

Vani, Clara

From: Tony Cautillo
Sent: 2023/07/25 11:34 AM
To: Vani, Clara
Cc: Fortini, Pat - Councillor; Power, Rod (Councillor); Demelo, Emma;

Subject: [EXTERNAL]OZS-2022-0036 Staff Recommendations

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I wish to object to the lack of due process, or at the very least, the appearance of lack of due process.

In their letter dated June 26, 2023 Weston Consulting on behalf of the Developer, stated they submitting "resubmission materials in support of the application for a Zoning Bylaw (ZBA)". The letter advised "that previously, both ZBA and SPA applications were submitted concurrently; however at this time, only the ZBA materials required for the preparing of the Staff recommendation report are being submitted in order to expedite the zoning approval process ...".

So, the Developer at this time, is asking only for re-zoning. However the proposed draft Bylaw is proposing to subject the zoning to a Holding (H) pending the fulfillment of two restrictions, namely (i) Parkways Belt easement, and (ii) confirmation and approval by Peel Region of (a) Functional Servicing Report and (b) Stormwater Management Report.

Once the conditions are met, the Holding (H) will be lifted.

When the H is lifted that would essentially mean the SPA is approved and the Developer can proceed, subject to additional review. After all, the restrictive conditions cited for the Holding do not seem relevant to a simple request for a zoning change; they seem relevant to the specifics of what will be built on site, and how.

But Weston Consulting in their letter of June 26, 2023 specifically stated only ZBA materials were resubmitted. They stated the reason for doing so was to expedite the re-zoning approval process. Weston Consulting did not submit materials in support of the SPA approval process, and they did not ask for SPA approval at this time, at this meeting.

It appears premature for Staff to recommend a Bylaw that effectively approves the SPA once the restrictive conditions are met, and the H is lifted. Should the Staff recommendation not wait until the Developer submits the necessary supporting materials (as was done for the ZBA), and actually requests PDC approval? In the June 23, 2023 letter, Weston Consulting stated that they are seeking a decision on the ZBA at this time, at this meeting. The draft Bylaw appears to preempt the process.

I implore you to carefully consider the possibility, and the appearance that due process is being compromised by the draft Bylaw, as written, included in the Staff recommendation report.

I ask that the Planning Committee and Council reject the proposed Bylaw as written.

Regards
Tony Cautillo

P.S. Clara I would appreciate it if you would post my comments, and please accept this note as my permission to do so. Thank you.

Sent from my iPhone

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