

From: [Michael Nemanic](#)
To: [Planning and Housing](#)
Cc: [Luke Johnston](#); [Giouz Mutlu](#)
Subject: [External Sender] Dunpar's Comments for 2024.PH12.2 - May 9, 2024 - Planning and Housing Committee
Date: May 9, 2024 3:18:29 PM
Attachments: [image001.png](#)

Hello –

Dunpar Developments Inc. (“**Dunpar**”) has reviewed the April 24, 2024 staff report and appendices attached thereto. Dunpar is especially concerned with and in particular objects to the proposed amendments to Conceptual Servicing Plan, Methane Gas Study, Servicing Report, and Site Servicing Plan complete application requirements.

The requirement that there must be “compliance” with City policies, guidelines, standards, and provincial requirements is inappropriate. The standard of adherence has never been “compliance”, since all that is ordinarily required is appropriate regard to their general purpose and intent.

As it relates to “provincial requirements,” it is unclear what the amendments are referring to, since the issuance of a building permit already requires construction to comply with applicable Provincial law, which exhausts an applicant’s obligations of “compliance.”

Thank you for receiving these comments.

Sincerely,

Michael Nemanic
Legal Counsel & Development Management

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