

From: Beattie

Sent: December-03-13 1:53 AM

To: Johnson, Brenda; Farr, Jason; De Iulio, Peter

Cc: Office of the Mayor; Robicheau, Vanessa; Clark, Brad; Pearson, Maria; Ferguson, Lloyd; Pasuta, Robert; Whitehead, Terry; Stew Beattie

Subject: Dec. 3, 2013 - Amendment to Stoney Creek Zoning By-law No. 3692-92,

Importance: High

SUBJECT: Application for an Amendment to Stoney Creek Zoning By-law No. 3692-92, for Lands Located at 1310 South Service Road, 400 Winona Road, and 395 Fifty Road, in the Former City of Stoney Creek(PED13205) (Ward 11)

Good evening!

So sorry for the late notice but, when reports are only available to the public on the Friday before a Planning Meeting and when this is a busy time in the Christmas Tree Business, please read the following questions into the record for the minutes of this Dec. 3, 2013 Planning Meeting.

1) On Nov. 25, 2013, as per the Minutes of Settlement pertaining to OMB Case No. PL090876, between Penady (Stoney Creek) Ltd. ("Penady") and the Appellants - Hamiltonians for Progressive Development ("HPD"). Environment Hamilton Incorporated ("EHI") and Citizens Assessing Development on the Niagara Escarpment ("CADONE"), CADONE provided Penady, Councillor Johnson, Peter De Iulio, Leanne Cunliffe(Corridor Mgt.) with as many comments as possible in connection with the binder of documents (approx. 8 reports) for the subject lands located at Fifty Road at the Queen Elizabeth Highway ("QEW"), referred to as Winona Crossing. This binder, included but was not limited to, a Traffic Study, Urban Design Guidelines and a Site Plan. Given the timing of the Penady request and the timing of the Fruitland-Winona Secondary Plan, CADONE submitted that there may be other issues that may arise that they were unable to review and comment on and reserved judgment on those issues at that time. The binder was received in September and did not include documents dealing with COSTCO.

Now, without notice to CADONE, the documents reviewed in this OMB process by CADONE are being changed and appear to make the original documents submitted to CADONE null and void through change. Given the importance of the Minutes of Settlement to the OMB process, how does this Report impact the Minutes of Settlement OMB process? Given that the members of CADONE really did not have enough time to fully review the Penady documents and provide comments, it appears that the members time and effort has just been made valueless! For example, CADONE commented that the Traffic Impact Study included in the Binder, was taken prior to the introduction of COSTCO.

With the greatest of respect, I implore you! Winona **does not currently have the infrastructure of places like Ancaster Meadowlands**. Please use insight in this decision making. Please review the comments submitted by CADONE to the Planning and Corridor Management Staff, before further deciding the future of this area. Please learn from the Smart Centre, Centennial Parkway, Railway overpass, provision of Transit to Winona Crossing before someone gets hurt!

2) Given the impact of this development on this whole community, to whom was Notice of Public Meeting given in accordance with the Planning Act? Which newspaper advertised this meeting? What efforts will be taken, above and beyond those provided for by the Planning Act, to notify the community of decisions on these changes? What efforts were provided by staff to notify those residents that have been involved in this process since 2008-9?

3) Sadly I have not had and do not have enough time to thoroughly review this Planning Report(PED13205). Here are a few points for your review but I implore you to give special consideration to the traffic impact of everything that will result from the approval of this report.

A) Page 13 of Planning Report(PED13205) states **"Proposed Fruitland-Winona Secondary Plan: The Secondary Plan was considered at the November 19, 2013, Planning Committee**

meeting. However, the By-law to adopt the Plan will be considered at the December 11, 2013, Council Meeting".

Those in attendance at the Nov. 19, 2013 Planning Committee Meeting understood that the Proposed Fruitland-Winona Secondary Plan was tabled for "tweaking" until the first Planning Committee Meeting in February 2014. Please explain this statement, since it provides concerns about the **Fruitland-Winona Secondary Plan** Process.

B) Page 13 states "Based on the foregoing, the proposal conforms with the policies of the **Council-adopted** Fruitland-Winona Secondary Plan". When was the current Plan that was sent for "tweaking" adopted?

Glad to see "With respect to road programming, any future development on the subject lands will be subject to further review".

C) After all these years, finally on Page 14 "It is acknowledged that traffic volumes will increase on Winona Road generated by the commercial development, however, what is going to be done for the Winona Road Residents?

I suspect that the Residents will have mixed feelings about the proposed traffic calming. Have they been consulted on this? If not, will they be a part of this decision? Please provide more information about the "public input" referred to on Page 14.

D) There appears to be much more that should be said but I need to get some sleep.

E) Please do whatever needs to be done to notify me of the next stages of the process undertaken in this Planning process and Planning Report(PED13205). Please consider this my written request under the Planning Act!

Please review the comments submitted by CADONE to the Planning and Corridor Management Staff, before further deciding the future of this area. Please learn from the Smart Centre, Centennial Parkway, Railway overpass, provision of Transit to Winona Crossing before someone gets hurt!

Since I am unable to attend today's meeting, I look forward to watching the internet coverage.

In appreciation of your consideration

Georgina Beattie