

Mayor Letham, Elected officials

I appear here today in support of the recommendations of the Planning Advisory Committee concerning the application of Shawn Sutcliffe in my capacity as his legal counsel and as a ratepayer of the City and a citizen of this Province.

You have allotted me 5 minutes. I hope to take only 3 minutes of your time.

Mr. Sutcliffe hired an expensive professional Planning consultant but he is not here today because his presence would serve no purpose.

His Planning Consultant appeared at the pre-consultative proceeding, the Public meeting and the Planning Advisory Committee meeting.

He shepherded this Application and ensured that all questions and concerns of the Public and the City staff were answered with professional reports and opinions to the complete satisfaction of your City staff and ultimately the Planning Advisory Committee.

The Province has promulgated Policy Statements and Guidelines and the Applicant has demonstrated that he is compliant with all legislation and regulations..

Throughout the legitimate concerns of the Public were expressed at all stages of the Planning process including the 2 public forums and everything was taken into consideration.

Throughout, the Applicant at great personal cost has played by the Rules set down by the Planning Act and administered by your City staff.

He now asks YOU to respect that same process and approve the recommendations of the Committee that have taken over 2 years to achieve. I implore you not to be swayed by a groundswell of "johnnie- come- latelys" who appear to be orchestrated at this eleventh hour for maximum effect.

No objectors appeared in person at any Public forum and all objections have been dealt with in the Planning process. These objections presented today will offer nothing new nor will they provide any position that hasn't already been dealt with previously by the Planning Committee and the City staff, including noise attenuation.

The staff report makes it clear that the Application was overwhelmingly supported by immediate neighbours, local businesses, the Economic Development Commission and the Chambers of Commerce. Most of these persons and organizations took the time to appear in person and all have no reason to appear here again today.

To give credence to a relative few who have until this point foresaken the Planning process would be a gross injustice and would render the Planning process meaningless and your City staff irrelevant.

I ask you to respect the integrity of the Planning process which I submit has served the Public appropriately in this Application.

Those are my submissions and I would ask that you give very serious consideration to the immediate acceptance of the recommendations of the Planning Advisory Committee.