

From: [Rudy, Jo-Anne](#)
To: [Greenough, Mallory](#)
Subject: FW: Community Planning Regulation and Mobility Committee - The Molinaro Group - Burlington - Report on MTSA
Date: Monday, October 30, 2023 11:44:19 AM

For CPRM package

From: Ed Fothergill
Sent: Monday, October 30, 2023 11:43 AM
To: Mailbox, Clerks <Clerks@burlington.ca>
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Subject: Community Planning Regulation and Mobility Committee - The Molinaro Group - Burlington - Report on MTSA

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Good morning,

Please accept this correspondence on behalf of the Molinaro Group with respect to the Staff Report that is to be considered at the meeting tomorrow.

The Molinaro Group owns a number of properties within the area covered by the MTSA. After reviewing the Staff Report and attached documents, we would like to express concern in four areas:

1. The documents include a plan to illustrate Spill Flood Hazard on page 85 and on page 179. However, there does not appear to be anything in the Staff Report that refers to this figure or identifies the implication of this mapping on proposed new policies or current or future development applications..
2. The plan outlining the limits of the MTSA included in the Staff Report does not include properties at 2023, 2027 and 2031-2033 Ghent Avenue which are part of the lands owned by the Molinaro Group and included in their current application for official plan amendment and rezoning. We would ask that all of the mapping for the MTSA be modified to include these properties.
3. The draft OPA includes policies for the Upper Brant Precinct. It is unclear how this will affect both the Official Plan policies that have been adopted by the City and the policies that have been included in our application for official plan amendment.

4. The report includes details of the Community Planning Permit (CPP) system and introduces draft Official Plan policies and zoning by-law. Before these policies are approved by Committee and Council, we would like the opportunity to meet with staff to review the implications for the Molinaro properties.

There may be other issues which arise from our ongoing review of these documents.

We look forward to reviewing these matters further with staff.

Thank you very much.

Sincerely,

(on behalf of The Molinaro Group)

Ed Fothergill, MCIP, RPP
Fothergill Planning and Development Inc
