

June 4rd, 2024

Island Regulatory & Appeals Commission
134 Kent Street
Charlottetown, PEI
C1A 7L1

Attention: Michelle Walsh-Doucette

Dear Michelle Walsh-Doucette:

Regarding: Appeal #LA24008
George L. Crawford et al.v the City of Charlottetown
Notice of Appeal dated April 15th, 2024

This letter is in reply to a request by the Commission that the Appellants file written submissions in order to:

- Respond to the City's Record
- Reply to the City's submissions and
- Particularize and clarify the grounds of of appeal set out on the notice of appeal

Responding to the city's record
For the Appellants: George Crawford

I have read the City's Record and have also watched video covering the two council meetings pertaining to the votes to amend the zoning of Hidden Valley Phase 3 Property From R2-s Low density residential to R4 High Density

The Cities record appears to contain much of the recorded information involving planning and heritage, planning board minutes, Council meetings and planning staff emails.

The City Record does not provide any record of initial conversations, requests, or promises that may have been made between the Planning Department and the Developer.

The City's Record does not record whether the planning department knew during their initial meetings with these developers, that after their property rezoning request was passed, the developers planned to sell the property. If the planning Dept. did know the Developers Intentions, then did Planning Staff believe these developers may be involved in Property Speculation?

The City's Record does show when Councillors first became aware of the Developers plan to sell their property as soon as the property was rezoned to R4. Mr Dan Whelan mentioned this while speaking at the Public Council meeting. Mr. Whelan said "we will be keeping some lots for ourselves and selling the rest". Tab 12, Page 80

The city's record does show the Developers have started to sell their rezoned property to prospective buyers. An email from Chris Macmillan to the Planning Board Manager discusses a request from a buyer to subdivide one of the 60 unit lots. Two 32 unit buildings on one lot. No Sprinkler System Required. Email Tab 23 Page 353

The City's record gives no justifiable reason for a unanimous planning board vote in favour of forwarding the rezoning request to council. It is not unreasonable to suggest that numerous Federal and Provincial housing funding announcements would have impacted their decision. As well as influence from the Mayor's office.

The City record does record that the Planning Department, their employees and the City enthusiastically moved this development along during every stage of the approval process. Tab2 Pages4-11

The City's record does show that The Planning Department bent or ignored many of their own rules, made untrue statements or passed inaccurate information of their own and from the Developer along to council, in support of this rezoning application. Tab 2 Pages 4-11

The city record shows that during the January 2nd Planning and heritage board meeting, The planning and Heritage Board recommended that the request for rezoning go to public consultation. There were no discussions or concerns raised regarding the application. Tab 3 Page 16

City record shows that during the monthly council meeting on Monday January 8th, Counselor Trevor MacKinnon asked to have the application deferred. Counselor MacKinnon stated that he wanted the developer to come up with more information, more of a plan in place like they want to build six units here instead of 10. There was no

seconded to defer the motion, So the motion was defeated By a vote of eight to one Tab 4 Page 21

The city's record contains the Developers PowerPoint presentation showing the number of R2 -R1and R4 lots in phase 1, 2 and 3of the Hidden Valley development. Tab 12 Page 62-73

The city's record shows a public meeting of council was held on Tuesday January 23rd.,2024. George Crawford gave a petition with 108 names to the planning department employee at the meeting. Developer Dan Whalen gave some background information on the Hidden Valley Phase 3 Development.

The City's record does contain information as to why eight city councillors would take the unusual decision to vote twice in favour of amending the rezoning for this Hidden Valley Phase three property, A Development most councillors would fight against if it was proposed to be built across the street from an R2-S Community in their own ward. The planning department and the developer have inundated these counsellors with information that was misleading, inaccurate, deceptive, speculative and trivial. This information supporting the rezoning amendments was repeated at every Planning and Council meeting. Councillors rely heavily on accurate information to be provided by the Planning Dept., especially as it pertains to other Wards in the city they may not be familiar with. As Mayor Brown is frequently heard saying "they (Planning)" are the professionals" .Pages 75-95 Public council meeting January 23rd

The City's record and video of Council meetings show the apathy and indifference of some councillors in these various extended planning board presentations and during the council meetings themselves. Some counsellors appear to have little interest in what goes on in Wards of the city, other than their own. As one counsellor said to me, "I have enough work taking care of my own ward". Watch the videos, Councillors are allowed to ask two questions on an issue. No debating . Every exchange is controlled by Mayor Brown. Pages

The City's record shows that on two occasions Counselor Trevor McKinnon attempted to defer a decision by Council to amend rezoning to R4 on Hidden Valley Phase 3 property. On one occasion, Mayor Brown asks Counselor Tweel If he would second the motion to defer Councillor Trevor McKinnon motion. Counselor Tweel's reply was. "Have you asked anybody else"? Counselor McKinnon's motion for a deferral was rejected. Tab 4 page 21

The City's record Shows that one of the deferrals Counselor MacKinnon asked for was because of the fraudulent letters of support provided to the developer. Many of these letters were undated and written in support of a company called Falcon Homes, not in support of Hidden Valley. Falcon Homes is owned by Chris McMillan. And additional letters were from individuals that don't even live in the area. Letters Tab 9 Pages 35- 52 Pages

The City's record does show that inaccurate Environmental information supporting rezoning of this Hidden Valley Development property was presented time and time again to Councillors as fact. References in many of the planning board documents refer to Mr. Donald Maynard, an environmental scientist. These planning board documents suggested that Mr. Donald Maynard has completed an environmental assessment on this property, or that the Developers have and continue to work closely with Dr Maynard, an environmental scientist. I spoke with Mr. Donald Maynard by phone at 9:50 AM. on May 28th, 2024 (902-218-2541). Mr Maynard advised me that the scope of the work he completed for Hidden Valley Developers (New Age Investments), involved a delineation report of the Ellen's Creek Watershed only. When asked if he completed an environmental impact assessment for phase three of the Hidden Valley development, Mr Maynard replied that it was not part of his report. When asked who would have done an environmental report, Mr Maynards reply was the Department of Environment. Mr. Maynards report was completed prior to the start of phase 1 and Two years prior to the zoning change request on September 14th, 2023 by Mr. Will Zafiris. I am not aware of any Environmental Assessment having been completed on the Phase 3 Hidden Valley Property. Twelve hundred tenants A full Environmental assessment Is required on this property.

The Cities Record talks about access to highway 2 West. At one point The Province says it will not allow The Hidden Valley Phase 3 traffic to enter the highway. They then change their mind. Only traffic from collector roadways are supposed to be able to enter arterial highways. There is one street in Hidden Valley Phase 3 . And this street should be connected to a collector road not directly onto an arterial highway. The Province says that they will install a traffic signal to accommodate this development. And in three years a roundabout. A traffic report completed In 2022 Indicated that there were 13,720 vehicles per day using Malpeque road, Highway 2 west. The Province is allowing another 1200 a day from this one development. Pages

The City's record refers to walking. It is only a short walk to here and only a short walk to there. We do not have any sidewalks anywhere, period. Our residents and our children are not walking anywhere on Highway 2 west. And our City and our Province are in disagreement over who is responsible to build them. Irregardless of who builds

the sidewalks, they won't be built for at least 3 years according to the province. And the City seems to have few concerns about Having a few hundred more children play on the highway, because there's not enough green space provided in this massive 600 unit apartment complex. All the children from Phase 1- 2 and 3 will share the same small playground. Councillor Trevor MacKinnon also commented during a council meeting that the tenants from the new apt. buildings on Sherwood Road have to walk 500 metres to a transit stop. And there also are no sidewalks on Sherwood Road . Pages

The City's record refers to parking spaces available in this Hidden Valley development. I'll keep my comments short on this one, because there is a graph on page 130 that shows the number of parking spaces the developer has planned for the 600 unit apartment building. This Hidden Valley Phase 3 could require parking for 1,000 cars. The Developer as it shows in their chart only provided parking for 315 in cars. The city's own rules state that parking should be to a minimum 1:1 ratio, which would be 600 parking spaces. And each time anyone asks a question about information similar to the above, a planning board employee will reply, "this is something that can be decided at the permit stage" or some other stage. My point is this, the Planning Board appears to have been bending and stretching a lot of its own rules for this Developer. And it has worked, the developer has his zoning change and he has started to sell his R4 building lots to the highest bidder. The game is over for the residents of my community. The developer has hit a home run. And is carried around the field by the members of the City's planning department.

The City's record refers to housing. Planning board employees mentioning the shortage of affordable housing, seniors housing, housing for those with disabilities. However this developer isn't going to be filling the need for any of it. And the reason for that is he is not building anything. Again, the Planning Board has known since Mr Whelan stood up at the public meeting, a month before the Councils first meeting to amend the Zoning. He told everyone, "we are going to keep some lots for ourselves and sell the rest". He didn't say he was going to build on them himself. The Planning Board has been supporting this developer through the two council meetings on rezoning, knowing full well that it is unlikely that this Developer is going to build anything. The fact is, the rezoning of this property displaces land that was once a zone R2 for single and duplex housing which is also desperately needed in the city. And the property between Hidden Valley Phase 3 and Sherwood Road is also zoned R2. But this land will also be lost to single and family housing if these developers purchase the land. Pages

The City's records mention the undeveloped section of phase 2 of the Hidden Valley development. According to the developers comments in a news article dated March

12th., about half of phase 2 is still vacant land that is located on the west side of the wetland. Counselor MacKinnon asked that the PID number 1047562 be changed because that number represented the entire Hidden Valley Subdivision, Phase 1 Phase 2 and Phase 3 (the 10 sixty unit apt. lots). Councillor MacKinnon made a motion to separate Phase 1 and Phase 2 from the high density Phase 3 part of the development. Mr MacKinnon's concern is the entire PID number is now zoned R4. Meaning undeveloped land in Phase 2 could be used for apartments. Page

The city's record refers to the Planning Dept. and the developers speaking about the shortage of affordable land for single family housing in the City. These huge apartment complexes are one reason of course. And Developers buying and reselling these Properties are not helping matters. The City's is not helping either by rezoning scarce property for single and duplex family homes into R4 zoned apartment blocks. So here is an Idea I spoke to Counselor Tweel about. The City and the Province have had decades to negotiate with the Federal Government and the Provinces First Nations to buy some of the 100 acre farm they have in the middle of the city. I haven't seen any cows roaming around on the property for many years. They might be ready to sell. The property that I am referring to is the Experimental Farm off University Ave. I'm not suggesting that we turn the entire farm into housing. I'm suggesting the apts go along perimeter, the streets. The majority of the land in the centre could be turned into Charlottetown's newest park. Thousands of Citizens could now enjoy use of this park. This would be an ideal area for apartments, not in Winsloe six kilometres from the City centre. Councillor Tweel wants it left alone. We know how he voted on the amendments to rezone the property across the street from our homes.

Planning board meeting January 2nd 2024

Tab 2 page nine Planning document future land use amendment and zoning amendments Hidden Valley subdivision multiple Road
Is documents certainly shows a lot of reasons why this Hidden Valley phase 3 shouldn't go through

Tab 2 page 10 Planning board reasons for and against the developments Have three

Tab page 16 Planning board planning and heritage meeting January 2nd Request to go to a public meeting

Tab 4 pages 20 and 21 council meeting January 8th 24 counselor McKinnon Raises objections to the new development And reasons why

Tab 6 page 23 Copy of notice sent out to residents

Tab 9 Pages Copy so fraudulent letters In Support of the development. Most of these letters Work Given to the developer by Chris McMillan they refer to his company Falcon And most of them are not dated. And there are half a dozen or so that are from residents from from individuals that don't live in the area

Tab 12 page 75 Public meeting of council, Summary January 23rd 2024. Staff presenter Laura Palmer Thompson. Laura indicates to date 12 written responses where received and were predominantly in support. No mention of our 106 letter petition opposing the development. Dan Whalen, One of the developers, talks about restrictive covenants etc., Page 76 Alan Aiken From the PEI transportation infrastructure and energy Department of the Provincial Government Indicates that amenities such as sidewalks are a municipal Responsibility. Counselor McKinnon asks Dan Whalen, one of the developers, whether there has been an environmental assessment done. Dan Whalen responded yes there has been as part of the initial application with the city. That statement is false. Page 77 Dan Whalen indicates that the city's water and sewer department had concerns with the available capacity In this area of the city. Counselor McKinnon asks about the 10 acres set aside for parkland. Which appears to be taken from the wetland set aside.

Tab 12 Page 76 77 Comments from residents Dan Whalen, Counselor McKinnon, Counselor Tweel, Counselor Beck and Mayor Brown. Dan Whalen is talking about The buffer zone that they're not supposed to use Parkland and Green space that they don't have.

Tab 12 Page 78 and 79 Common by Laurel Palmer Thompson ,indicated that the land to the south of the Hidden Valley Phase 3 is actually R2S, Which I hadn't known before.

Tab 12 page 79 Once again Laura Palmer Thompson talks about the 121 letters sent to residents and advising them off the public meeting. She commented that 12 responses were received. Predominantly the responses were in support. We did receive one letter in opposition. She totally ignores the 106 letters of opposition contained in our petition i have presented to the planning dept employees attending the meeting.

Bottom of page 79 First time I realised that Dan Whalen Owned landmark construction. That company dumped snow on the Hidden Valley property night and day In February. I believe it was .Snow taken from parking lots like Walmart.

Tab 12 page 80 Dan Whalen indicates that the developers are going to sell some of the lots and develop some ourselves.

That was also the first time the counsellors were told by planning or the developer that these developers were actually selling, (flipping) these properties once they were rezoned.

Page 80 Dan Whalen indicates they were also be a third future access to the south that will allow for a connector road to be built to the Sherwood Road

Tab 12 Pages 80 and 81 Dan Whalen puts his spin on his development.

Next two pages 82 and 83 A conversation with Dan Whalen, George Crawford Mayor Brown, Alan Aiken of the Transportation Department

Other speakers at the meeting are residents Adrian Green, Kier Cleveland, Roger Sharon, Andrea Battison, Sterling Flynn, and Planner Laurel Palmer Thompson.

Page 86 Kier Cleveland Speaks about many issues including the fact there's no transition.

Tab 12 page 90 Richard MacEwen with the Water and Sewer Commission reviews The developers Hidden Valley proposal because he had some concerns that the city might face a capacity issue.

Tab 12 Page 91 During a conversation with Counsellor MacKinnon Council indicates to Dan Whalen that 49.2 ft on each side of the Ellen's Creek stream is untouchable space because it was set aside in Mr Maynard's Delineation Report.

Page 92 In reply to a question from counsellor MacKinnon to Dan Whalen regarding the additional 10 ft The province had asked the developer deed to them. Alan Aiken of the Department of Transportation and infrastructure indicated the 10 feet was for road widening and if there's room, an active transportation or sidewalk could be placed there too.

Page 93 The developer wasn't required to have a traffic study done on phase 3.

Page 93 Counsellor MacKinnon asks Dan Whalen how many parking spaces are being provided per unit including handicapped spaces. Dan avoids the question.

Counsellor MacKinnon Asks Alan Aiken about their traffic analysis.

Counsellor Beck asks Dan Whalen, How about Affordable housing units and seniors units in Hidden Valley phase 3 ? Dan Whalen replies, It's up to the developer

Page 95 Public meeting is over. Both the developer and Laurel Palmer Thompson have spoken to a public that is not very happy.

Tab 13 Pages 96 to 110 Additional copies of the Letters Foreign against the development

Tab 13 Page 111 A copy of Ellen's Creek watershed groups Letter for support

Tab 13 page 116 A letter opposing the development from Miles Turnbull and Wade Lunch of 24 Brooklyn Drive in phase 1 of the Hidden Valley development

Tab 13 Pages 118 to 126 Are the pages of our petition. 106 letters against this development

Tab 14 Page 130 Graph of the parking spaces For the Hidden Valley Phase 3 development. The graph shows 315 parking spaces . The city's Ratio for apartment buildings is a minimum 1.1 parking space per apartment.

Tab 14 Page 133 Shows a traffic report from 2022 Showing the average daily traffic on highway 2 WestIs 13,721 vehicles per day. 2024 much higher

Tab 14 Page 136 Is the site plan provided by the developer showing green space. The plan actually shows the Ellen's Creek Wetland which is land that Mr Donald Maynard delineated as a buffer zone, And cannot be used for green space or anything else .

Tab 14 page 137. Appears to be a letter from the developers Answering concerns From phase one Residence and the residents bordering his property concerning the removal of tree

Tab 15 page 139 Planning board report dated February 21st 2024

Page 141 A connector road is planned for the lands to the south to facilitate connectivity to these lands for future development

Page 143 .The applicant was not required to Provide a traffic study.

Page 143 Requirements from the provincial government and the city's public works department for additional lands and additional reports

Tab 15 page 145 Halfway down the page. Planning board once again In addressing the concerns, indicate that planning staff would like to clarify that prior to approval of phase 1 of the subdivision, (Which is when all of the three phases were zoned R2s,)

Developers worked with Donna Maynard principal environmental scientist with Granville Ridge Consulting Incorporated who prepared a site reconnaissance environmental development options report The Department of Environment were provided a copy of that report. I spoke to Mr Maynard And he indicated to me That he Provided a Delineation report Providing a buffer zone along both Creek Ellens Creek Watershed Age 145 Planning staff consulted with the city utility department to determine if servicing in the area has the capacity to support the proposed density. The Utility department has contacted their own consultant to work in conjunction with the developer to conduct a servicing review. This will allow the utility department to determine if existing services can support this density with the existing infrastructure or if additional upgrades will be required to facilitate the development moving forward. If service upgrades are required. this will occur prior to subdivision approval.

Tab 15 Pages 146, 147, 148 And 149 Planning Board Report titled Zoning and Future Land Use Map Amendments Phase 3 Hidden Valley subdivision Maupac Road

Tab 15 Pages 156-195 Letters of support and against this development, and a copy of our petition. As well as letters from Trevor McKinnon, Catherine Morris and George Crawford.

Tab 16 page 196 Planning and heritage planning board minutes Wednesday February 21st 2004 Presenter Laura Palmer Thompson. Summary of the public meeting on January 23rd 2024. The applicant was not required to provide a traffic report.

Page 198 If this rezoning request is approved by Council, Then an updated stormwater management plan designed by a professional engineer will be required during the subdivision phase prior to subdivision approval.

Our subdivision and Penny Lane are zoned R-1L. The other three properties are Zoned R-2S

The Parkland dedication represents 10% of the overall land parcel. In addition to Parkland the zoning and development bylaw requires 10% of a lot be dedicated to landscaping.

Page 199 Bottom of page Council McCabe asked for clarification on the proposed location of apartment buildings ,that they would be located on the periphery of the lands and not right up against existing low residential development. This phase three apartment complex is in fact in the middle of three R-2 zoned areas in the city. As well as displacing The R2 property that's being rezoned to R4.Planner Thompson suggested that is the case but, they will be buffered from existing low residential. Planner Thompson indicated that the additional 10 ft of property the developer was required to deed to the province is for upgrades which would include sidewalks.That is not the case.It is for road widening.

Page 200 Member Rosemary Herbert asked if the current residents in the area were informed when phase 3 would happen and did the developers see any compromise around any of the issues brought up by the residents.

Deputy mayor Jankov reply to Rosemary Herbert's question by indicating that the phases were identified when the project was first brought forward many years ago. Planner Thompson confirmed this.This is simply not trueThe developers didn't apply for a zoning change until September 2023. Residents were not notified of this apt. Complex until Jan.2023.

Tab-16 page 201 Planning board recommended to counsel to approve the request to amend the zoning of Hidden Valley Phase 3 to R-4 Vote was 6-0 in favour

Tab 16 page 203 He said the public works department also reviewed the development proposal and the manager of public works has required that a connector road be provided to the land to the south.You'll see here a temporary cul-de-sac. Does this meanThat additional apartment buildings being built to the south of Hidden Valley 3We'll also be connected to Hidden Valley Phase 3 and the new roundabout on Malpeque Road. This would cause a tremendous increase in traffic as well entering Highway 2 West at Country View Drive

Page 204 February 21st 2024 planning board meeting, Laura Palmer Thompson presenting. Planner Laura Thompson talks about parking. As usual everything will be formalised at the building permit stage. This is probably what happened at the Elena Court apartment complex development in East Royalty. There is not enough parking for all the tenants and their guests. There are no sidewalks and the street is narrow. There are a lot of seniors living at Elena court.They have to walk half a kilometre to a bus stop

at Norwood Road. There are 35 no parking signs lining both sides of the street to discourage people from parking on it. So now it's become a police issue. Recently, a 20 unit apartment building burned on Alena Court. Several no parking signs had to be removed to accommodate the fire trucks.

Page 204 bottom of page The concept plan also circulated to fire services and their comments, They felt that the proposal meets the requirements for access and dimensions for fire apparatus. That's interesting because I spoke to counsellor Gary Clow from Stratford. He looked at this plan and he indicated that it wouldn't be approved in Stratford because the cul-de-sac would not allow fire apparatus enough room to manoeuvre. What about water pressure and access to fire hydrants. There aren't any at this location currently. ZERO infrastructure

Page 205 Planner Thompson states: In planning practice when assessing these locations that are appropriate for residential uses, It's fitting to locate residential dwellings close to amenities and transit and schools and parkland. The proposed site is within walking distance to Parkland and neighbourhood amenities. THERE ARE NO SIDEWALKS..

Page 205 Counsellor McCabe's Question to Laura Palmer Thompson

So clarifying, this development is not, It's not gonna be going through an existing or being popped in the middle of an existing R-1 or R-2 property, It's kind of on the outskirts. Counselor McCabe had it right. This apartment development is replacing R1 land and it is exactly in the middle of three other R-2 properties.

Page 207 and 208 Counselor Beck's questions to Dan Whalen ???

Page 208 Rosemary Hebert- A petition had 106 people signatures who are against this development. Were the people who currently are residents in the area informed of this phase three of the development? And secondly do the developers see any compromise around some of the issues that were identified by the residents? Deputy Mayor Jankov gave the wrong answer.

Laurel Palmer Thompson replies to Rosemary Herbert with the first honest statement I've read In this city record. Yes, Initially all three phases were to be the existing zoning in the R2-S .The developers did come in the past year and requested this rezoning application to go to high density development. So yes all three phases were to be developed as a subdivision but this particular piece of property right here was intended for low density development. I expect She's referring to the newly zoned R4 property.

Page 209 Deputy mayor Jankov Addresses Rosemary Hebert's second question: Was there any thought by the developers put into compromising? Laurel Palmer Thompson asked Dan Whalen, "Do you wanna answer some of the things?" Laurel replies, "Yeah , I can take some of it".

Dan Whelan says off Mic "You go first then" Laurels reply completely ignores the question asked. Laurel asks is there anything you want to add Dan

Dan Whalen replies off Mic to Laurel "think you got it perfect"

Page 209 Once again deputy mayor Jankov asks Rosemary Hebert was there any follow-up you wanted from that. Rosemary Hebert's reply: No, I just wanted to ask the question because I've heard of other developers who have had meetings with residents and it's been quite a positive outcome. But certainly there were a lot of concerns that came forward at the public meeting. Laurel Palmer Thompson ignores Rosemary's concerns and moves on with her own spin promoting the development.

Page 210 Top of the page Dan Whalen ; I was just saying after the meeting, We did go and meet with some of the residents at one of their houses and talked about some of the concerns. I believe the resident Dan is referring to is me, George Crawford. Dan and Will invited themselves into my home on 17 Karen Drive. They spoke for about 15 minutes and tried to baffle this old man with bullshit. There was no negotiation

Page 210 Counselor McCabe seems to be pondering a question as to whether this development in this area would eventually be considered one of the no-ids. I'm trying to visualise how it is going to fit with the recommendation coming in from the new official plan. Would this area be part of what that would look like?

I'm not sure what counsellor McCabe is talking about, but she seems to have some concerns about this Phase 3 development in this area.

Tab 17 page 211 Monthly council meeting Tuesday March 12th 2024

Page 212 Counselor MacKinnon is asking Council to consider deferral of this resolution based on a number of issues. The land being rezoned has a PID number 1047562 that encapsulates all three phases of the Hidden Valley development Phase. Counselor MacKinnon states, there's no guarantee that the high density can't take place in phase two which is yet to be developed. So he's asking to defer the resolution until that portion of the pit is separated.

Counselor MacKinnon Also indicates that the green space allocated for this PID number is utilized in the 50-ft buffer zone on each side of the water course. This is an no touch zone and needs to be looked at. Counselor MacKinnon is also asking that voting on the resolution be deferred until a new Environmental assessment is completed on phase 3, as well as a Storm wastewater plan.

Counselor MacKinnon Refers to Elena Court The lack of parking spaces, The absence of sidewalks. Counselor MacKinnon also mentioned the 11 letters of support, These letters are not from individuals that live in the area and should not be recognized.

Counselor MacKinnon is asking for a deferral On the grounds mentioned about.

Bottom of page 212 and top of page 213 Mayor Brown Asks Council If anyone would second Counselor MacKinnon's request for a deferral. No one answers, So Mayor Brown asked counsellor Tweel, Do you want to second the deferral? Counsellor Tweel's reply, Did you ask any other member of council ? Mayor Brown ,yes and they didn't do anything yay or nay

Page 213 Once again Laurel Palmer Thompson speaks about The developers having an environmental specialist come in on the initial Phases. At that time The whole

property of Hidden Valley was zoned R2 housing. Laurel also mentions the developers have consulted during this process with the watershed management group that is active in the area. They have given support to the developers. Laurel mentions that Planning wouldn't require a stormwater management plan at the zoning phase. They would require that when going through subdivision approval.

Page 214 Counselor McKinnon Speaks again, he believes that an environmental assessment will be required for phase three because of the huge volumes of water coming off through some parking lots and streets and going into the water course of Ellen's Creek. He indicates it's a Provincial issue. The Ellen's Creek buffer zone and water course is protected under the environmental protections act. City Parks and Recreation Department can't use any part of that buffer zone for green space or Walking trails.

Page 215 Laurel Thompson answers Counselor McCabe's question regarding the PID number.

Counselor McAleer Finally asks a rambling question about this Hidden Valley Development. Sidewalks???

Page 215 Laurel Palmer Thompson Speaks about sidewalks. And the cities parks and rec committee plan to put in an active transportation trail along the Hidden Valley Phase 3 Ellen's Creek Water Course.

Page 217 Counselor Bernard Speaks about sidewalks along St Peters Road.???

Page 218 Counselor McKinnon Cannot find one counsellor to support his motion off deferral. The motion to rezone Hidden Valley Phase 3 from R2 to R4 Has passed 8-1

George L Crawford For the appellants And our community.

George L Crawford