

Sent Monday January 23rd, 2006

To: Graham Flint

Cc: McCabe, Tim; Steven Rowe; Lee, Raymond

RE: FORCE concerns over Peer Review Omission

Attn: Graham Flint

This is in response to your email of January 20, 2006.

The Lowndes Quarry proposed development applications for Official Plan Amendment and Zoning By-Law Amendment to permit a quarry included supporting studies. It is not unusual with such a complex development proposal that there are revisions/additions required to the supporting documentation as a result of agency, peer review comments, the general processing of the development applications and in this case changes to the Provincial Legislative framework. We anticipate receiving additional detailed studies for review by the City once the proponent better defines exact details of their proposal.

Staff do not recommend that the City proceed with a decision on these applications as you suggest, until all reasonable aspects of the proposal are properly evaluated (i.e. an area wide transportation study is required to be completed by the proponent that properly evaluates issues of stakeholder municipalities). It is the responsibility of staff to provide Council with recommendations based on the best possible technical information available.

You had comments on the release of information to FORCE. In the situation you cited below, it was the timing of the release of the draft ToR by Stantec that was your concern. As I indicated in a recent telephone conversation, this document was a draft ToR for future work to be completed by the proponent. You also indicated that you were generally satisfied with my explanation. We will continue to provide an open process, excellent working relationship and ensure that documents are released in timely manner and posted on the City's website.

Your last comment was that you believed that it was a serious omission that the City's Environmental Peer Reviewer has not yet reviewed the proponent's Preliminarily Level 2 Natural Environment Report. Because of The Greenbelt Plan and anticipated changes to the proposed extraction area, the proponent advised the City that the environmental work will be further refined in a future report(s) and through completing the tasks of the draft ToR. Only the ToR have been reviewed by the City's Peer Reviewer to date. We anticipate receiving some of this additional information from the proponent early this year and this information will peer reviewed. We will however, ask that our Environmental Peer Reviewer to consider the proponent's original Preliminarily Level 2 Natural Environmental submission in the context of any new supporting information submitted. We believe that this is the most efficient way of dealing with this component of the proposal.

We hope this response clarifies our position on these matters. I look forward continuing working with you and FORCE concerning the Lowndes proposal.

Please call me if you have any questions.

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