

That the following actions be taken with respect to the application of Southside Group relating to the properties located at 3234, 3263, & 3274 Wonderland Road South:

- (a) Municipal Council **BE ADVISED** that this Official Plan and Zoning By-law amendment application (OZ-8590) has been appealed to the Ontario Municipal Board by Analee J. M. Ferreira of Ferreira Law on behalf of the applicant on the basis of non-decision by Council within 180 days;
- (b) The Ontario Municipal Board **BE ADVISED** that Municipal Council **RECOMMENDS** that the request to amend the Official Plan to **ADD** a Specific Area Policy in Chapter 10 to permit an additional 18,700 m<sup>2</sup> of commercial floor area with the Wonderland Road Community Enterprise Corridor land use designation **BE APPROVED** for the following reasons:
  - i. It is consistent with the Provincial Policy Statement (2014),
  - ii. It conforms to the vision and intent of the Southwest Area Secondary Plan,
  - iii. It will facilitate contiguous development along Wonderland Road South that meets the intent of the Wonderland Road Community Enterprise Corridor designation,
  - iv. It will help ensure that the Wonderland Road Community Enterprise Corridor policies are achieving their intended effect of allowing a fair, equitable, and reasonable distribution of commercial floor area.
- (c) The Ontario Municipal Board **BE ADVISED** that Municipal Council **RECOMMENDS** that the request to amend Zoning By-law Z.-1 **FROM** an Environmental Review (ER) Zone, an Urban Reserve (UR1) Zone, an Urban Reserve (UR4) Zone, and a Holding Light Industrial (h-17-LI1-LI7) Zone **TO** an Associated Shopping Area Commercial (ASA1-ASA3-ASA4-ASA5-ASA8) Zone, with a holding provision placed on the westerly part of the westerly site affected by the amphibian breeding pond, for the following reasons:
  - i. The amendment is consistent with the Provincial Policy Statement,
  - ii. The amendment conforms to the Official Plan and the Southwest Area Secondary Plan, as amended above, for the Wonderland Road Community Enterprise Corridor designation,
  - iii. The amendment allows for mitigation of natural heritage issues, and
  - iv. The amendment represents good planning.