

A meeting of the **Planning and Economic Development Standing Committee** is held this day commencing at 4:30 o'clock p.m. in Council Chambers there being present the following members:

Councillor Marra (Chair)
Councillor Dilkens
Councillor Sleiman
Councillor Payne
Councillor Kusmierczyk

Citizens

Merrill Baker
Barbara Bjarneson

Delegations

Celeste Pare, Resident (Item 1)
Jim French, Resident (Item 1)
Jennifer Baron, Golder Associates Ltd. (Item 1)
John Regier, Manager, Environmental Services University of Windsor (Item 3)
Richard Taylor, Legal Services, University of Windsor (Item 3)
Rashid Farhat, Solicitor (Item 3)
Nancy Allen, Resident (Item 3)

Also present are the following from Administration:

Don Wilson, Manager of Development Applications
Wira Vendrasco, Deputy City Solicitor
Bruce Montone, Fire Chief
Lee Anne Doyle, Executive Director of Building/Chief Building Official
Nico Cariati, Co-op Student and Research Assistant
Adam Szymczak, Planner III Zoning
James Abbs, Planner III Subdivisions
June Liu-Vajko, Technologist
Justina Nwaesei, Planner II
Anna Ciacelli, Supervisor of Council Services (A)

1. CALL TO ORDER

The Chair calls the meeting of the Planning and Economic Development Standing Committee to order at 4:30 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Councillor Dilkens discloses an interest and abstains from voting on Item No. 3, being the report of the City Planner regarding "Request to close part of Sunset Avenue from

Wyandotte Street West to University Avenue West AND Fanchette Street from Sunset Avenue to California Avenue” File #SAS3476 as his employer is representing the requestor.

3. **ADOPTION OF MINUTES**

Moved by Councillor H. Payne, seconded by Councillor D. Dilkens,
THAT the minutes of the meeting of the Planning and Economic Development Standing Committee held March 18, 2014 **BE ADOPTED** as presented.
Carried.

Moved by M. Baker, seconded by B. Bjarneson,
THAT the minutes of the meeting of the Planning and Economic Development Standing Committee (Planning Act Matters) held March 18, 2014 **BE ADOPTED** as presented.
Carried.

4. **REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS**

None.

5. **COMMUNICATIONS**

None.

6. **PRESENTATIONS AND DELEGATIONS**

None.

7. **PLANNING ACT MATTERS**

Item 1 **Amendment to Zoning By-law 8600, Superior Environmental Services – 2045 Continental Avenue, revise the definition of ‘Material Transfer Centre’ to allow the salvage of materials and liquids from industrial products, in addition to the currently allowed salvaging of materials and liquids from consumer products.**

Nico Cariati, Co-op Student and Research Assistant, appears before the Planning & Economic Development Standing Committee providing a brief outline of the zoning amendment application, indicating that the zoning amendment is necessary for the operation of this type of business at this location.

Jim French, Resident

Jim French, resident, appears before the Planning & Economic Development Standing Committee providing reasons for his opposition to the zoning amendment request including: environmental impacts that may cause decreased quality of life and property value; diminished air

quality; not pleasing aesthetically; problems with health effects due to storage of chemicals on the property; idling of trucks. Mr. French provides some pictures of the current facility and surrounding area that are displayed to the members of the committee and the public in attendance. Mr. French would like to see a fence around the subject property.

Celeste Pare, Resident

Celeste Pare, resident, appears before the Planning & Economic Development Standing Committee providing reasons for her opposition to the zoning amendment request including her concern with the type of hazardous chemicals that will be stored on site, having unknown health effects. In addition the level of her property compared with the level of the subject property causing flooding and run off concerns. She would also like to see a fence surrounding the subject property. She also has a concern should the zoning amendment be approved, on affects to her property value.

Jennifer Baron, Golder Associates Ltd.

Jennifer Baron, Golder Associates Ltd., appears before the Planning & Economic Development Standing Committee speaking in support of her client's request for the amendments to the zoning by-law. Ms. Golder indicates that rules put in place by the Ministry of the Environment are required to be followed in order to gain the necessary approvals to operate this type of business. Salient points of discussion are as follows:

- The site will be cleaned prior to beginning operation of the business
- The site will contain only liquid chemicals no gasses will be on site
- Berms will be constructed for the storage of the chemicals in accordance with appropriate guidelines
- Adherence to governing rules and guidelines are required for the storage of chemicals in tanks
- The subject property will be fenced, in addition to having 24 hour security cameras in place as a requirement through the Ministry of the Environment approval process
- Idling of trucks for long periods of time will not be an issue as trucks are used only to deliver materials to and from the site

Barb Bjarneson, Committee member indicates that the residents in attendance have valid concerns and inquires as to the timeline when work can begin at the site.

Ms. Golder indicates after the zoning amendment is approved by Council work on the site should begin within 6-8 months after the submission of the application and approval from the Ministry of the Environment. In addition the boulevard will be restored and landscaping at the entrance way will be installed.

Councillor Payne expresses concern with the environmental impact and nothing binding the requestor to prevent him from implementing the changes as indicated by Ms. Golder.

Councillor Sleiman inquires whether an environmental assessment is required for the area.

Adam Szymczak, Planner III Zoning, indicates an environmental assessment is not required as the property is remaining zoned for industrial use. The Ministry of the Environment will make the environmental decisions. A building will not be built on the subject property; storage of the chemicals will take place at the location.

Merrill Baker, committee member inquires about the purchasing of the alley.

Ms. Golder indicates that the purchase of the alley was not part of the application but the applicant is interested in completing the process to purchase the alley.

Councillor Marra encourages the residents to call 311 to report instances where the dirty yards by-law is a concern.

Lee Anne Doyle, Chief Building Official indicates she will forward the concern of the condition of the subject property to the By-law enforcement division and ensure they attend for a site visit and issue orders to comply if necessary.

Moved by M. Baker, seconded by Councillor Dilkens,

THAT an amendment to Zoning By-law 8600 **BE APPROVED** to amend zoning for the land situated along the south side of Continental Avenue, west of Ambassador Drive (municipally known as 2045 Continental Avenue), consisting of Lots 29 to 33, Registered Plan 1209, by adding a Site-Specific Provision on the following basis:

“305. For the lands comprising of Lots 29 to 33, Registered Plan 1209, situated on the south side of Continental Avenue, west of Ambassador Drive, a Material Transfer Centre shall include the salvage of materials and liquids from consumer, commercial, and industrial products. [ZDM 5; ZNG/4080]”

Carried.

Councillor Payne and Councillor Sleiman voting nay.

Item 2 **617847 Ontario Ltd., Draft Plan of Subdivision – North of McNorton Street, East Boundary, City of Windsor Subdivision Agreement: Addition to Subdivision Agreement for Temporary Cul-de-Sac.**

Moved by Councillor Dilkens, seconded by M. Baker,

THAT the terms of the subdivision agreement (CE591304) with 617847 Ontario Ltd. (R. Valente, Principal) dated November 4, 2013 regarding Plan 12M-592 **BE AMENDED** by adding as follows:

S-5(3) TEMPORARY CUL-DE-SAC – The Owner further agrees to construct a temporary cul-de-sac at Thistledown Avenue and Maitland Avenue to the satisfaction of the City Engineer and in accordance with City of Windsor Standard Drawings in order to facilitate phasing of the development.

S-5(4) The Owner further agrees to gratuitously convey Lots 7 and 8, 12M-592 to the Corporation for the purposes of the temporary cul-de-sac.

At such time as the respective highways are extended and this temporary cul-de-sac is no longer required for highway purposes, the Corporation

shall gratuitously convey Lots 7 and 8, 12M-592 back to the Owner.

Carried.

8. **COMMITTEE MATTERS**

Bi-Annual report of Windsor Business Improvement Area Advisory Committee (WBIAAC)

Moved by Councillor Dilkens, seconded by Councillor Sleiman, **THAT** the Bi-Annual Report of the Windsor Business Improvement Area Advisory Committee (WBIAAC) dated March 6, 2014 **BE RECEIVED** for information.

Carried.

Minutes of the Property Standards Committee meeting held January 22, 2014

Moved by Councillor Dilkens, seconded by Councillor Sleiman, **THAT** the minutes of the Property Standards Committee meeting held January 22, 2014 **BE RECEIVED** for information.

Carried.

Minutes of the Windsor Heritage Committee meeting held January 8, 2014

Moved by Councillor Dilkens, seconded by Councillor Sleiman, **THAT** the minutes of the Windsor Heritage Committee meeting held January 8, 2014 **BE RECEIVED** for information.

Carried.

Minutes of the Windsor Heritage Committee meeting held January 29, 2014

Moved by Councillor Dilkens, seconded by Councillor Sleiman, **THAT** the minutes of the Windsor Heritage Committee meeting held January 29, 2014 **BE RECEIVED** for information.

Carried.

9. **ADMINISTRATIVE ITEMS**

Justina Nwaesei, Planner II appears before the Planning & Economic Development Standing Committee providing a brief outline of the request to close part of Sunset Avenue from Wyandotte Street West to University Avenue West AND Fanchette Street from Sunset Avenue to California Avenue.

Nancy Allen, resident appears before the Planning & Economic Development Standing Committee opposed to the application for closure. She indicates her concerns as traffic flow and increased traffic in the area of Sunset. The safety of the students, as well as decreased parking in the area and fewer drop off/pick up areas around the University of Windsor are also concerns for Ms. Allen.

John Regier, Manager, Environmental Services, University of Windsor; and Rashid Farhat, Solicitor for the applicant, appear before the Planning & Economic Development Standing Committee providing information regarding the request to close part of Sunset Avenue from Wyandotte Street West to University Avenue West AND Fanchette Street from Sunset Avenue to California Avenue. They provide information regarding alternate locations for drop off areas as well as the main reason for the closure as safety to the students and improved parking. Traffic calming measures will be put into place on California which will improve parking and will widen the road to handle the increased traffic. The goal of the closure being to beautify the area as well as ensure it functions properly and safely.

Councillor Kusmierczyk, inquires whether there are any private homeowners in the subject area.

John Regier indicates all of the properties in the subject closure area are owned by the University and that the closure has been in process for 8 years as part of the University's expansion including many studies of the area being completed.

Councillor Payne requests clarification regarding the parts slated for closure in the subject area. Justina Nwaesei provides clarification on the parts being proposed for closure and adds that transportation planning has been consulted on the project regarding the proposed closure as well as having California Street as an alternate route.

Item 3 **Request to close part of Sunset Avenue from Wyandotte Street West to University Avenue West AND Fanchette Street from Sunset Avenue to California Avenue**

Moved by Councillor Sleiman, seconded by Councillor Kusmierczyk,

I. THAT the portion of Sunset Avenue right-of-way from Wyandotte Street West to the south limit of Fanchette Street right-of-way, shown as **Part 1** on Drawing No. CC-1628A **attached** as Appendix "A1", **BE CLOSED AND CONVEYED** to the abutting property owner (the University of Windsor), subject to easements, Fire Route, Servicing Agreement, and cul-de-sac construction as noted below;

II. THAT the portion of Sunset Avenue right-of-way from the south limit of Fanchette Street right-of-way northerly to a distance of about 115.9m (380.25ft), shown as **Part 2** on Drawing No. CC-1628B **attached** as Appendix "A2", **BE CLOSED AND CONVEYED** to the abutting property owner (the University of Windsor), subject to easements, Fire Route, Servicing Agreement, and cul-de-sac construction as noted below;

III. THAT the portion of Fanchette Street right-of-way from Sunset Avenue to California Avenue, shown as **Part 4** on Drawing No. CC-1628B **attached** as Appendix "A2", **BE CLOSED AND CONVEYED** to the abutting property owner (the University of Windsor), subject to easements, Fire Route, Servicing Agreement, and cul-de-sac construction as noted below;

IV. That the applicant/abutting owner enter into a servicing agreement with The Corporation of the City of Windsor for:

- a. the construction of a cul-de-sac at the south end of **Part 3** on CC-1628B at their entire expense, to the satisfaction of the City Engineer and Windsor Fire Chief; and to allow for construction of the cul-de-sac the University of Windsor agrees to gratuitously convey to the City all lands required for the widened right-of-way width;
- b. the transfer of streetlights and associated wiring within the closures
- c. the City and the University of Windsor will enter into an agreement wherein closed former Fanchette Street will remain available to Windsor Fire and Rescue Services to allow for turnaround of its vehicles. In the event closed former Fanchette Street is not available for Windsor Fire and Rescue Services turnaround purposes, the University of Windsor will agree to remove its landscape feature currently proposed to be constructed in the centre of the required Sunset Avenue cul-de-sac.

V. That the cul-de-sac referenced in paragraph IV above **BE CONSTRUCTED** concurrently with the proposed University of Windsor construction of its Master Plan requirements on closed Sunset Avenue shown as Part 1 on Drawing No. CC-1628A (*attached*) as Appendix "A".

VI. THAT Easements **BE REQUIRED** over **Part 1** in favour of:

- Cogeco Cable
- Bell Canada
- Union Gas
- Windsor Utilities Commission
- City of Windsor for storm and sanitary sewers
- City of Windsor to provide required access for Fire & Rescue services (*6m minimum width required*) to the satisfaction of the City of Windsor Fire Chief;

VII. THAT Easements **BE REQUIRED** over **Part 2** in favour of:

- Bell Canada
- Union Gas
- Enwin Utilities Ltd (Water Engineering)
- City of Windsor for storm and sanitary sewers

- City of Windsor to provide required access for Fire & Rescue services (*6m minimum width required*) to the satisfaction of the City of Windsor Fire Chief;

VIII. THAT Easements **BE REQUIRED** over **Part 4** in favour of:

- Bell Canada
- Windsor Utilities Commission;

IX. THAT **Parts 1 and 2** be subject to restrictive covenant to provide access for emergency vehicles;

X. THAT Conveyance Cost **BE SET** as follows:

- Abutting properties zoned ID1.3: \$3.50 per square foot (\$37.67 per square metre) no easements and \$1.75 per square foot (\$18.84 per square metre) with easements. *All noted conveyance prices are inclusive of 12R and deed preparation costs.*

XI. THAT the City Planner **BE REQUESTED** to supply the appropriate legal descriptions, in accordance with Drawing Number CC-1628A and Drawing Number CC-1628B attached hereto as Appendix "A1" and Appendix "A2", respectively;

XII. That the applicant **BE REQUIRED** to submit, to the Chief Building Official, an application/plan for the designation of a Fire Route over part or all of **Parts 1 and 2** on drawings CC-1628A & CC-1628B hereto attached, in accordance with By-law 9023, for the approval of the Fire Chief and the Chief Building Official; and the designation shall occur prior to closure.

XIII. THAT the City Planner, or designate, **BE AUTHORIZED** to publish the required legal notice

XIV. That the City Solicitor **BE REQUESTED** to prepare the necessary by-laws;

XV. That the real estate transactions **BE COMPLETED** electronically, for the property where it is available, pursuant to By-Law 366-2003; and further that Legal Counsel **BE AUTHORIZED** to sign all documents standard to a real estate transaction and the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to execute all documents otherwise necessary to complete the transactions.

XVI. That the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to sign all other documents required to complete the projects contemplated herein, including the servicing agreement, approved as to form satisfactory to the City Solicitor, and as to content satisfactory to the City

Engineer (or other department as applicable), and as to financial content (if applicable) to the City Treasurer.

Carried.

Councillor Dilkens abstains from voting.

10. QUESTION PERIOD

Councillor Sleiman inquires as to the notification process that was provided regarding the request for the closure by the University. Administration indicates that only abutting property owners are notified for street and alley closings, in addition residents within a 120 metre radius of subject properties in Planning Act Matters only require notification.

11. ADJOURNMENT

There being no further business, the meeting is adjourned at 5:47 o'clock p.m.



CHAIR



SUPERVISOR OF COUNCIL SERVICES (A)

A meeting of the Planning & Economic Development Standing Committee is held this day commencing at 4:30 pm in Council Chambers, there being present the following members:

Councillor Marra (Chair)
Councillor Dilkens
Councillor Payne
Councillor Sleiman
Councillor Kusmierczyk

Citizens

Merrill Baker
Barb Bjarneson

Regrets

Delegations

Celeste Pare
Jim French

Also present are the following from Administration:

Wira Vendrasco, Deputy City Solicitor
Don Wilson, Manager of Development Applications
Adam Szymczak, Planner III
Jim Abbs, Planner III
Justina Nwaesei, Planner II
Nico Cariati, Planning Co-Op Student
Lee Anne Doyle, Executive Director/Chief Building Official
June Liu-Vajko, Engineering, Public Works
Anna Ciacelli, Supervisor of Council Services (A)

1. **CALL TO ORDER**

The Chair calls the meeting to order at 4:30 pm.

2. **DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

Councillor Dilkens notes his withdrawal regarding Item 3 given it deals with his employer.

ADOPTION OF MINUTES

Moved by Mr. Baker, seconded by Ms. Bjarneson.

THAT the minutes of the meeting of the Planning & Economic Development Standing Committee held Monday, March 18, 2014 BE ADOPTED as presented.

Carried, Unanimously.

3. **REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS**

None

4. **COMMUNICATIONS**

Additional information regarding Items 1 and 3.

5. **PRESENTATIONS AND DELEGATIONS**

Jim French, resident - photos
Celeste Pare, resident

6. **PLANNING ACT MATTERS**

Item 1 **Superior Environmental Services – 2045 Continental Ave.**

Mr. Nico Cariati is introduced as the author of the report. The recommendation is for approval.

Ms. Jennifer Baron (agent) – Golder Assoc. – is available to answer any questions.

Mr. Jim French (resident) – 270 Hudson, Windsor, ON – Notes environmental concerns with having an industrial waste holding facility behind his home. Mr. French provides photos of the property showing the trash and his property.

Ms. Celeste Pare (resident) – 270 Hudson, Windsor, ON – Reiterates her concerns, as given in the Additional Information packet provided prior to the meeting.

Ms. Baron addresses the concerns of the residents, noting the stringent requirements placed on her client by the Ministry of Environment (MOE). Ms. Baron explains the precautions being taken to ensure safety of the environment and neighbours is met.

Councillor Sleiman asks Ms. Baron if the property is contaminated? Has there been any testing done on the site? Ms. Baron advises the Phase I and Phase II testing has been completed, to her knowledge.

Councillor Sleiman inquires if there will be any building on site or is it strictly storage? Ms. Baron advises it will be strictly storage. Processing is limited to removal of solids. Ms. Baron gives a definition of processing as described by the Ministry of Environment. This facility will not be “processing” anything. Councillor Sleiman asks what kind of waste will be on site? Ms. Baron advises her client takes in oily waste/sludges, paint & ink residues and anything else categorized as ‘industrial liquid’, hazardous in some cases. Hazardous materials are not unloaded, but sent to another facility where they are disposed of properly.

Councillor Sleiman mentions the resident’s concerns over run-off onto their property. Ms. Baron advises that part of their proposal to the Ministry for approval is water management. They will ensure all run-off slopes towards the pit.

Ms. Bjarneson inquires the timeframe for improving the property? Ms. Baron advises that once the Ministry of Environment approves their application, commencement will begin immediately.

Unfortunately, the Ministry is back-logged, therefore, approval may take a minimum of 6-8 months.

Ms. Bjarneson inquires whether the client intends to do any other aesthetic improvements to the property in terms of landscaping? Ms. Baron advises cleanliness will improve the property. Also, they've been asked to restore the boulevard at the entrance of the building in an engineering study.

Councillor Payne is puzzled by the lack of mention regarding the environmental impact of the proposed application. Mr. Szymczak advises the report deals with re-zoning matters. The environmental concerns are monitored and addressed by the Ministry of Environment. It is not in our jurisdiction to address those issues, nor is it a planning act matter. Mr. Szymczak reiterates the proposed application is in an industrial area, it's an industrial use. The application is appropriate for the area.

Councillor Sleiman asks if there are any other homes near this facility? Mr. French provides the location and types of surrounding properties.

Councillor Sleiman asks of Administration if a request for an environmental assessment is required? Mr. Szymczak advises an environmental assessment is not required when going from one industrial use to another industrial use. Councillor Sleiman asks even if they're putting a new building? Mr. Szymczak advises they're not putting a new building. Only pits on the property.

Mr. Baker inquires what's the proponent for the applicant to purchase the alley? Are the neighbours entitled to the same option? Mr. Cariati advises purchasing the alley is not part of Planning's recommendation.

The Chair asks Ms. Baron if the applicant owns the property or are in the process of purchasing? Ms. Baron advises the applicant is in process of purchasing conditional on approval of re-zoning.

Ms. Bjarneson inquires about the idling by-law regarding the school buses nearby. Ms. Doyle advises there is an anti-idling by-law. There are different classifications for enforcement which are complaint driven. Complainants should call 311.

The Chair asks Ms. Baron for clarification as to when clean up of the site can begin? Ms. Baron advises clean up would begin immediately following approval of their application to the Ministry.

The Chair asks Ms. Doyle whether clean up of the site can be enforced by the current owner of the property. Ms. Doyle advises it is complaint driven but it has been brought forth and the matter will be forwarded to the manager of by-law enforcement for assessment and follow-up.

The Chair informs the residents that he doesn't want them leaving without having anything done regarding their concerns. The property is not currently owned by the applicant, but the current owner will be notified and will be required to clean up the property.

Mr. French asks if the pits will be open? The Chair makes exception and allows the question at this time. Ms. Baron advises the pits are open. The liquids are dumped into the pits. The sludge and liquid separate, the liquid is transferred to holding tanks while the sludge is removed and disposed of at another facility.

Councillor Payne is concerned over the environmental impact. The Councillor would like to see the owner produce, in writing, his compliance to all MOE requirements that Ms. Baron outlined, in detail so that it is on record. The Councillor moves the recommendation with the addition of this letter of compliance from the applicant. The Chair advises the committee is not permitted to impose that kind of condition on the re-zoning. It's either endorsed or it's not endorsed. Ms. Baron adds that a pre-consultation is done prior to applying for approval in order to ascertain any environmental concerns that need to be addressed for compliance. The applicant undertook that pre-consultation in November 2013. The local office of the Ministry of Environment (MOE) will be enforcing any concerns they may have.

The Chair asks Mr. Cariati if he stands by his recommendations? Mr. Cariati confirms.

Moved by Mr. Baker, seconded by Councillor Dilkens.

That an amendment to Zoning By-law 8600 **BE APPROVED** to amend zoning for the land situated along the south side of Continental Avenue, west of Ambassador Drive (municipally known as 2045 Continental Avenue), consisting of Lots 29 to 33, Registered Plan 1209, by adding a Site-Specific Provision on the following basis:

"305. For the lands comprising of Lots 29 to 33, Registered Plan 1209, situated on the south side of Continental Avenue, west of Ambassador Drive, a Material Transfer Centre shall include the salvage of materials and liquids from consumer, commercial, and industrial products. [ZDM 5; ZNG/4080]"

Motion **CARRIED**.

Carried: Councillor Kusmierczyk, Councillor Dilkens, Ms. Bjarneson and Mr. Baker
Opposed: Councillor Payne and Councillor Sleiman

Ms. Bjarneson will support the recommendation and is grateful to Ms. Baron for addressing many of the concerns the residents and she, herself had. She asks that the applicant consider a little more aesthetic improvement in the way of landscaping on the property.

Item 2 **617847 ONTARIO LTD. – North of McNorton St., East Boundary, City of Windsor Sub-Division Agreement: Addition to Sub-Division Agreement for Temporary Cul-de-Sac.**

Mr. Abbs is introduced as the author of the report. Recommendation is for approval.

Moved by Councillor Sleiman, seconded by Mr. Baker.

1. **That** the terms of the subdivision agreement (CE591304) with 617847 Ontario Ltd.-(R. Valente, Principal) dated November 4, 2013 regarding Plan 12M-592 **Be Amended** by adding as follows:

S -5 (3) TEMPORARY CUL-DE-SAC – The Owner further agrees to construct a temporary cul-de-sac at Thistledown Avenue and Maitland Avenue to the satisfaction of the City Engineer and in accordance with City of Windsor Standard Drawings in order to facilitate phasing of the development.

S-5 (4) The Owner further agrees to gratuitously convey Lots 7 and 8, 12M-592 to the

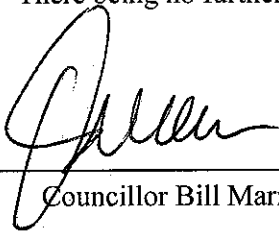
Corporation for the purposes of the temporary cul-de-sac.

At such time as the respective highways are extended and this temporary cul-de-sac is no longer required for highway purposes, the Corporation shall gratuitously convey Lots 7 and 8, 12M-592 back to the Owner.

Motion **CARRIED, UNANIMOUSLY.**

The Chair concludes the Planning Act portion of the meeting.

There being no further business, the meeting is adjourned at 5:14 pm.



Councillor Bill Marra, Chair

Don Wilson, Secretary

/ms