

REPORT NO. 88
of the
WINDSOR-ESSEX COUNTY ENVIRONMENT COMMITTEE (WECEC)
of its meeting held
September 4, 2014
at 5:30 o'clock p.m.
Board Room, Windsor International Airport

Members present at the September 4, 2014 meeting:

Councillor Alan Halberstadt, Co-Chair
Charlie Wright, Co-Chair
Councillor Hilary Payne
Frank Butler (alternate)
Derek Coronado
Rick Coronado
Jesse Gardner Costa
Paul Henshaw
John Miller
Mike Nelson
Lindita Prendi
Phil Roberts (alternate)
Tamara Stomp

Your Committee submits the following recommendation:

The Windsor Essex County Environment Committee at its meeting held May 13, 2014 approved Report No. 71 as follows:

Moved by T. Stomp, seconded by J. Gardner Costa

That City Council **BE REQUESTED** to reconsider/revoke/review Council Resolution CR433/2007 relating to a rezoning for Part of Block Z, Registered Plan 927 as there are no adequate plans for the mitigation of identified species, and further, that a new bylaw **BE ADOPTED** relating to the Official Plan Amendment rezoning.

Carried.

Moved by T. Stomp, seconded by F. Butler,

That Report No. 71 **BE REAFFIRMED** and further,

That City and County Councils **BE URGED** to decline the adoption of the report of the City Engineer dated August 28, 2014 entitled "Sprucewood/Matchette Road Development –OMB Hearing Species-at-Risk, Servicing Agreements & Settlement Agreement" (Item 16 – September 8, 2014 Council Agenda) due to:

- No change of information from the original information that resulted in Report No. 71
- That the Environmental Bill of Rights (EBR) result was provided on August 13, 2014 and not published on the Register until August 27, 2014.
- That the reasons for the approval of the permit by the Ministry of Natural Resources did not address key areas of concern for:
 - Additional 16,000 additional vehicles/day
 - Increase of Nox's
 - Changes in hydrogeology
 - Effects on prescribed burns
 - Effects from garbage
 - Effects of road salting

- Effects additional lighting

And further, if the City of Windsor determines these issues are not required to be addressed in the MNR Permit, that the City **BE REQUESTED** to determine the foregoing issues before approving a development agreement or sending the issues forward to the Ontario Municipal Board.

Carried.

Councillor Payne abstains from voting on the matter.

Note: CR433/2007 is attached as background information.

CHARLIE WRIGHT , CO-CHAIR

COMMITTEE COORDINATOR

| NOTIFICATION: | |
|--|--|
| NAME | CONTACT INFORMATION |
| WECEC Committee including resource personnel | On file |
| Mario Sonogo, City Engineer | msonogo@city.windsor.on.ca |
| Wira Vendrasco, Solicitor City of Windsor | wvendrasco@city.windsor.on.ca |
| Nancy Pancheshan – Save Ojibway | nancy.pancheshan@gmail.com |



THE CITY OF WINDSOR

MISSION STATEMENT:

"Our City is built on relationships – between citizens and their government, businesses and public institutions, city and region – all interconnected, mutually supportive and focused on the brightest future we can create together."

**COUNCIL SERVICES DEPARTMENT
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NOTICE OF COUNCIL DECISION

Windsor City Council adopted the following resolution at its meeting held October 29, 2007:

CR433/2007

I That the application of 1223244 Ontario Ltd for an amendment to the City of Windsor Official Plan changing the designation of Sprucewood Avenue between Ojibway Parkway and Matchette Road from Class I Collector Road to a Class II Arterial Road **BE APPROVED**.

II That the application of 1223244 Ontario Ltd for an amendment to the City of Windsor Official Plan for Part of Block Z, Registered Plan 927 **BE APPROVED** changing the designation from Residential and Commercial Corridor to Commercial Centre.

III That the application of 1223244 Ontario Ltd for an amendment to Zoning By-law 8600 for Part of Block Z, Registered Plan 927 **BE APPROVED** changing the zoning of Part of Block Z, Registered Plan 927 from RD2.3 and CD2.1 to HCD3.3 save and except the northerly 50 metres of the subject parcel which will change from RD2.3 to GD1.4.

IV That the Holding symbol **BE REMOVED** when the owner submits an application to remove the Holding symbol and when the following conditions are satisfied:

1. Execution and registration of a development or servicing agreement with the Corporation of the City of Windsor that includes, but is not limited to, the General Provisions of Council Resolution 233/98 and the following additional requirements:
 - a. **Ojibway Lakes Pump Station/ Force Main Upgrades**– The owner agrees that permits will be issued for development of the subject lands, based on capacity of sewage pump structure. Ojibway Lakes Pump Station/ Force Main will require upgrading for the completed development, at the entire expense of the applicant and

subject to the approval of the City Engineer. The owner's engineer will show phasing of development and pump capacity.

- b. **Matchette/Sprucewood Road and Intersection Improvements-** The owner will complete an environmental assessment at their expense for improvements, along and at Matchette Road and Sprucewood Avenue and that the roadway and intersection improvements be completed in accordance with the Environmental Assessment Act and that the Town of LaSalle be consulted on intersection improvements.
- c. **Town of LaSalle Consultation** - The owner or the City of Windsor shall consult with the Town of LaSalle for road and intersection improvements within the Town of LaSalle limits.
- d. **Bonding** – The owner agrees to submit bonding ((less cost sharing or Development Charge Credits) to ensure the completion of all required improvements to the satisfaction of the City Engineer and City Solicitor.
- e. **Land Conveyances-** The owner agrees to convey for road widening purposes, necessary lands to create a 24-metre right-of-way on Matchette Road and up to a 30-metre right-of-way on Sprucewood Avenue and any other lands identified for intersection improvements at Matchette Road and Sprucewood Avenue.
- f. **Development Charge Credits-** Improvements to the Matchette/Sprucewood Intersection are identified in the existing Development Charge bylaw. Any improvements completed by the owner qualify for a Development Charge Credit, as approved by City Council.

2. Submission of an Urban Design Study to the satisfaction of the City Planner and inclusion of offsite improvements identified in the Urban Design Study in executed and registered servicing and/or site plan agreements.

3. Revision of the Environmental Evaluation Report to include an Updated Species at Risk (SAR) review per the comments of the Ministry of Natural Resources dated October 22, 2007.

V That for any site plan control applications for the subject land, the Site Plan Approval Officer **BE REQUIRED:**

1. To circulate all site plan control applications to the City of Windsor Environmental Planning Advisory Committee for their review and comment; and

2.. To request that the Environmental Planning Advisory Committee send a representative to participate as a member of the Site Plan Review Committee.

VI That the Site Plan Review Committee **BE DIRECTED** to utilize Schedule B – EPAC Conditions of Approval of the City of Windsor Environmental Planning Advisory Committee minutes for the meeting held on July 17, 2007 as site plan control guidelines (attached to the Report to the City of Windsor Planning Advisory Committee dated September 20, 2007 as Appendix C).

VII That any Site Plan Control Application, save and except for minor changes or amendments, **BE SUBJECT** to approval by Council.

Carried.

Aye Votes: Councillors Brister, Postma, Lewenza, Gignac, Hatfield, Marra, Valentinis, Jones, Dilkens and Mayor Francis.

Nay Votes: Councillor Halberstadt.

Report Number 13068 **ZB/7801 ZO/7802** PAC 1

Steve Vlachodimos

Deputy City Clerk
September 5, 2014

Adopted by Council at its meeting held June 17, 2013 [M254-2013]

/AA

Windsor, Ontario June 17, 2013

REPORT NO. 140 of the
ENVIRONMENT, TRANSPORTATION & PUBLIC SAFETY
STANDING COMMITTEE
of its meeting held May 22, 2013

Present: **Councillor J. Gignac**
 Councillor A. Halberstadt
 Councillor R. Jones,
 Councillor H. Payne
 Councillor F. Valentinis, Chair

That the following recommendations of the Environment, Transportation and Public Safety Standing Committee **BE APPROVED:**

Moved by Councillor Jones, seconded by Councillor Gignac,
THAT Report No. 71 of the Windsor Essex County Environment Committee (1223244 Ontario Ltd., Sprucewood Avenue between Ojibway Parkway & Matchette Road) **BE NOTED AND FILED** and that no further action be taken on this matter as it is currently before the OMB.

Carried.

Clerk's Note: Report No. 71 of the Windsor Essex County Environment Committee is attached as background information.

CHAIRPERSON

DEPUTY CLERK

| NOTIFICATION: | | | | |
|--|----------------|--|------------------|------------|
| Name | Address | Email Address | Telephone | FAX |
| WECEC Committee including resource personnel | On file | | | |
| Nancy Pancheshan – Save Ojibway | | Nancy.pancheshan@gmail.com | | |
| Johanna Shapira, Solicitor Wood Bull LLP | | jshapira@woodbull.ca | | |
| Wira Vendrasco, Solicitor, City of Windsor | | wvendrasco@city.windsor.on.ca | | |