

From: [REDACTED]
To: [Clerks](#)
Subject: Comments re July 27 Council Mtg item 4.2
Date: July 26, 2020 3:58:45 PM

Regarding the Urban Centres Secondary plan And Zoning By-law Amendments, I have concerns about the following:

re Item 12 of the amendment

- As I understand it , currently, both height in meters and in storeys are on the Height and Density Schedule. The draft OPA proposes to remove heights in storeys from the Height and Density Schedule while the height on the Secondary Plan remains as storeys. This would appear to create be a source of confusion and perhaps a future loophole for developers.

Re item 14 of the amendment

- The draft OPA proposes updates to the natural heritage system limits. As we understand from planning, this could result in the reduction of the NHS from what is in the Secondary Plan. Example- the adjustment to the Natural Heritage System limits on the property adjacent to Mulock farm, will result in the area of NHS designation on the property being smaller than it currently is.

We are not in favour of either of these amendments.

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