



December 17, 2015

To all Interested Stakeholders

Dear Stakeholder:

Re: Application Review Process for the Paskapoo Slopes – Trinity Lands Development

In response to numerous requests for information regarding the application review process for development of the subject lands, we wish to provide the following clarification.

Attachment 1 to this letter outlines the process The City will follow when reviewing applications for development permit and subdivision including opportunities for public input.

A number of letters have been received with questions regarding the previous development permit for stripping and grading which has now been cancelled. Particularly, there is interest regarding how The City is reviewing and evaluating the designs for a road crossing over the most western ravine. The matters that were the subject of the stripping and grading permit are now being addressed through the preparation of a development agreement (see details in Attachment 1). Whether through a stripping and grading permit or a development agreement, The City applies the policies to the site in the same way and we are required to ensure the site is developed in compliance with all approved polices, regulations and conditions. However, there is no public involvement or appeal mechanisms associated with the preparation of a development agreement.

On the matter of the ravine crossing specifically, City Administration continues to review potential designs for a road crossing of the most western ravine in an attempt to arrive at a solution which appropriately maintains continuity of the area watercourses and ravine habitat, per Council's direction. The review also considers the opportunities to improve the condition of the ravine habitat and address the future well-being of wildlife in the area, including minimizing conflict with development and known hazards, where possible. As part of this process, administration has engaged a third party with expertise in ecological matters to independently review and comment upon designs which are put forward. The decision over how the ravine crossing is addressed is an administrative one, using our in-house expertise with additional third-party review. We are not seeking external stakeholder input into our decision making process or offering any formal review of our decisions.

Other than the subdivision application that has been submitted to The City, there are no other active development permit applications before The City at this time. I encourage you to read the attachment and please feel free to contact the undersigned should you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Thom Mahler".

Thom Mahler, M.PL, RPP, MCIP

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TM

Attachments (1)

cc:

Councillor Ward Sutherland
Councillor Richard Pootmans
Kent Morelli, Lead Planner, Parks
Matthias Tita, Director, Local Area Planning & Implementation