
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE:** D09-OPA031,
D14-1556 & D12-404

FROM: C. TERRY, M.C.I.P., R.P.P., PLANNER

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER

RE: APPLICATION FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW
AMENDMENT & PLAN OF SUBDIVISION – NORTHWEST OF ARDAGH ROAD
AND WRIGHT DRIVE

DATE: FEBRUARY 27, 2017

A public meeting has been scheduled on February 27, 2017, to consider applications for an Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision for lands located on the northwest corner of Ardagh Road and Wright Drive, generally bounded by the future extension of Summerset Drive.

The lands are designated Future Urban within the City's Official Plan and are currently zoned Agriculture (A) and Environmental Protection (EP). The owner has applied to redesignate the subject lands to Residential and Environmental Protection and change the current zoning of the property to Residential Single Detached Third Density (R3) and Residential Multiple (RM2) to permit the future development of the property for 75 single detached residential units and a medium density block as well as Environmental Protection (EP) to reflect the environmentally significant buffer areas adjacent to Centre Creek and the Bear Creek Provincially Significant Wetland.

The primary planning/land use items being considered at this time are:

- Centre Creek and Bear Creek Wetland identification and buffering;
- Road network; and
- Stormwater management.

A Neighbourhood Meeting was held on June 18, 2015. There were 15 people from the public in attendance. Comments from the public included:

- Tree removals;
- Traffic impacts, in particular during peak school times;
- Status of wetland dedication to the City; and
- Details of medium density development.

Planning staff are targeting early spring 2017 for the staff report to be brought forward for General Committee's consideration of the proposed Official Plan and Zoning By-law Amendments.

For more information, please contact Celeste Terry, Planner at ext. 4430.