



February 11, 2011

City File: OZ 10/016 W10 / T- M 10/002 W10

Dear Neighbours,

**Re: Proposed Plan of Subdivision and Rezoning Applications
6671 Ninth Line (East side of Ninth Line, South of Derry Road West –
Continuation of Banff Court)
Edilou Holdings Inc. / Cesta Developments Inc.**

Please join me at a Community Meeting I am conducting on Wednesday, March 2nd, 2011 from 7:00 pm to 9:00 pm at Lisgar Middle School, 6755 Lisgar Drive. The purpose of the meeting is to discuss the development proposal for 22 Semi-Detached Dwellings. As part of the proposal, the landowner is proposing to retain the existing Cordingley Heritage House and Accessory Building and extend Banff Court westerly.

Within the City's Zoning By-law, the lands are zoned "R1" (Residential) which permits detached dwellings. The applicant is proposing an "RM2" (Residential) and "RM2-Exception" (Residential) which permits semi-detached dwellings.

Within the City's Official Plan, the subject lands are designated "Residential Low Density II-Special Site 2" within the Lisgar District, which permits detached, semi-detached, street townhouse and duplex dwellings, within a density range of 17- 45 units per net residential hectare (7-18 units per net residential acre). Special Site 2 also outlines that provisions should be made to integrate the existing Cordingley House, which is recommended for designation under the *Ontario Heritage Act*, with future development plans. The applicant is not proposing an Official Plan Amendment.

The applicant and City staff will be attending the Community Meeting to address any comments or concerns and to answer any questions you may have.

I look forward to meeting with you to view the plans for this exciting addition to our community.

Kindest regards,

A handwritten signature in cursive script that reads "Sue".

Sue McFadden
Councillor Ward 10
City of Mississauga / Region of Peel

c: Lesley Pavan, Manager Development North, Development & Design Division
Erica Pallotta, Planner, Development North, Development & Design Division
J. Levac, Korsiak & Company Limited

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