

TO THE RESIDENTS OF ORCHARD HEIGHTS;

Re: SEDONA DEVELOPMENT GROUP INC. (“Sedona”) – REVISED PROPOSAL - 1551, 1559 AND 1569 CORMACK CRESCENT AND 1556 MARIONVILLE DRIVE

Many of you will have recently received a letter from Councillor Tovey’s office concerning a **Community Meeting regarding the above**, which was to be held on **May 4<sup>th</sup>** at the Church of St. Luke. This meeting was called without any consultation with the Orchard Heights Homeowners Association (OHHA). We received notice from Councillor Tovey himself admitting that calling the meeting was premature and it was therefore **cancelled** and will be held at a later time. We have requested that when the next Community Meeting is called, that the OHHA have input and that Councillor Tovey’s office provide you with ample notice so that you can arrange your affairs in order to be able to attend the meeting. The OHHA will ensure that any notice is distributed to **ALL** the residents of Orchard Heights.

On November 9, 2009, the City of Mississauga notified Sedona that the Initial Proposal was not acceptable to the City. Sedona submitted revised drawings but not a formal Revised Proposal in 2010. The revised drawings called for seventeen (17) detached dwellings on fairly narrow lots. Ingress and egress to and from the project was to be by way of Cormack Crescent. A Community Meeting was held at the Lakeview Golf Course on October 10, 2010 to review the matter. Because of complications with the MTO and the proposed Dixie Road Interchange, Sedona abandoned those drawings.

We have now been advised by the Planning Department that Sedona filed a Revised Proposal with the Planning Department in the latter part of the week of April 4, 2011. The Revised Proposal shows thirteen (13) detached dwellings on a condominium road with ingress and egress through the property where 1556 Marionville Drive is currently located. Sedona also submitted most of the related documents required, including a new Traffic Study. As of May 3rd, Sedona had not submitted a Heritage Impact Study which is required due to the fact that the property at 1559 Cormack Crescent is listed on the City Heritage Registry. Also, because Sedona is proposing a common element condominium, they will be required to subdivide the land to create the lots. Again, as of May 3rd, Sedona has not made a formal subdivision application with applicable fees.

The formal Public Meeting which is required under the Planning Act, as opposed to the Community Meeting referred to above, will take place in the Council Chambers at Mississauga City Hall. It will be scheduled once the Revised Proposal is reviewed by City staff and comments are provided. The Planning Department will then put together an Information Report which outlines the Revised Proposal and the materials submitted. We are advised by the Planning Department that given that a full review has to occur and the Information Report has to proceed to the Planning and Development Committee, it is unlikely that the formal Public Meeting will take place before the summer break (no Planning and Development Committee meetings are scheduled in July and August). September is likely the earliest time that the formal Public Meeting can take place.

Your OHHA Development Committee will continue to work closely with both the Planning Department and Councillor Tovey's office in order to keep you fully up to date on this matter.

OHHA Development Committee