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To: Dinney, Kathy; Bedioui, Ida; Johnson, Aidan; Partridge, Judi; Collins, Chad; Conley, Doug; Pearson, Maria; Pasuta, Robert; Robichaud, Steve; Rybensky, Yvette; Farr, Jason; Fabac, Anita

Subject: Item 6.4 on tomorrow's agenda

Hello folks

Tomorrow's planning agenda includes Item 6.4. (Glover Road in Winona).

The staff are recommending **DENIAL** of the application due to being premature and I am supportive of this denial.

This property is situated within the Fruitland-Winona Secondary Plan which is currently at the OMB. There were numerous policies written in this plan to appease the enormous public outcry on many valid issues.

One policy included was the "Block Service Study" which is very specific to address natural features and current flooding issues in the area. The purpose of that specific policy will address the many water courses to ensure the flooding will be controlled. The Block Service Study policy is written so all developers in specific areas work together to ensure development is done orderly to avoid having a negative impact on the existing residents (especially flooding). Since the secondary plan has not been officially approved at the OMB, my fear is the detailed and relevant policies may not apply.

Just to be clear, there are 10+ developers (im)patiently for the OMB decision. They have been working on such studies in anticipation to start as early as possible pending the OMB decision.

The applicant is hoping to circumvent the process by citing the 180 day limit thereby developing this particular property ahead of the Block Service Study which in our staff's professional opinion deems this application as premature. If we were to approve this development, then this will open the floodgates thereby ignoring all the good work that was done on this file for over 7 years.

I had dental surgery today and still trying to get my bearings and I fell down my new stairs (ouch). My attendance is iffy tomorrow which is why I am reaching out to you now

Councillor Pearson and I had the opportunity to discuss this item at the agenda review. In the event I am not able to attend tomorrow and given Councillor Pearson is familiar with the application and also supports DENIAL, I'm asking for Maria to move the motion for DENIAL and hoping for a seconder.

Thanks so much in advance for your support.

Brenda

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