

**161 Windermere Drive  
Zoning By-law Amendment File Z-8167  
Vacant Land Plan of Condominium File  
39CD-14501**

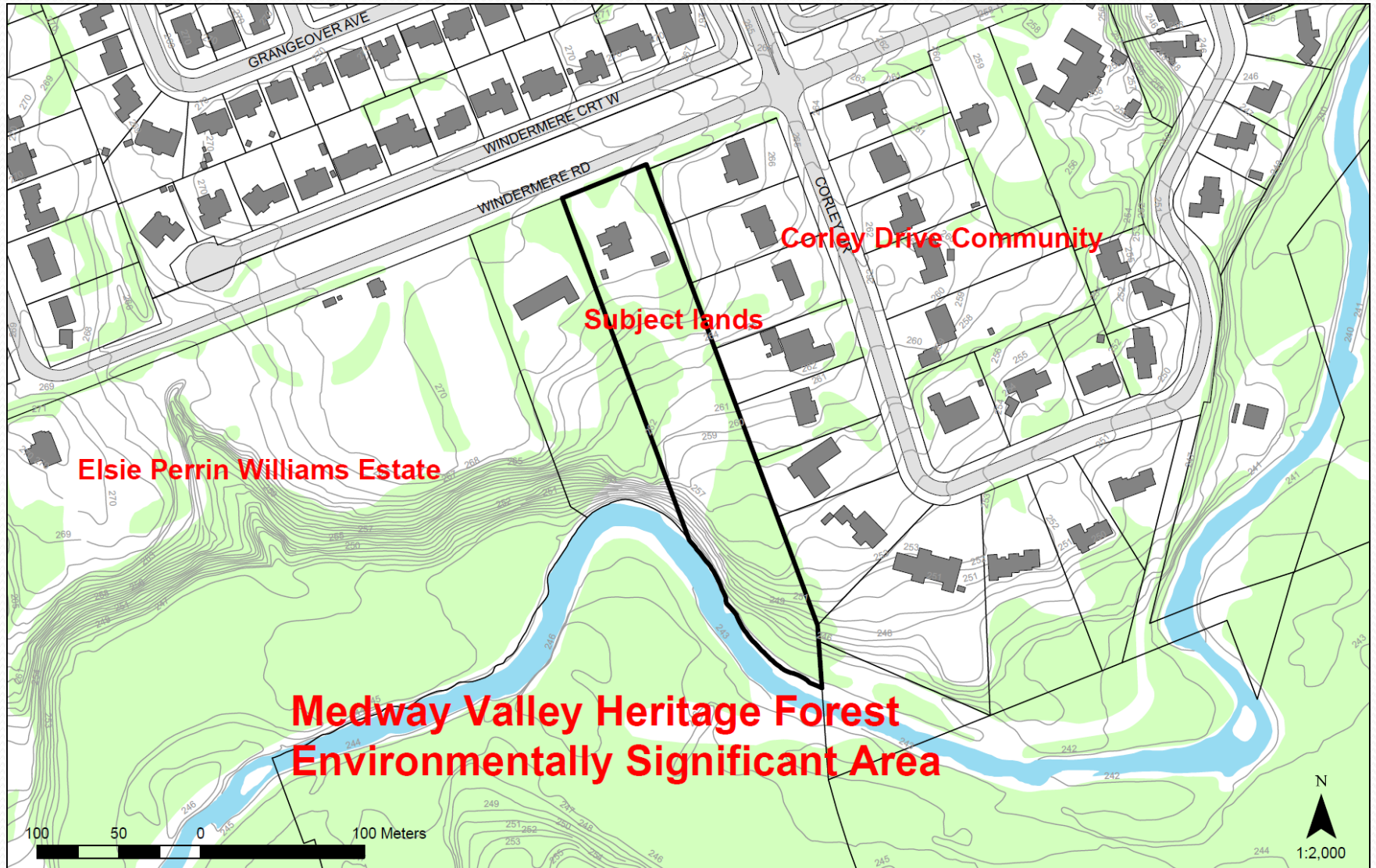
Corley Drive Community Presentation  
Planning and Environment Committee  
April 7, 2015

# No applicant response to the Council resolution of November 25, 2014

## **Requested PEC Action:**

1. Affirm the previous decision of PEC and Council that the application is premature without additional information and advise the OMB accordingly.
2. Direct the City Solicitor's office to attend and provide legal and planning expert opinion in support of Council's decision

# Community Land Use



# Application Status

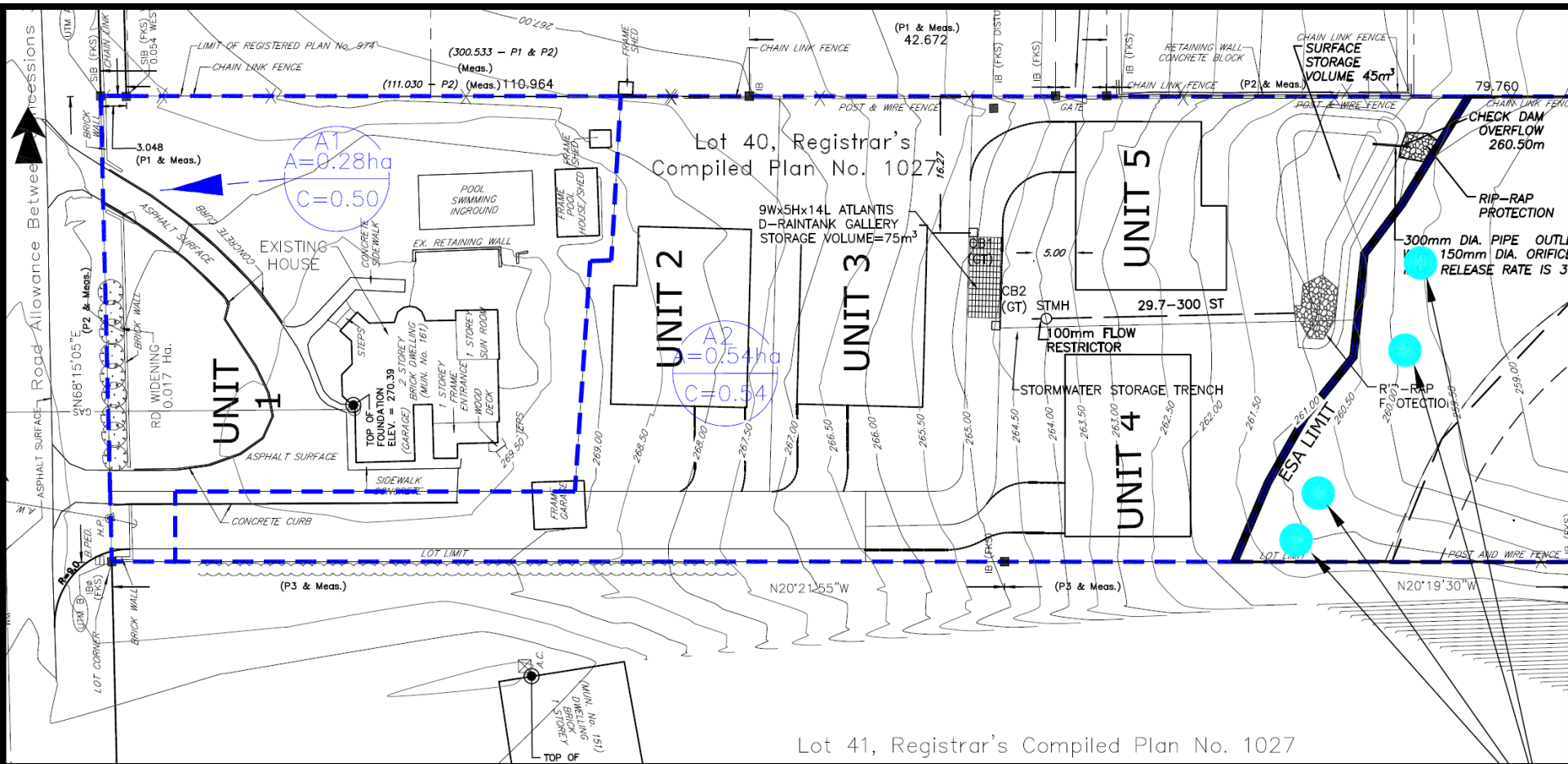
- Community continues to oppose the application
- The applicant has chosen to avoid Council by appealing to the Ontario Municipal Board
- This is a local zoning matter to be decided after full information has been received

# Application Remains Premature

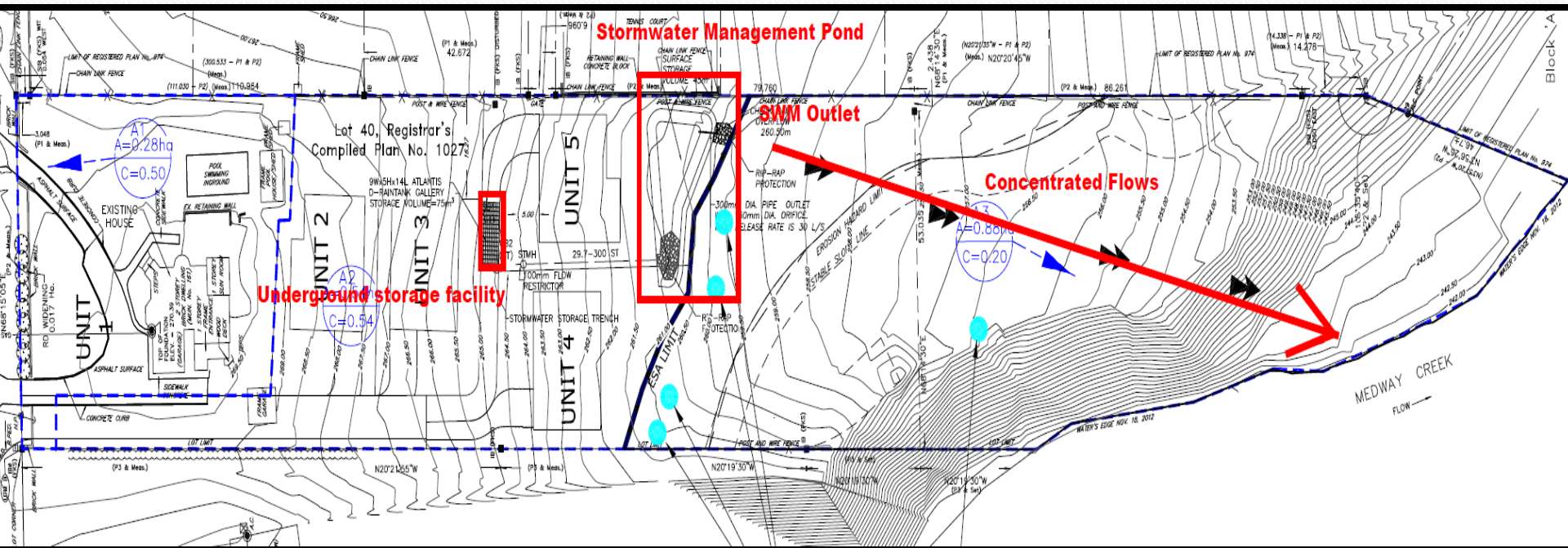
- Only one issue has been resolved
- Outstanding issues:
  - Provincial Policy Statement 2014
  - Location and impact of seeps
  - Storm water management and erosion
  - Sanitary sewers – sewage pumping system
  - Land use planning concerns
  - Outstanding concerns from EEPAC
  - Loss of community rights to appeal the issues addressed through “holding provisions”

# Seeps Locations

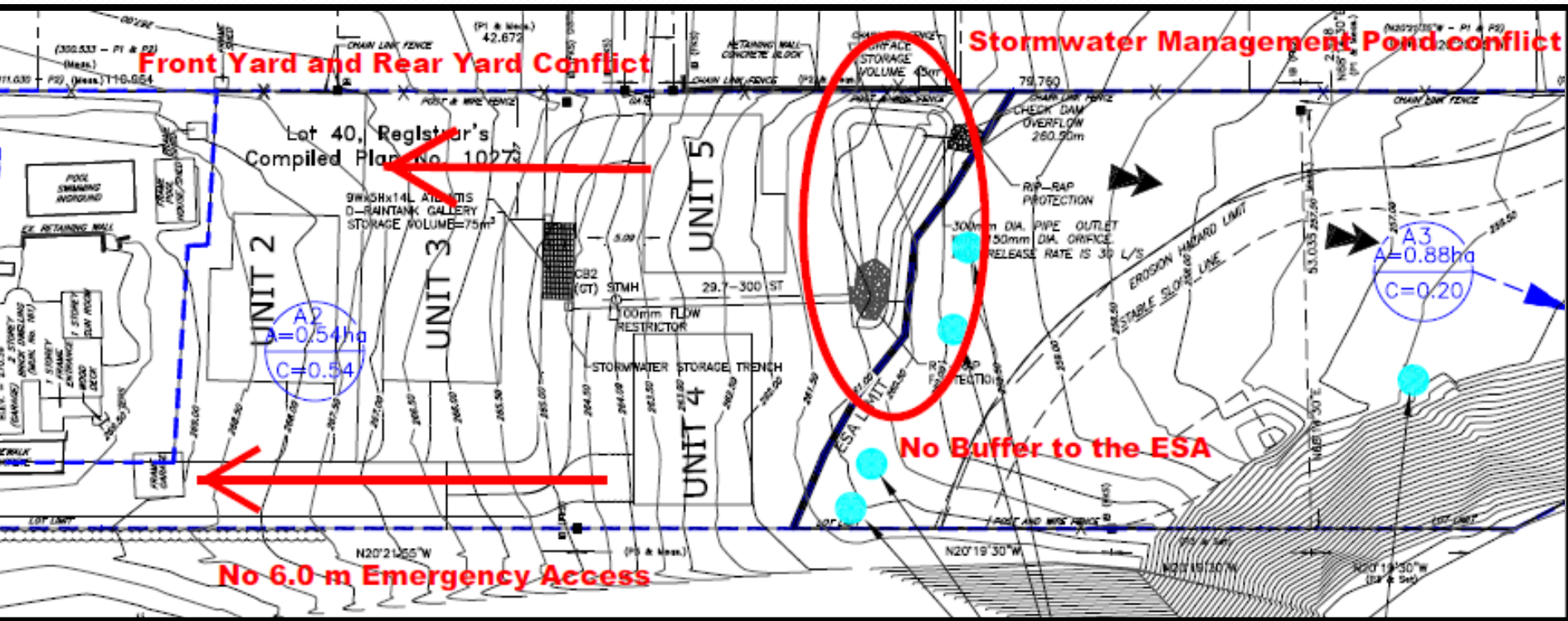
ENG PLUS Feb. 12, 2014



# Proposed stormwater flows



# Proposed Site Plan





# Residential intensification:

- **Intended to avoid sprawl** onto farmland and environmentally sensitive areas – makes no sense to allow infill development on environmentally sensitive lands
- **Intended to enhance the character and amenities** of residential areas by directing higher intensity uses to locations where existing land uses are not adversely affected
- **Compatible** where it is clearly demonstrated that the proposed project is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood

# Requested Resolution:

1. That Council has considered the application at 161 Windermere and finds it premature:

- a) Pending further information related to extent of seeps and impact on abutting lands; storm water management; and municipal sanitary sewers;
- b) Pending consideration of the Provincial Policy Statement 2014 with respect to climate change;
- c) Pending responses to issues by the Environmental and Ecological Planning Advisory Committee and the Corley Drive Community
- d) Completion and adoption of the Medway Heritage Forest ESA Master Plan

# Requested Action:

2. The Ontario Municipal Board **BE ADVISED** that Municipal Council **SUPPORTS** the resolution of November 25, 2014, that the Zoning By-law No. Z.-1 for 161 Windermere **IS PREMATURE** for a Holding Residential R6 Special Provision Zone which permits cluster housing in the form of single detached dwellings with a maximum five (5) units and an Open Space (OS5) Zone.

3. That the City Solicitor **BE DIRECTED** to provide legal and planning or expert witness representation at the Ontario Municipal Board hearing in support of Municipal Council's position.