed design:</p> <ul style="list-style-type: none"> ▪ Visibility of the signs to drivers on Derry Road and Argentia Road is very important ▪ Trees on Derry Road block visibility of one of the signs ▪ Patrick had previously discussed opportunities at this site with First Gulf; however, they ultimately did not enter into any agreements together ▪ Past concept included shared roundabout for GO Parking lot, Self-Storage site and First Gulf development ▪ Sharing a driveway with the First Gulf development would result in additional congestion for people accessing the Self-Storage site ▪ Additional benefits to the Self-Storage site would be required in order for a shared driveway to be an attractive business proposition ▪ Other potential improvements or enhancements to the site would be worth discussing <p>Peel Region provided additional context:</p> <ul style="list-style-type: none"> ▪ A shared driveway would improve both safety and traffic operations for all properties within the study area ▪ Sharing a driveway with GO Transit is not under consideration within this EA ▪ Other types of improvements or enhancements are beyond the scope of this EA 	Information Only
4. Conclusions and Next Steps		
	<ul style="list-style-type: none"> ▪ Peel Region will contact Key General Investments Inc. to confirm whether any further discussions should be undertaken regarding a shared access with the First Gulf site ▪ This meeting will be documented in the Project File Report in the form of meeting minutes, with names redacted ▪ Patrick's direct contact information will be added to the project contact list 	Peel Region



Derry / Argentia EA – Consultation Meeting

Project: Schedule ‘B’ EA Study for Derry Road and Argentia Road
Subject: **Consultation Meeting with Sun Life Assurance**
Meeting Date: 1:00 p.m., Thursday, July 10, 2014
Location: 10 Peel Centre Drive
Attendees: Sally Rook – Region of Peel
 [REDACTED] – Sun Life Assurance Company of Canada
 [REDACTED] – First Gulf Developments
 Anthony Zois – Region of Peel
 Julie Tot – City of Mississauga
 Anthony Reitmeier – HDR
 Andrew O’Connor – HDR
Prepared by: Andrew O’Connor – HDR

Item	Action
1. EA Intent and Findings to Date	
Peel Region introduces the EA and its findings to date: <ul style="list-style-type: none"> ▪ Intent of the EA is to improve multi-modal operations at the intersection of Derry Road and Argentia Road within the City of Mississauga ▪ Outcome of traffic study and analysis of alternative solutions is that infrastructure upgrades are required at the intersection ▪ One-on-one meetings are being conducted with the property owners in lieu of a PIC ▪ Recommended solution includes: <ul style="list-style-type: none"> ○ Addition of northbound through lane ○ Addition of southbound through lane ○ Addition of westbound dual left-turn lane ○ Extension of multi-use path to the east side of the intersection ○ Extension of sidewalk at the northeast corner of the intersection ○ Longer storage lengths for turning movements 	Information only
2. Potential Impacts to Sun Life Assurance Property (2465 Argentia Road)	
Peel Region summarizes potential site-specific impacts to the Sun Life Assurance property: <ul style="list-style-type: none"> ▪ Property may be required in order to accommodate the required roadway widening; addition of a through lane on Argentia Road requires the right-turn lane to be shifted to the east ▪ There may be impacts to existing landscaping in the boulevard to accommodate the widening ▪ Nature of the property impact (i.e. fee simple, grading easement, temporary easement for construction) to be refined as the design is developed ▪ Impacts to parking spaces are not anticipated at this point in time; however, new impacts may be identified as the design is developed ▪ Impacts may be reduced as the design is refined 	Information only
3. Discussion about Proposed Design	
Sun Life Assurance commented on the proposed design and posed questions	Information

	Item	Action
	<p>to the project team:</p> <ul style="list-style-type: none"> ▪ Impacts to parking spaces would be a concern ▪ How will impacts to trees or landscaping be addressed by the Region? ▪ What is the timeline for property acquisition? <p>Peel Region provided additional context:</p> <ul style="list-style-type: none"> ▪ All EA notices to date are available on Peel Region's website ▪ Final EA documents will be available either online on Peel Region's website, or in hard copy; location will be publicized in the Notice of Study Commencement ▪ If the boulevard is reduced to a sub-standard width as a result of the widening, the site would be classified as "legal non-conforming". This is because the non-conformity would be the result of agency public works. ▪ If a future redevelopment application is submitted for the site, the site would need to be brought into conformance (i.e. setback between the roadway and the parking lot); details would be determined with the authority having jurisdiction at the time of the application ▪ Peel Region will restore landscaping if there are any impacts during construction ▪ A tree inventory will be completed as part of the work; both the quantity and quality of the trees will be considered. Any trees removed to enable roadway improvements will be replaced ▪ Property acquisition would occur at the 90% level of design completion; the EA will take the design to 30% completion. Peel Region would approach property owners for property acquisition in approximately 1 to 1.5 years ▪ Project schedule is to file the EA by Autumn 2014, and have construction complete by 2017 	only
4.	Conclusions and Next Steps	
	<ul style="list-style-type: none"> ▪ [REDACTED] should be copied on any correspondence relating to either 2465 Argentia Road or 2476 Argentia Road (First Gulf Development site) ▪ Peel Region to follow-up with Notice of Study Commencement, expected in Autumn 2014 ▪ This meeting will be documented in the Project File Report in the form of meeting minutes, with names redacted ▪ [REDACTED] direct contact information will be added to the project contact list 	Peel Region



Derry / Argentia EA – Consultation Meeting

Project: Schedule ‘B’ EA Study for Derry Road and Argentia Road
Subject: **Consultation Meeting with Holiday Inn**
Meeting Date: 2:00 p.m., Wednesday, September 3, 2014
Location: 2565 Argentia Road
Attendees: Sally Rook – Region of Peel
 Anthony Zois – Region of Peel
 Sam Primomo – City of Mississauga
 [REDACTED] – Holiday Inn
 [REDACTED] – Holiday Inn
 Anthony Reitmeier – HDR
 Andrew O’Connor – HDR
Prepared by: Andrew O’Connor – HDR

	Item	Action
1.	EA Intent and Findings to Date	
	<p>Peel Region introduces the EA and its findings to date:</p> <ul style="list-style-type: none"> ▪ Intent of the EA is to improve multi-modal operations at the intersection of Derry Road and Argentia Road within the City of Mississauga. Detail design of the intersection improvements will follow the EA. ▪ Outcome of traffic study and analysis of alternative solutions is that infrastructure upgrades are required at the intersection ▪ One-on-one meetings are being conducted with the property owners in lieu of a PIC ▪ Recommended solution includes: <ul style="list-style-type: none"> ○ Addition of northbound through lane ○ Addition of southbound through lane ○ Addition of westbound dual left-turn lane ○ Extension of multi-use path to the east side of the intersection ○ Extension of sidewalk at the northeast corner of the intersection ○ Longer storage lengths for turning movements 	Information only
2.	Potential Impacts to the Holiday Inn site	
	<p>Peel Region summarizes potential site-specific impacts to Holiday Inn property and reviews the Property Plan that had been sent to Holiday Inn:</p> <ul style="list-style-type: none"> ▪ Addition of southbound through lane and westbound dual left-turn lane will result in the need for widening; there may be minor property impacts to the Holiday Inn site. The exact nature of the property requirements and impacts will be further refined as the design is developed. ▪ Additional sidewalk will be provided along the north side of Derry Road ▪ There may be some impacts to the existing landscaping; permanent impacts to parking spaces are not expected at this point in time ▪ There may be some temporary impacts during construction (noise, lane closures, etc.) 	Information only
3.	Discussion about Proposed Design	
3.1	Access and Parking	

	Item	Action
	<ul style="list-style-type: none"> ▪ Existing stairs that connect the site to Derry Road are used often and should be replaced if there are any impacts to them; Peel Region confirmed that any impacts to the stairs would be mitigated ▪ Existing parking spaces and the two accesses are very important to operations on the site. During detail design, Holiday Inn can propose operational constraints to be incorporated into the contract regarding potential impacts to the existing accesses during construction ▪ Driveway used for parking during peak periods, so any impacts to the driveway width during construction would be detrimental to site operations 	
3.2	<p><u>Property Impacts</u></p> <ul style="list-style-type: none"> ▪ Peel Region confirmed that Holiday Inn would be compensated for the purchase of any property required for this project ▪ Holiday Inn noted that a land swap would be preferable to the purchase of land; Peel Region pointed out that a land swap would not be feasible as the adjacent lands to the north are owned by the Province 	
3.3	<p><u>Landscaping</u></p> <ul style="list-style-type: none"> ▪ The Corporate Office for Holiday Inn may have concerns about a reduction of landscaping on the site. ▪ Peel Region will work with Holiday Inn to reduce and mitigate impacts to landscaping during the detail design phase ▪ If required, Peel Region will be able to provide a letter to Holiday Inn confirming that the property acquisition and impacts to landscaping were required as part of the Region's works to improve the intersection of Derry Road and Argentia Road ▪ Peel Region confirmed that land would be considered "legal non-conforming" if changes required for the project contravene existing by-laws 	<p>Holiday Inn to provide information on landscaping requirements</p>
3.4	<p><u>Construction Impacts</u></p> <ul style="list-style-type: none"> ▪ Peel Region noted that construction is expected to start in the summer of 2016 ▪ Duration of construction may be 5-6 months; as construction will be staged, it is not expected that there will be impacts to the Holiday Inn site throughout the entire construction duration ▪ Holiday Inn noted that their meeting rooms are on the second floor of the hotel and that these spaces would be sensitive to noise during construction 	
4.	<p>Next Steps</p>	
	<ul style="list-style-type: none"> ▪ Project File Report will be circulated for review of all stakeholders (including Holiday Inn) ▪ Email addresses for the Owner and the Head Office will be added to the project mailing list 	<p>Peel Region</p>

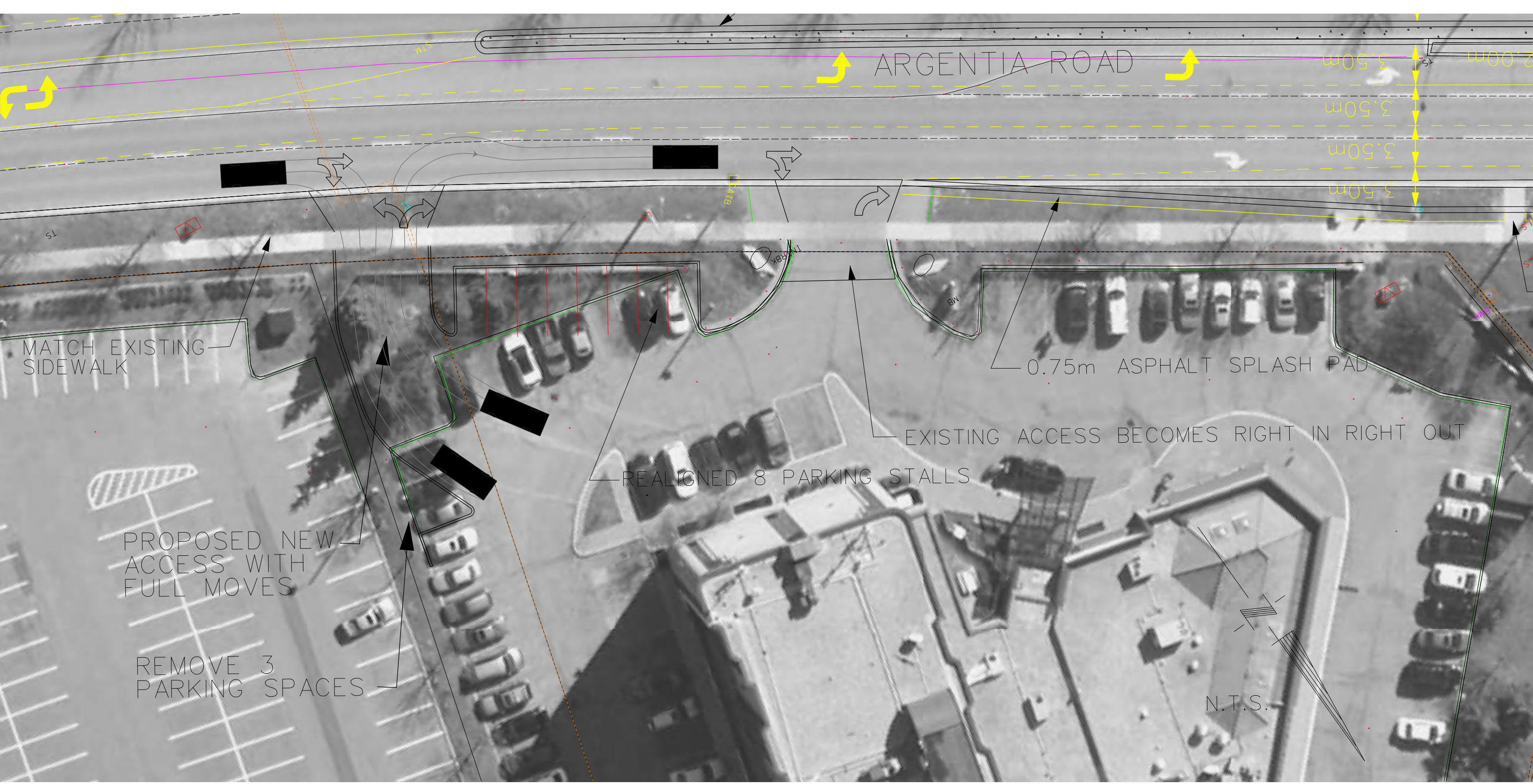


Derry / Argentia EA – Consultation Meeting

Project: Schedule ‘B’ EA Study for Derry Road and Argentia Road
Subject: **Consultation Meeting with Sheraton Four Points**
Meeting Date: 10:00 a.m., Thursday, September 11, 2014
Location: Sheraton Four Points Hotel, 2501 Argentia Road
Attendees: Sally Rook – Region of Peel
 [REDACTED] – Sheraton Four Points
 [REDACTED] – Sheraton Four Points
 Anthony Reitmeier – HDR
Prepared by: Andrew O’Connor – HDR

	Item	Action
1.	EA Intent and Findings to Date	
	Peel Region introduces the EA and its findings to date: <ul style="list-style-type: none"> ▪ Intent of the EA is to improve multi-modal operations at the intersection of Derry Road and Argentia Road within the City of Mississauga ▪ Outcome of traffic study and analysis of alternative solutions is that infrastructure upgrades are required at the intersection ▪ Recommended solution includes: <ul style="list-style-type: none"> ○ Addition of northbound through lane ○ Addition of southbound through lane ○ Addition of westbound dual left-turn lane ○ Extension of multi-use path to the east side of the intersection ○ Extension of sidewalk at the northeast corner of the intersection ○ Longer storage lengths for turning movements 	Information only
2.	Potential Impacts to Sheraton Four Points	
	Peel Region summarizes potential site-specific impacts to Sheraton Four Points: <ul style="list-style-type: none"> ▪ To provide additional storage length for the northbound left-turn movement and also improve safety at the Sheraton driveway, a longer median – which would block left-turn movements at the existing Sheraton Four Points access – is proposed as part of the preliminary design ▪ Peel Region proposes: <ul style="list-style-type: none"> ○ Converting the existing driveway to a “Right-In/Right-Out” access ○ Adding a “full-moves” driveway at the southern end of the property, which would be south of the Northbound left-turn lane ○ Upgrading the hotel site to align circulation patterns with new driveway ▪ Benefits of this proposal include: <ul style="list-style-type: none"> ○ Additional storage length for northbound left-turn movement ○ Improved accessibility to Sheraton site via two driveways ○ Easier access for left-turn movements going to and from the hotel ○ Improved safety for vehicle accessing the site ○ Upgrades to hotel site and parking lot 	Information only

	Item	Action
	<ul style="list-style-type: none"> ▪ Impacts of this proposal include: <ul style="list-style-type: none"> ○ Site circulation improvements may result in the reduction of a small number of parking stalls ○ Landscaping will be removed in order to construction the second access ▪ Peel Region presents a sketch illustrating a conceptual design of the second access 	
	3. Discussion about Proposed Design	
	<ul style="list-style-type: none"> ▪ Sheraton Four Points noted that they were amenable to the construction of a second access on their site, along with corresponding upgrades to landscaping and site circulation ▪ Peel Region noted that construction is expected to start in the summer of 2016 	Information only
	4. Conclusions	
	<ul style="list-style-type: none"> ▪ Peel Region will notify Sheraton Four Points when the Project File Report is filed 	Peel Region



ARGENTIA ROAD

3.50m
3.50m
3.50m
3.50m

MATCH EXISTING SIDEWALK

0.75m ASPHALT SPLASH PAD

EXISTING ACCESS BECOMES RIGHT IN RIGHT OUT

REALIGNED 8 PARKING STALLS

PROPOSED NEW ACCESS WITH FULL MOVES

REMOVE 3 PARKING SPACES

N.T.S.

Notice of Study Completion

The Notice of Study Completion was circulated to study stakeholders and property owners in February 2015. It summarized the final outcomes of the study and publicized the dates and times when stakeholders and property owners could review the Project File Report.

The Notice was published in the Mississauga News on February 12th 2015 and February 19th 2015, to coincide with the filing of this Project File Report. The report was also made available for review online at <http://www.peelregion.ca/pw/transportation/enviro-assess/derry-argentia-int-impro.htm>

The Notice and a general letter were circulated to contacts on the mailing list in February 2015. A specific “Property Impact Package” was sent to property owners who had been directly contacted previously during the study.

The following consultation material is attached:

- Notice of Study Completion
- Study Completion Letter – Public
- Study Completion Letter – Agencies
- Study Completion Letter and updated Property Impact Packages, sent to the owners of seven potentially affected properties who had been contacted at earlier phases of the study:
 - 2465 Argentia Road
 - 2476 Argentia Road
 - 2480 Argentia Road
 - 2501 Argentia Road
 - 2550 Argentia Road
 - 2565 Argentia Road
 - 2600 Argentia Road



Notice of Study Completion – Consultation Material

Notice of Study Completion

The Intersection of Derry Road and Argentia Road, in the City of Mississauga

The Study

The Region of Peel has completed the Schedule 'B' Municipal Class Environmental Assessment (EA) to develop a road design that addresses safety, traffic operations and access at the intersection of Derry Road and Argentia Road in the City of Mississauga. The study area is illustrated on the map.

The Process

The team evaluated road improvement alternatives, assessed the potential environmental effects of the proposed improvements and developed reasonable means to mitigate any adverse impacts. The project team circulated a Notice of Study Commencement and Study Update Newsletter, and met with multiple local property owners to discuss potential impacts and identify design refinements.

Key Elements of the Recommended Design

The study recommends 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.



Project File Report

A Project File Report (PFR) has been prepared to document the planning and decision making process undertaken for this study. The results of the study will be available for review for 30 calendar days starting February 17, 2015 and ending March 19, 2015. The PFR is available for review at the following locations or on the Region's website at peelregion.ca/pw/transportation/enviro-assess/derry-argentia-int-impro.htm:

Region of Peel, Clerk's Office

10 Peel Centre Drive, Suite A
Brampton, ON L6T 4B9

City of Mississauga, Clerk's Office

300 City Centre Drive, 2nd Floor
Mississauga, ON L5B 3C1

Meadowvale Library

6677 Meadowvale Town Centre Circle
Mississauga, ON L5N 2R5

Comments

Please provide written comments to **Sally Rook** within the 30-day review period. If the concerns cannot be resolved, you may request that the Minister of the Environment and Climate Change make an Order for the project to comply with Part II of the Environmental Assessment Act, which addresses individual environmental assessments. The Minister must receive requests for Part II Orders at the address below by 4:30 p.m. on March 19, 2015.

The Honourable Glen Murray, Minister of the Environment and Climate Change

Ministry of the Environment and Climate Change, 77 Wellesley Street West, 11th Floor, Ferguson Block, Toronto, ON M7A 2T5

A copy of the Part II Order request must also be sent to:

Sally Rook, C. Tech, PMP

Project Manager
Region of Peel
10 Peel Centre Drive, Suite B, 4th Floor
Brampton, ON L6T 4B9
Tel: 905-791-7800 ext. 7842
Toll Free: 1-888-919-7800
Fax: 905-791-1442
E-Mail: sally.rook@peelregion.ca

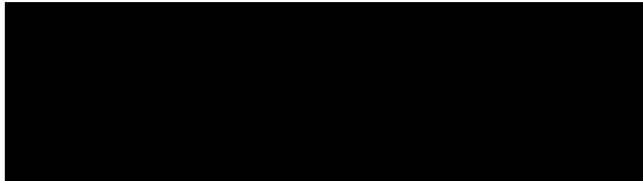
Anthony Reitmeier, P. Eng.

Consultant Project Manager
HDR Corporation
100 York Boulevard, Suite 300
Richmond Hill, ON L4B 1J8
Tel: 647-777-4954
Fax: 647-777-4901
E-Mail: anthony.reitmeier@hdrinc.com

The Region of Peel is committed to ensure that all Regional services, programs and facilities are inclusive and accessible for persons with disabilities. Please contact the Project Manager if you need any disability accommodations to review the ESR.

Date posted: February 12, 2015

February 9, 2015
Project number: 11-4295



Property Location: 2470 MILLTOWER CRT

Attention: Property/Business Owner:

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

The Region of Peel has completed a Schedule 'B' Class Environmental Assessment Study of the intersection of Derry Road and Argentia Road in the City of Mississauga. The Study was conducted in accordance with the approved requirements for a Schedule "B" project as described in the Municipal Engineers Association's Municipal Class Environmental Assessment (EA) document (October 2000, as amended in 2007 and 2011).

Following consultation meetings with interested stakeholders and property owners, the preferred alternative was updated to take their feedback and input into account. The recommended design for the intersection of Derry Road and Argentia Road includes:

- Extension of existing sidewalks
- Continuation of multi-use trail along the south side of the intersection
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- New southbound through lane on Argentia Road

The Project File Report (PFR) has been prepared to document the planning and decision making process undertaken for this study. The PFR is being placed on the public record for a 30-day review period (starting February 17, 2015 and ending March 19, 2015) in accordance with the requirements of the Municipal Class EA. The locations available for review of the PFR are included in the attached notice.

The full Project File Report and all associated material, such as the Notice of Commencement, are also available online immediately at:

<http://www.peelregion.ca/pw/transportation/enviro-assess/derry-argentia-int-impro.htm>

Please refer to the Notice of Study Completion for information on how to proceed should you have any concerns with this EA study.

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 typed name.

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

Encl.: 1. Notice of Study Completion

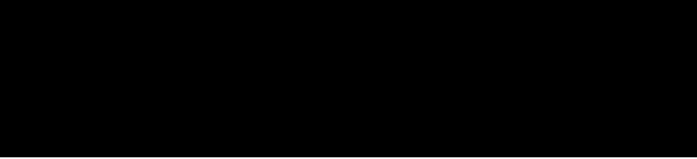
Public Works

10 Peel Centre Dr., Suite B, Brampton, ON L6T 4B9

Tel: 905-791-7800 www.peelregion.ca

February 9, 2015
Project number: 11-4295

City of Mississauga



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

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Please refer to the Notice of Study Completion for information on how to proceed should you have any concerns with this EA study.

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

Encl.: 1. Notice of Study Completion

Public Works

10 Peel Centre Dr., Suite B, Brampton, ON L6T 4B9

Tel: 905-791-7800 www.peelregion.ca

February 9, 2015
Project number: 11-4295



Property Location: 2465 ARGENTIA RD

Attention: Property/Business Owner:

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

The Region of Peel has completed a Schedule 'B' Class Environmental Assessment Study of the intersection of Derry Road and Argentia Road in the City of Mississauga. The Study was conducted in accordance with the approved requirements for a Schedule "B" project as described in the Municipal Engineers Association's Municipal Class Environmental Assessment (EA) document (October 2000, as amended in 2007 and 2011).

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- New northbound through lane on Argentia Road
- New southbound through lane on Argentia Road

In June 2014 we sent a letter to you indicating that potential property impacts had been identified at 2465 Argentia Road, and subsequently met with Simon Tinker on July 10th, 2014 to discuss the nature of these impacts. As a result of design refinements that occurred following our meetings with stakeholders and property owners, **impacts to your property are not identified at this time.**

The Project File Report (PFR) has been prepared to document the planning and decision making process undertaken for this study. The PFR is being placed on the public record for a 30-day review period (starting February 17, 2015 and ending March 19, 2015) in accordance with the requirements of the Municipal

Public Works

10 Peel Centre Dr., Suite B, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

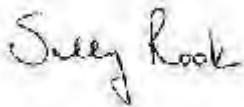
Class EA. The locations available for review of the PFR are included in the attached notice.

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Please refer to the Notice of Study Completion for information on how to proceed should you have any concerns with this EA study.

Yours truly,



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

Encl.: 1. Notice of Study Completion

Public Works

10 Peel Centre Dr., Suite B, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

February 9, 2015
Project number: 11-4295



Property Location: 2476 ARGENTIA RD

Attention: Property/Business Owner:

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

The Region of Peel has completed a Schedule 'B' Class Environmental Assessment Study of the intersection of Derry Road and Argentia Road in the City of Mississauga. The Study was conducted in accordance with the approved requirements for a Schedule "B" project as described in the Municipal Engineers Association's Municipal Class Environmental Assessment (EA) document (October 2000, as amended in 2007 and 2011).

Following consultation meetings with interested stakeholders and property owners, the preferred alternative was updated to take their feedback and input into account. The recommended design for the intersection of Derry Road and Argentia Road includes:

- Extension of existing sidewalks
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- New northbound through lane on Argentia Road
- New southbound through lane on Argentia Road

Further to our correspondence to you in June 2014, to achieve the proposed improvements **impacts to your property have been identified**. Please refer to the attached plan to review potential impacts to your property. The extent of the impacts will be determined and confirmed during the detailed design phase.

The Project File Report (PFR) has been prepared to document the planning and decision making process undertaken for this study. The PFR is being placed on the public record for a 30-day review period (starting February 17, 2015 and ending March 19, 2015) in accordance with the requirements of the Municipal Class EA. The locations available for review of the PFR are included in the attached notice.

Public Works

10 Peel Centre Dr., Suite B, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

The full Project File Report and all associated material, such as the Notice of Commencement, are also available online immediately at:

<http://www.peelregion.ca/pw/transportation/envirom-assess/derry-argentina-int-impro.htm>

Please refer to the Notice of Study Completion for information on how to proceed should you have any concerns with this EA study.

Yours truly,



Sally Rook

Project Manager | Infrastructure Programming and Studies

Transportation Division

Phone: 905.791.7800 ext. 7842

Fax: 905.791.1442

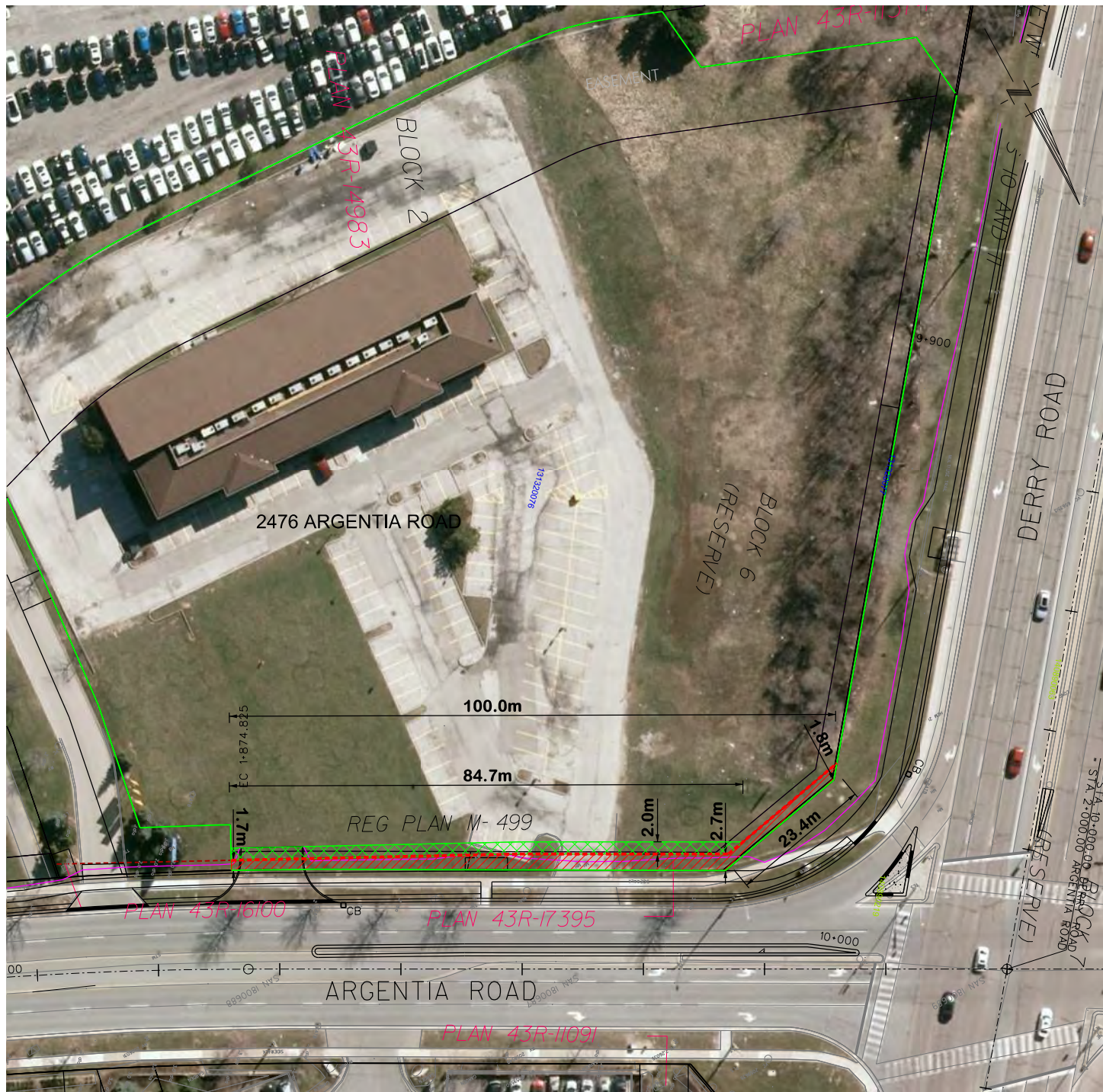
Email: sally.rook@peelregion.ca

- Encl.: 1. Notice of Study Completion
2. Property Plan

Public Works

10 Peel Centre Dr., Suite B, Brampton, ON L6T 4B9

Tel: 905-791-7800 www.peelregion.ca



LEGEND:

- EXISTING PROPERTY
- PROPOSED PROPERTY
- PROPERTY REQUIREMENT
- LIMIT OF GRADING
- TEMPORARY GRADING / WORKING EASEMENT

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:

PROPERTY REQUIREMENT = 235sqm
TEMPORARY EASEMENT = 168sqm

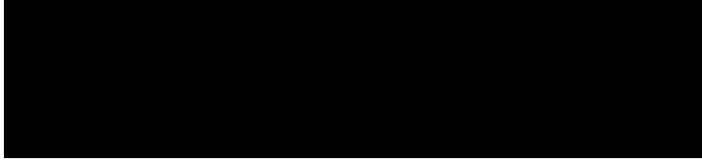
Region of Peel
Working for you

PRELIMINARY INTERSECTION DESIGN
DERRY RD & ARGENTIA RD.

PROPERTY PLAN
2476 ARGENTIA ROAD

Scale: N.T.S. OCTOBER 2014

February 9, 2015
Project number: 11-4295



Property Location: 2480 ARGENTIA RD

Attention: Property/Business Owner:

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

The Region of Peel has completed a Schedule 'B' Class Environmental Assessment Study of the intersection of Derry Road and Argentia Road in the City of Mississauga. The Study was conducted in accordance with the approved requirements for a Schedule "B" project as described in the Municipal Engineers Association's Municipal Class Environmental Assessment (EA) document (October 2000, as amended in 2007 and 2011).

Following consultation meetings with interested stakeholders and property owners, the preferred alternative was updated to take their feedback and input into account. The recommended design for the intersection of Derry Road and Argentia Road includes:

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- New southbound through lane on Argentia Road

Further to our correspondence to you in June 2014, to achieve the proposed improvements **impacts to your property have been identified**. Please refer to the attached plan to review potential impacts to your property. The extent of the impacts will be determined and confirmed during the detailed design phase.

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Public Works

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Tel: 905-791-7800 www.peelregion.ca

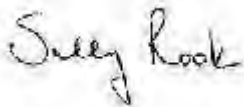
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Yours truly,



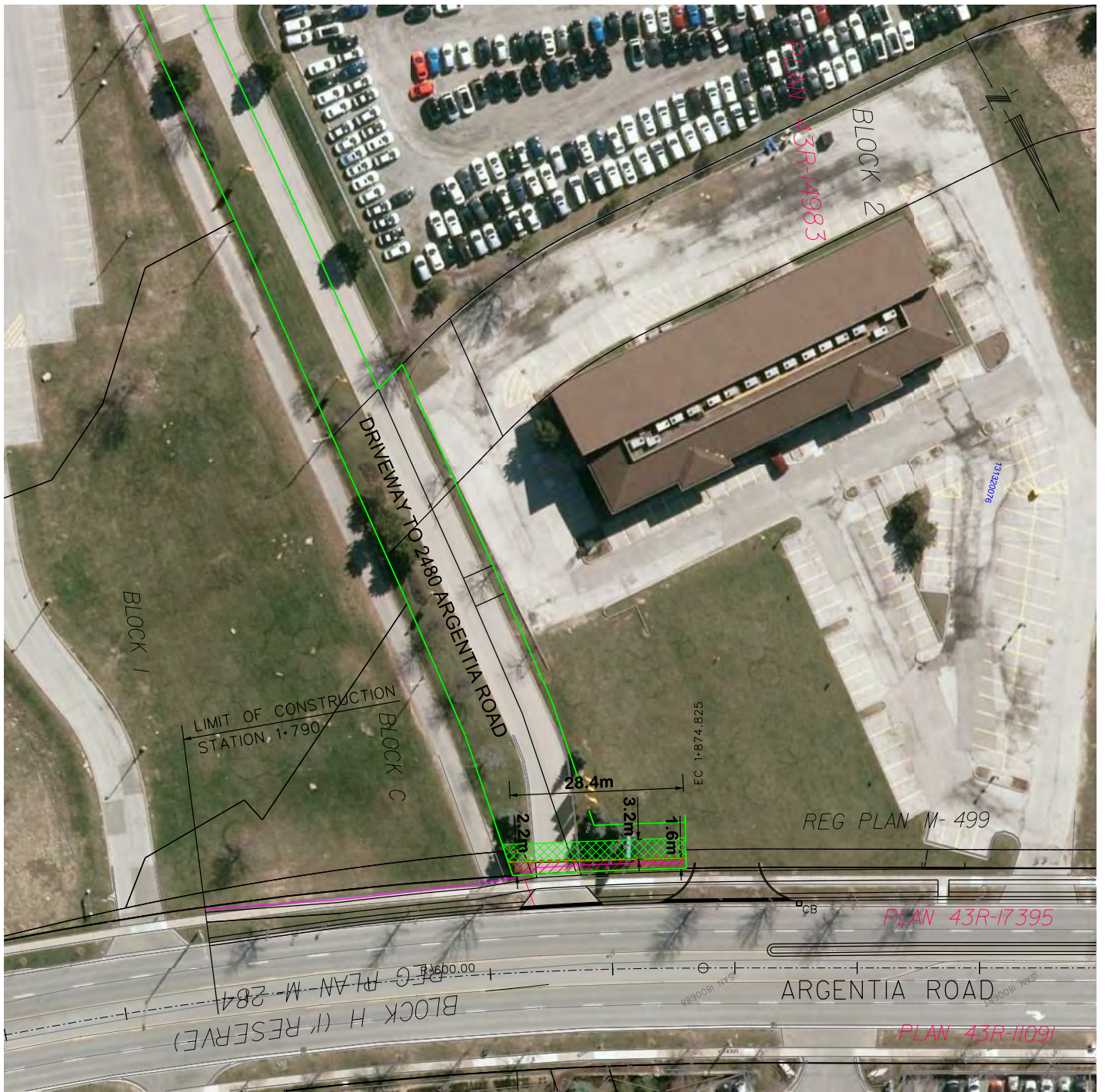
Sally Rook

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

Encl.: 1. Notice of Study Completion
2. Property Plan

Public Works

10 Peel Centre Dr., Suite B, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca



LEGEND:

- EXISTING PROPERTY
- - - PROPOSED PROPERTY
- PROPERTY REQUIREMENT
- - - LIMIT OF GRADING
- TEMPORARY GRADING / WORKING EASEMENT (D / E)

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

REGISTERED OWNER:	PROPERTY REQ'D:
1128143 ONTARIO LIMITED 2480 ARGENTIA ROAD MISSISSAUGA, ON	PROPERTY REQUIREMENT = 55sqm TEMPORARY EASEMENT = 92sqm

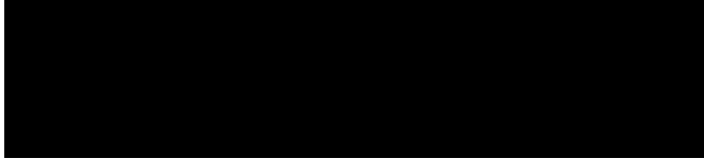
Region of Peel
Working for you

PRELIMINARY INTERSECTION DESIGN
DERRY RD & ARGENTIA RD.

PROPERTY PLAN
2480 ARGENTIA ROAD

Scale: N.T.S. OCTOBER 2014

February 9, 2015
Project number: 11-4295



Property Location: 2501 ARGENTIA RD

Attention: Property/Business Owner:

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

The Region of Peel has completed a Schedule 'B' Class Environmental Assessment Study of the intersection of Derry Road and Argentia Road in the City of Mississauga. The Study was conducted in accordance with the approved requirements for a Schedule "B" project as described in the Municipal Engineers Association's Municipal Class Environmental Assessment (EA) document (October 2000, as amended in 2007 and 2011).

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Public Works

10 Peel Centre Dr., Suite B, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

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Please refer to the Notice of Study Completion for information on how to proceed should you have any concerns with this EA study.

Yours truly,



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

- Encl.: 1. Notice of Study Completion
2. Property Plan

Public Works

10 Peel Centre Dr., Suite B, Brampton, ON L6T 4B9

Tel: 905-791-7800 www.peelregion.ca



LEGEND:

- EXISTING PROPERTY
- - - PROPOSED PROPERTY
- ▨ PROPERTY REQUIREMENT
- - - LIMIT OF GRADING
- ▨ TEMPORARY GRADING / WORKING EASEMENT (D / E)

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

REGISTERED OWNER:	PROPERTY REQ'D:
PIN 132160032	
PIN 132160075	TEMPORARY EASEMENT = 78sqm
2501 ARGENTIA ROAD	
MISSISSAUGA, ON	

Region of Peel
Working for you

PRELIMINARY INTERSECTION DESIGN
DERRY RD & ARGENTIA RD.

PROPERTY PLAN
2501 ARGENTIA ROAD

Scale:	N.T.S.	OCTOBER 2014
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February 9, 2015
Project number: 11-4295



Property Location: 2550 ARGENTIA RD

Attention: Property/Business Owner:

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

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Sally Rook

Project Manager | Infrastructure Programming and Studies

Transportation Division

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Fax: 905.791.1442

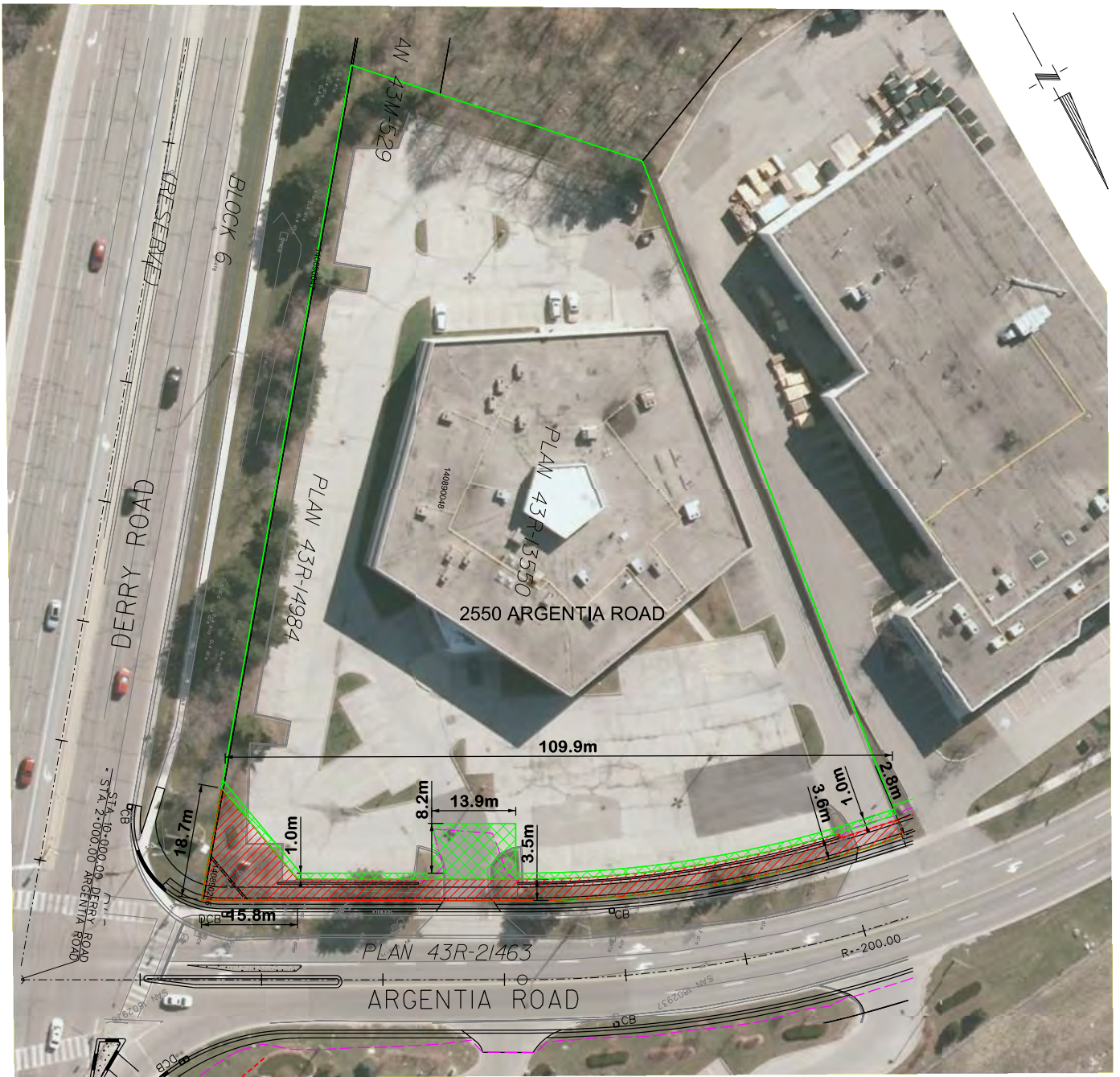
Email: sally.rook@peelregion.ca

- Encl.: 1. Notice of Study Completion
2. Property Plan

Public Works

10 Peel Centre Dr., Suite B, Brampton, ON L6T 4B9

Tel: 905-791-7800 www.peelregion.ca



LEGEND:

- EXISTING PROPERTY
- - - PROPOSED PROPERTY
- ▨ PROPERTY REQUIREMENT
- - - LIMIT OF GRADING
- ▨ TEMPORARY GRADING / WORKING EASEMENT (D / E)

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

REGISTERED OWNER:	PROPERTY REQ'D:
PIN 140890048	PROPERTY REQUIREMENT = 516sqm
2550 ARGENTIA ROAD	TEMPORARY EASEMENT = 230sqm
MISSISSAUGA, ON	

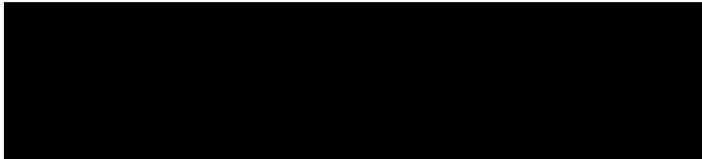


PRELIMINARY INTERSECTION DESIGN
DERRY RD & ARGENTIA RD.

PROPERTY PLAN
2550 ARGENTIA ROAD

Scale: N.T.S. | OCTOBER 2014

February 9, 2015
Project number: 11-4295



Property Location: 2565 ARGENTIA RD

Attention: Property/Business Owner:

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

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Yours truly,



Sally Rook

Project Manager | Infrastructure Programming and Studies

Transportation Division

Phone: 905.791.7800 ext. 7842

Fax: 905.791.1442

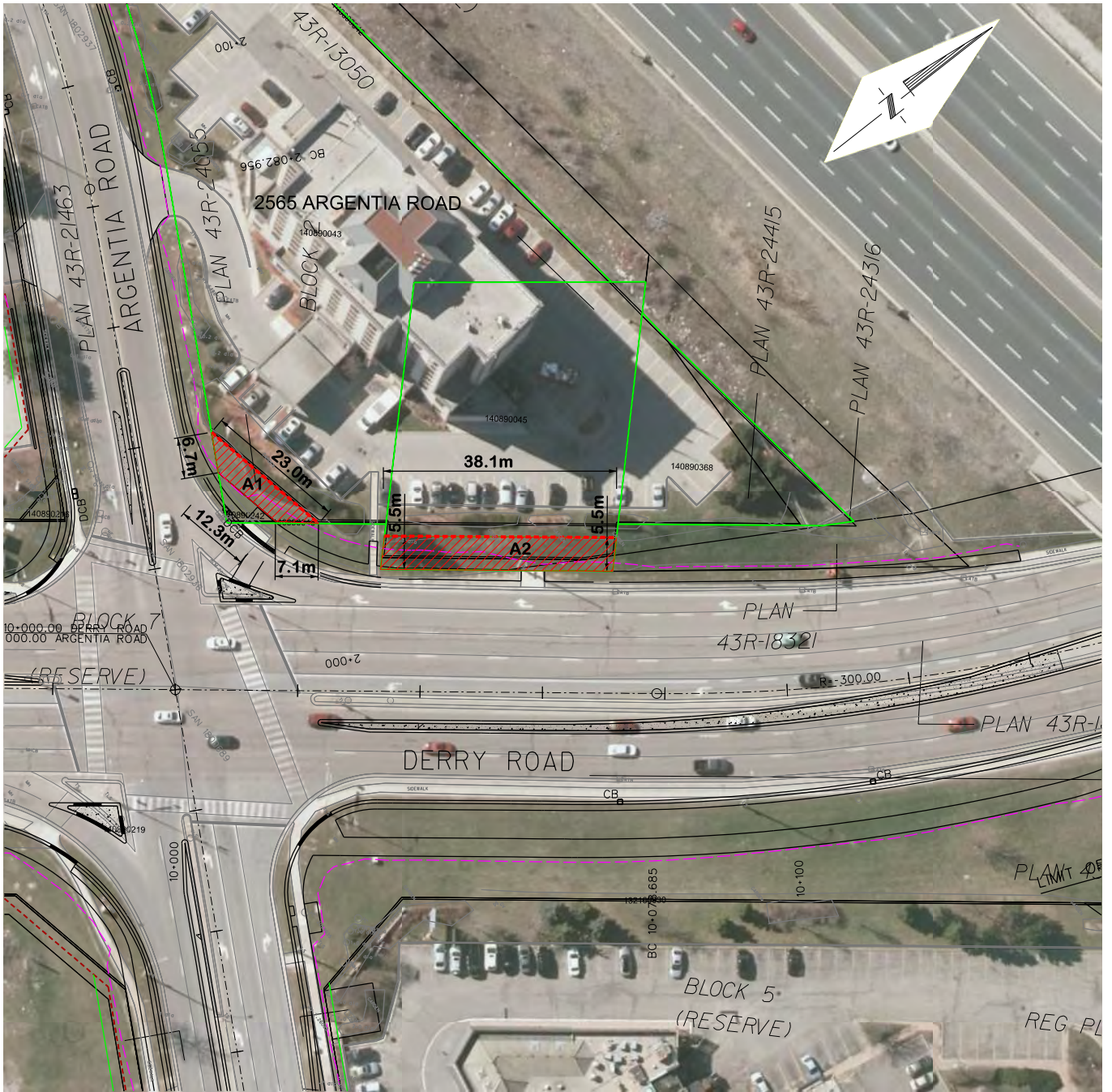
Email: sally.rook@peelregion.ca

- Encl.: 1. Notice of Study Completion
2. Property Plan

Public Works

10 Peel Centre Dr., Suite B, Brampton, ON L6T 4B9

Tel: 905-791-7800 www.peelregion.ca



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:	PROPERTY REQ'D:
PIN 140890045	PROPERTY REQUIREMENT (A1) = 76sqm
2565 ARGENTIA ROAD	PROPERTY REQUIREMENT (A2) = 210sqm
MISSISSAUGA, ON	
PROPERTY REQUIREMENT TOTAL = 286sqm	

Region of Peel
Working for you

PRELIMINARY INTERSECTION DESIGN
DERRY RD & ARGENTIA RD.

PROPERTY PLAN
2565 ARGENTIA ROAD

Scale: N.T.S. | OCTOBER 2014

February 9, 2015
Project number: 11-4295



Property Location: 2600 ARGENTIA RD

Attention: Property/Business Owner:

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

The Region of Peel has completed a Schedule 'B' Class Environmental Assessment Study of the intersection of Derry Road and Argentia Road in the City of Mississauga. The Study was conducted in accordance with the approved requirements for a Schedule "B" project as described in the Municipal Engineers Association's Municipal Class Environmental Assessment (EA) document (October 2000, as amended in 2007 and 2011).

Following consultation meetings with interested stakeholders and property owners, the preferred alternative was updated to take their feedback and input into account. The recommended design for the intersection of Derry Road and Argentia Road includes:

- 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

Further to our correspondence to you in June 2014, to achieve the proposed improvements **impacts to your property have been identified**. Please refer to the attached plan to review potential impacts to your property. The extent of the impacts will be determined and confirmed during the detailed design phase.

The Project File Report (PFR) has been prepared to document the planning and decision making process undertaken for this study. The PFR is being placed on the public record for a 30-day review period (starting February 17, 2015 and ending March 19, 2015) in accordance with the requirements of the Municipal Class EA. The locations available for review of the PFR are included in the attached notice.

Public Works

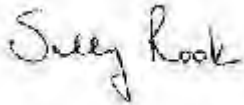
10 Peel Centre Dr., Suite B, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

The full Project File Report and all associated material, such as the Notice of Commencement, are also available online immediately at:

<http://www.peelregion.ca/pw/transportation/envirom-assess/derry-argentina-int-impro.htm>

Please refer to the Notice of Study Completion for information on how to proceed should you have any concerns with this EA study.

Yours truly,



Sally Rook

Project Manager | Infrastructure Programming and Studies

Transportation Division

Phone: 905.791.7800 ext. 7842

Fax: 905.791.1442

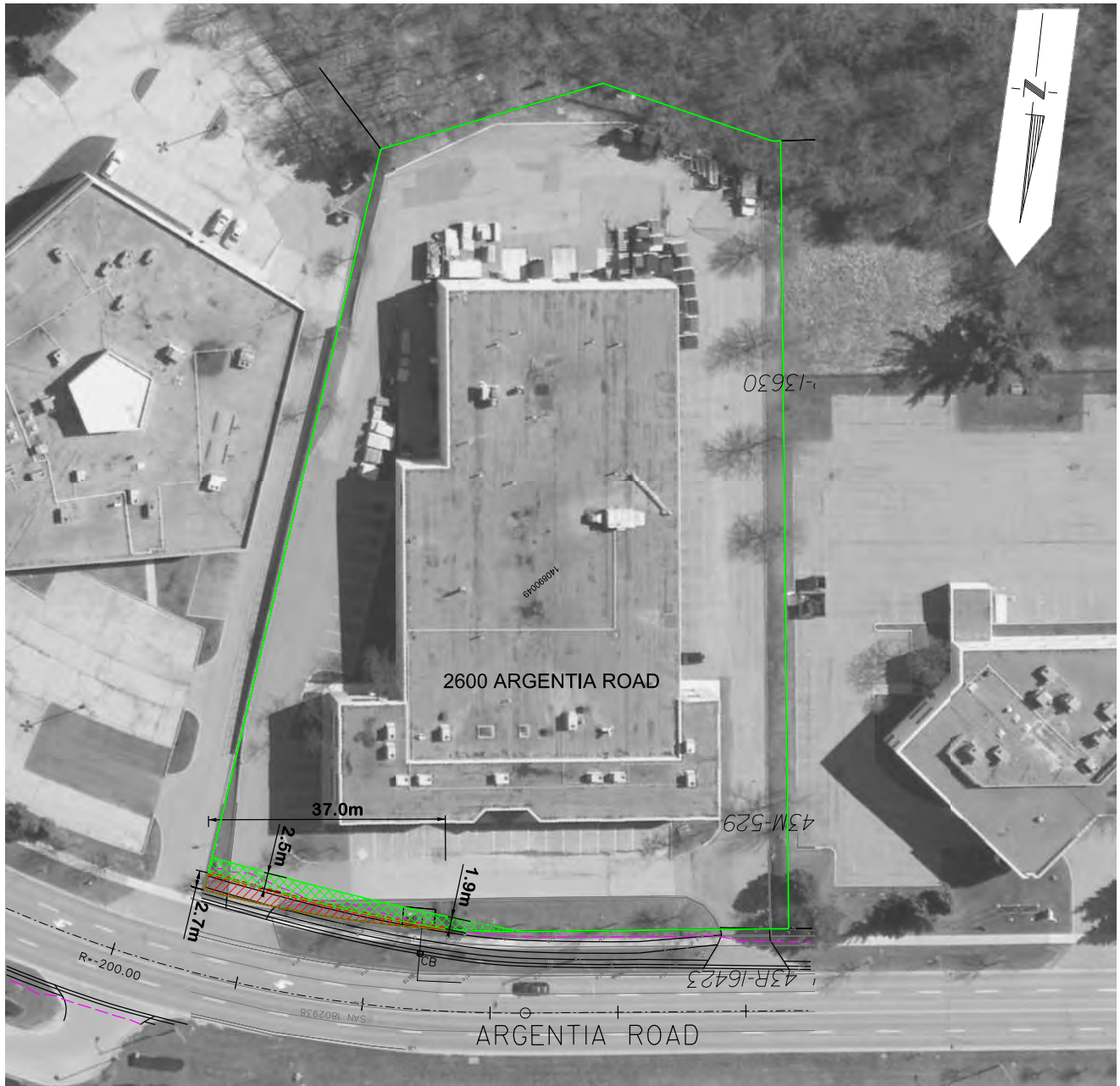
Email: sally.rook@peelregion.ca

- Encl.: 1. Notice of Study Completion
2. Property Plan

Public Works

10 Peel Centre Dr., Suite B, Brampton, ON L6T 4B9

Tel: 905-791-7800 www.peelregion.ca



LEGEND:

- EXISTING PROPERTY
- - - PROPOSED PROPERTY
- PROPERTY REQUIREMENT
- - - LIMIT OF GRADING
- TEMPORARY GRADING / WORKING EASEMENT (D / E)

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

REGISTERED OWNER:	PROPERTY REQ'D:
PIN 140890049 2600 ARGENTIA ROAD MISSISSAUGA, ON	PROPERTY REQUIREMENT = 63sqm TEMPORARY EASEMENT = 105sqm

Region of Peel
Working for you

PRELIMINARY INTERSECTION DESIGN
DERRY RD & ARGENTIA RD.

PROPERTY PLAN
2600 ARGENTIA ROAD

Scale: N.T.S. | OCTOBER 2014