

AC/
Windsor, Ontario, May 25, 2015

A Special meeting of the **Planning, Heritage 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 Holt
Councillor Kusmierczyk
Councillor Marra (Chair)
Councillor Sleiman (Vice Chair)

Regrets

Councillor Payne

Planning Act Citizen

Barbara Bjarneson
Anthony Gyemi
Dorian Moore

Delegations

Bill Salzer, Pointe East Windsor Limited (Item 2)

Also present are the following from Administration:

Shelby Askin Hager, City Solicitor and Corporate Leader Economic Development and Public Safety
Mark Winterton, City Engineer and Corporate Leader Environmental Protection and Transportation
Wira Vendrasco, Deputy City Solicitor
Thom Hunt, City Planner
Don Wilson, Manager of Development Applications
Michael Cooke, Manager of Planning Policy
Adam Szymczak, Planner III
Greg Atkinson, Planner III
Dan Lunardi, Manager of Inspections (East)
Frank Scarfone, Manager of Real Estate Services (A)
Anna Ciacelli, Supervisor of Council Services

1. **CALL TO ORDER**

The Chairperson calls the meeting of the Planning, Heritage and Economic Development Standing Committee to order at 4:50 o'clock p.m. Councillor Marra outlines the planning act matter procedures.

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

Anthony Gyemi discloses an interest and abstains from voting on Item 2 regarding the City of Windsor Official Plan and Housekeeping Zoning By-law Amendment-Between the E.C. Row Expressway, the Canadian Pacific Railway, immediately west of Banwell Road to the East Limit of Twin Oaks Drive as he has a professional involvement with one of the land owners.

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

None noted.

4. **COMMUNICATIONS**

None presented.

5. **ADOPTION OF *PLANNING ACT* MINUTES**

Moved by Barb Bjarneson, seconded by Councillor Holt,
THAT the minutes of the meeting of the Planning, Heritage and Economic Development Standing Committee (Planning Act Matters) held April 13, 2015 **BE ADOPTED** as presented.
Carried.

6. **PLANNING ACT MATTERS**

Minutes for the Planning Act Matters are *attached* as Appendix "A".

Item 1 Grand Central Business Park Inc. (Rosati Construction Inc.), 3910 Plymouth – Amendment to Zoning By-law 8600, to permit a more varied range of industrial uses that may make use of the adjacent rail corridor and rail yard

Moved by Barbara Bjarneson, seconded by Councillor Sleiman,
That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part of Parts 5, 6, 7 and 8, and Parts 9 to 12, 26 to 28, 33 and 34 on Plan 12R-23772, situated east of Central Avenue, south of Grand Marais Blvd/Plymouth Drive from Manufacturing District 1.7 (MD1.7) and Manufacturing District 1.8 (MD1.8) to Manufacturing District 2.2 (MD2.2) and by adding the following Site Specific Provision:

“317. For the lands consisting of Part of Parts 5, 6, 7 and 8, and Parts 9 to 12, 26 to 28, 33 and 34 on Plan 12R-23772, situated east of Central Avenue, south of Grand Marais Blvd/Plymouth Drive,

as delineated by a heavy black line on Schedule 'A' of By-law _____, the minimum landscaped open space shall be 5% of the lot area and the following shall be additional permitted uses: outdoor storage yard; public parking area; railway; self-storage facility; towing service; any use accessory to the uses permitted in MD2.2 and the additional permitted uses, including a retail store having a maximum gross floor area equal to 20% of the gross floor area of the main use. [ZDM 11; ZNG/4399]"

Carried.

Liveline # 17718 ZB/12189

Item 2 City of Windsor – Official Plan and Housekeeping Zoning By-law Amendment, Between the E. C. Row Expressway, the Canadian Pacific Railway, immediately west of Banwell Road to the East Limit of Twin Oaks Drive

Moved by Barbara Bjarneson, seconded by Councillor Holt,

- I. THAT the application for an amendment to the Official Plan changing the designation of Part of Lots 139 and 140, Concession 3, (formerly Township of Sandwich South) City of Windsor, Parts 3 to 18 (inclusive), 12R-24604 from 'Business Park' to 'Industrial' **BE APPROVED**;

- II 1. That an amendment to Zoning By-law 8600 **BE APPROVED**, amending the zoning for Part of Lots 139 and 140, Concession 3, (formerly Township of Sandwich South) City of Windsor, Parts 3 to 18 (inclusive), 12R-24604; from BP and (H) BP to (H)MD2.2 with special provisions to add the following specific regulations:
 - i) Outdoor storage of unfinished material shall be prohibited.
 - ii) For the lands zoned MD2.2 or (H)MD2.2 and lying north of Parts 5 and 12, 12R-24604, berms be constructed along the north and east limit of the lands. The berms to be constructed shall be at least 11.3 metres in width and at least 1.8 metres high.

2. The 'H' prefix applied to Lots 139 and 140, Concession 3, (formerly Township of Sandwich South) City of Windsor, Parts 3 to 18 (inclusive), 12R-24604, shall **NOT BE REMOVED** until the following conditions have been met:
 - (i) Application to remove the 'H' symbol has been made,
 - (ii) A Site Plan Control Agreement has been entered into,

- (iii) An Archaeological Assessment has been completed.
- (iv) A Servicing Study has been completed to the satisfaction of the City Engineer,

- III 1. That an amendment to Zoning By-law 8600 **BE APPROVED**, amending the zoning for Part of Lots 140 and 141, Concession 3, and Lots 14 to 18, and Part of Lots 12 & 13, Registered Plan 65, (formerly Township of Sandwich South) City of Windsor, as delineated by a heavy dashed line in Appendix "B" to this report from (H)BP to (H)CD4.1 with special provisions to add the following specific permitted uses:
- Arena, swimming pool, baseball field and other public and private recreational sport facilities;
 - Commercial printing, publishing and photographic processing establishments;
 - Commercial recreation and entertainment establishments and theatres;
 - Day nursery, church, church hall, private hall, commercial school, hospital ;
 - Dental or optical laboratory;
 - Personal service shops, bakery, confectionery store;
 - Light industrial uses;
 - Food catering service, including the packaging and preparation of food or foodstuffs for distribution and sales elsewhere;
2. That an amendment to Zoning By-law 8600 **BE APPROVED**, amending the zoning for Lots 14 to 18, and Part of Lots 12 & 13, Registered Plan 65, (formerly Township of Sandwich South) City of Windsor from (H)BP to (H)CD4.1 with special provisions to add the following specific permitted uses:
- A multiple dwelling, residential care facility, lodging house, and the regulations of the RD3.1 zone category shall apply.
3. The 'H' prefix shall **NOT BE REMOVED** until the following conditions have been met:
- (i) Application to remove the 'H' symbol has been made.
 - (ii) A Traffic Impact Study has been completed to the satisfaction of the City Engineer,
 - (iii) A Servicing Study has been completed to the satisfaction of the City Engineer,

- (iv) A Servicing Agreement be entered into to the satisfaction of the City Engineer,
 - (v) A Site Plan Control Agreement has been entered into,
 - (vi) An Archaeological Assessment has been completed.
- IV That By-law 85-18 as it applies to the lands described as Part of Lots 139 and 140, Concession 3, (formerly Township of Sandwich South) City of Windsor, Parts 3 to 18 (inclusive), 12R-24604 and Part of Lots 140 and 141, Concession 3, and Lots 14 to 18, and Part of Lots 12 & 13, Registered Plan 65, (formerly Township of Sandwich South) City of Windsor, as delineated by a heavy dashed line in Appendix "B", **BE REPEALED**, and
- V. For the lands zoned MD2.2 or (H)MD2.2 lying south of Parts 5 and 12, 12R-24604 and west of the lands zoned CD4.1 or (H)CD4.1, Design Guidelines **BE IMPLEMENTED** during the site plan control approval process to provide appropriate screening. Carried.
Anthony Gyemi declares a conflict and abstains from voting on this item.

Livelihood # 17719 ZB/12190

Item 3 City of Windsor – Official Plan Amendment and Zoning By-law Amendment for lands located on the north side of County Road 42 between the 8th and 9th Concessions

Moved by Councillor Kusmierczyk, seconded by Barbara Bjarneson,

THAT the application for an amendment to the Official Plan changing the designation of Part Lots 108-112 , Concession 3 (north side of County Road 42, between Concessions 8 and 9) known municipally as 3200-4000 County Road 42 and 0 County Road 42 and shown in Appendix E, from 'Future Employment Area' to 'Industrial' **BE APPROVED**; and

THAT the application to repeal Zoning By-law 85-18 on Part Lots 108-112, Concession 3 (north side of County Road 42, between Concessions 8 and 9) known municipally as 3200-4000 County Road 42 and 0 County Road 42 and shown in Appendix F, **BE APPROVED**; and

THAT the application for an amendment to Zoning By-law 8600 to change the zoning of lands described as Concession No. 3, Part Lots 108-112 (north side of County Road 42, between Concessions 8 and 9) known municipally as 3200-4000 County Road 42 and 0 County Road 42 and shown in Appendix F, from I (Zoning By-law 85-18) to MD 2.2 (Zoning By-law 8600) **BE APPROVED**; and

THAT Zoning By-law 8600 **BE AMENDED** to add a site specific provision permitting a retail store as an accessory use provided that the net floor area of the retail store does not exceed 5% of the gross floor area of the main building for the lands described as Concession No. 3, Part Lots 108 – 112 (north side of County Road 42, between Concessions 8 and 9) known municipally as 3200-4000 County Road 42 and 0 County Road 42, as shown in Appendix F.

Carried.

Livelihood # 17720, ZB/12187 ZB/12188

7. **PRESENTATIONS AND DELEGATIONS**

None presented.

8. **QUESTION PERIOD**

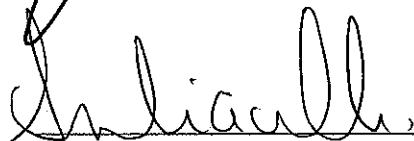
None.

9. **ADJOURNMENT**

There being no further business, the meeting is adjourned at 5:45 o'clock p.m.



CHAIR



SUPERVISOR OF COUNCIL SERVICES

A meeting of the Planning Heritage & Economic Development Standing Committee is held this day commencing at 4:48 pm in Council Chambers, there being present the following members:

Councillor Marra
Councillor Sleiman
Councillor Kusmierczyk
Councillor Holt

Citizens

Barbara Bjarneson
Anthony Gyemi
Dorian Moore

Regrets

Councillor Payne

Delegations

Also present are the following from Administration:

Wira Vendrasco, Deputy City Solicitor
Shelby Askin Hager, City Solicitor
Mark Winterton, City Engineer/Corp. Leader Environmental Protection & Transportation Ops.
Thom Hunt, City Planner
Don Wilson, Manager of Development Applications
Michael Cooke, Manager Planning Policy
Adam Szymczak, Planner III
Greg Atkinson, Planner III
Seana Hadala-Turkington, Co-Op Student
Frank Scarfone, Manager of Real Estate Services
Dan Lunardi, Manager of Inspections, East
Anna Ciacelli, Supervisor of Council Services/Deputy City Clerk

1. CALL TO ORDER

The Chair calls the meeting to order at 4:48 pm.

The Chair goes over the process of the Committee.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Anthony Gyemi notes *conflict of interest* with Item 2.

3. **ADOPTION OF MINUTES**

Moved by B. Bjarneson, seconded by Councillor Holt.

THAT the minutes of the meeting of the Planning & Economic Development Standing Committee held Monday, April 13, 2015 BE ADOPTED.

Motion **CARRIED, UNANIMOUSLY.**

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

None

5. **COMMUNICATIONS**

None

6. **PRESENTATIONS AND DELEGATIONS**

None

7. **PLANNING ACT MATTERS**

The Chair asks if there are any delegates present for any of the items. The Chair announces additional information provided for items 1 and 2.

Item 1 **GRAND CENTRAL BUSINESS PARK INC. – 3910 Plymouth Rd.**

Mr. Adam Szymczak presents the item. Mr. Szymczak notes amendment to the recommendations. The Members are to consider the Amended Recommendations, as presented in the Additional Information packet for Item 1.

Ms. Kathy Hengl (Rosati Construction) advises satisfaction with the report and in agreement with the amended recommendations.

Councillor Sleiman inquires regarding landscape requirements. Mr. Szymczak clarifies the required landscaping for the area but notes the reduction is to maintain consistency with the rest of the development area/lands.

Councillor Sleiman asks Ms. Hengl reason for site specific request for rezoning. Ms. Hengl advises they (Rosati) wanted to maintain uses not available in MD2.2.

Ms. Bjarneson inquires about tenants and access. Ms. Hengl advises there is no tenant slated for the property at this time. There is only the one access off Plymouth.

Mr. Gyemi asks about the archaeological assessment. Mr. Szymczak advises it would be required as part of a Site Plan Approval application.

The Chair asks if there is anyone in the audience who wishes to speak on the item.

The Chair asks the Planner if he stands by his recommendation. Mr. Szymczak confirms and reminds Members the approval is for the Revised Recommendations.

Moved by Barb Bjarneson, seconded by Councillor Sleiman, as AMENDED.

That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part of Parts 5, 6, 7 and 8, and Parts 9 to 12, 26 to 28, 33 and 34 on Plan 12R-23772, situated east of Central Avenue, south of Grand Marais Blvd/Plymouth Drive from Manufacturing District 1.7 (MD1.7) and Manufacturing District 1.8 (MD1.8) to Manufacturing District 2.2 (MD2.2) and by adding the following Site Specific Provision:

“317. For the lands consisting of Part of Parts 5, 6, 7 and 8, and Parts 9 to 12, 26 to 28, 33 and 34 on Plan 12R-23772, situated east of Central Avenue, south of Grand Marais Blvd/Plymouth Drive, as delineated by a heavy black line on Schedule ‘A’ of By-law _____, the minimum landscaped open space shall be 5% of the lot area and the following shall be additional permitted uses: outdoor storage yard; public parking area; railway; self-storage facility; towing service; any use accessory to the uses permitted in MD2.2 and the additional permitted uses, including a retail store having a maximum gross floor area equal to 20% of the gross floor area of the main use. [ZDM 11; ZNG/4399]”

Motion **CARRIED AS AMENDED, UNANIMOUSLY.**

Mr. Gyemi inquires about the lack of departmental comments. Mr. Szymczak notes the application was expedited. Any concerns will be addressed through Site Plan Control. Mr. Wilson adds the property was subject to fairly recent rezoning in 2009 and there have been no changes to the site.

The Chair asks Ms. Hengl to extend appreciation to the Rosati’s for all the work they’ve done (i.e. berm, planting of trees) to help mitigate concerns by area residents.

Item 2 **CITY OF WINDSOR – E.C. Row Ave.**

Mr. Don Wilson presents the item.

The Chair brings attention to correspondence received, noted in the Additional Information packet, Item No. 2.

Mr. Bill Salzer (Pointe East Windsor Ltd.). Advises the Members that they (Pointe East Windsor) have been in discussions with Mr. Wilson and Mr. Hunt and are in agreement with the recommendations as presented but have some concerns over rezoning of the lands to be designated MD2.2 (i.e. to extend and fully service Twin Oaks Dr. to the most western portion of their lands and lands dedicated to public right-of-way). Also would like assurances that proper berming, landscaping and screening will be done along the EC Row Expressway (hide the wind turbines stored outside and visible) and other areas. Pointe East Windsor also asks to be notified and involved in the Site Plan Approval process regarding appropriate screening utilized and berm constructed. Finally, request the H-Removal for MD2.2 lands be conditional upon a Servicing Agreement being entered into.

Mr. Hunt addresses Mr. Salzer's concerns and is in agreement, in principle, with the requests. Mr. Hunt invites Mr. Salzer to meet with himself and Mr. Wilson to discuss and clarify each request prior to the item going to Council. Mr. Hunt suggests bringing Amended Recommendations to Council for approval.

Mr. Moore inquires whether the Committee will have opportunity to view any proposals that come for the site? Mr. Hunt provides Mr. Moore with background information regarding acquisition of lands and use. All developments will go through Site Plan Control, as they come in. These applications do not come through the Standing Committee. There are no known developments at this time. The Site Plan process is clarified for Mr. Moore and the Members.

Ms. Bjarneson asks how will the development process proceed, as a whole or in pieces? Mr. Hunt informs of an EA currently underway along Banwell, which will then open up possibilities. The development(s) will occur as prospects/possibilities open up and trigger services for those areas.

Ms. Bjarneson asks to have City owned, Pointe East Windsor lands affected and neighbouring lands on the overhead. Mr. Hunt and Mr. Wilson clarify. Mr. Wilson advises, the Pointe East lands can also be subject for subdivision plans, if they chose, which would come before this Committee. Ms. Bjarneson asks how would a subdivision be protected against industrial use. Mr. Wilson advises the subdivision would not be for residential use.

Councillor Sleiman seeks clarification of map on page 5 regarding 'designated' and 'zoned'. Mr. Wilson clarifies.

Councillor Sleiman inquires how are all these lands being rezoned by the City. Is it not the responsibility of the owner of the lands to request rezoning? Mr. Wilson advises the City has taken upon itself to rezone to consolidate these acquired lands into By-Law 8600, eventually initiating rezoning for all lands under By-Law 85-18 into By-Law 8600.

Councillor Sleiman asks if there have been any consultations with the Town of Tecumseh regarding the rezoning and/or future development? Mr. Wilson advises the Town of Tecumseh

has been contacted and will be contacted on all processes neighbouring them. The Town of Tecumseh has asked for a copy of the report and will go before their Council shortly. Mr Hunt provides background regarding the agreement with the Town of Tecumseh at the time of land transfer in 2003 regarding use.

Councillor Sleiman notes the Chart on page 6 shows the majority of lands as Agricultural and a couple large parcels as Industrial. Are there actually large industries there or is it merely a designation? Mr. Wilson explains that the Chart merely gives an explanation of current use.

Councillor Sleiman seeks clarification on City owned lands and those owned by Pointe East Windsor being rezoned: The Chair clarifies.

The Chair asks if there is anyone in the audience to speak on the recommendation.

The Chair asks Mr. Wilson if he stands by the recommendations along with deliberations to be held with Mr. Salzer. Mr. Wilson confirms.

Moved by Barb Bjarneson, seconded by Councillor Holt.

- I THAT the application for an amendment to the Official Plan changing the designation of Part of Lots 139 and 140, Concession 3, (formerly Township of Sandwich South) City of Windsor, Parts 3 to 18 (inclusive), 12R-24604 from 'Business Park' to 'Industrial' **BE APPROVED**;
- II 1. That an amendment to Zoning By-law 8600 **BE APPROVED**, amending the zoning for Part of Lots 139 and 140, Concession 3, (formerly Township of Sandwich South) City of Windsor, Parts 3 to 18 (inclusive), 12R-24604; from BP and (H)BP to HMD2.2 with special provisions to add the following specific regulations:
 - i) Outdoor storage of unfinished material shall be prohibited.
 - ii) For the lands zoned MD2.2 or HMD2.2 and lying north of Parts 5 and 12, 12R-24604, berms be constructed along the north and east limit of the lands. The berms to be constructed shall be at least 11.3 metres in width and at least 1.8 metres high.
2. The 'H' prefix applied to Lots 139 and 140, Concession 3, (formerly Township of Sandwich South) City of Windsor, Parts 3 to 18 (inclusive), 12R-24604, shall **NOT BE REMOVED** until the following conditions have been met:
 - i.) Application to remove the 'H' symbol has been made,
 - ii.) A Site Plan Control Agreement has been entered into,
 - iii.) An Archaeological Assessment has been completed.
 - iv.) A Servicing Study has been completed to the satisfaction of the City Engineer,
- III 1. That an amendment to Zoning By-law 8600 **BE APPROVED**, amending the zoning for Part of Lots 140 and 141, Concession 3, and Lots 14 to 18, and Part of Lots 12 & 13, Registered Plan 65, (formerly Township of Sandwich South) City of Windsor, as delineated by a heavy dashed line in Appendix "B" to this report from (H)BP to HCD4.1 with special provisions to add the following specific permitted uses:

Arena, swimming pool, baseball field and other public and private recreational sport facilities;

Commercial printing, publishing and photographic processing establishments;
Commercial recreation and entertainment establishments and theatres;
Day nursery, church, church hall, private hall, commercial school, hospital ;
Dental or optical laboratory;
Personal service shops, bakery, confectionery store;
Light industrial uses;
Food catering service, including the packaging and preparation of food or foodstuffs
for distribution and sales elsewhere;

2. That an amendment to Zoning By-law 8600 **BE APPROVED**, amending the zoning for Lots 14 to 18, and Part of Lots 12 & 13, Registered Plan 65, (formerly Township of Sandwich South) City of Windsor from (H)BP to HCD4.1 with special provisions to add the following specific permitted uses:
 - A multiple dwelling, residential care facility, lodging house, and the regulations of the RD3.1 zone category shall apply.
3. The 'H' prefix shall **NOT BE REMOVED** until the following conditions have been met:
 - i.) Application to remove the 'H' symbol has been made.
 - ii.) A Traffic Impact Study has been completed to the satisfaction of the City Engineer,
 - iii.) A Servicing Study has been completed to the satisfaction of the City Engineer,
 - iv.) A Servicing Agreement be entered into to the satisfaction of the City Engineer,
 - v.) A Site Plan Control Agreement has been entered into,
 - vi.) An Archaeological Assessment has been completed.
- IV That By-law 85-18 as it applies to the lands described as Part of Lots 139 and 140, Concession 3, (formerly Township of Sandwich South) City of Windsor, Parts 3 to 18 (inclusive), 12R-24604 and Part of Lots 140 and 141, Concession 3, and Lots 14 to 18, and Part of Lots 12 & 13, Registered Plan 65, (formerly Township of Sandwich South) City of Windsor, as delineated by a heavy dashed line in Appendix "B", **BE REPEALED**, and
- V For the lands zoned MD2.2 or HMD2.2 lying south of Parts 5 and 12, 12R-24604 and west of the lands zoned CD4.1 or HCD4.1, Design Guidelines **BE IMPLEMENTED** during the site plan control approval process to provide appropriate screening.

Motion **CARRIED, UNANIMOUSLY.**

Item 3 **CITY OF WINDSOR – 0, 3200-4000 County Road 42**

Mr. Greg Atkinson presents the item. Mr. Atkinson also advises a fourth recommendation will be added, giving a description of what it will encompass. The proper wording was not available at time of the meeting.

Councillor Sleiman asks for clarification of lands affected using the map on page 16. Mr. Cooke assists in pointing out the location of the parcel of land affected.

Councillor Sleiman asks why this land is being rezoned? Mr. Hunt advises the purpose is to provide the widest range of uses along that corridor.

Mr. Gyemi inquires whether there's a specific manufacturing facility being planned, and if so, can it be divulged? Mr. Hunt advises there is nothing at this time. The purpose is to have available lands for future possibilities.

Mr. Gyemi inquires about access. Mr. Hunt advises the existing MRO stub road would be used to access, but another road extending behind the property to act as a buffer between the parcel and expected solar panel farm would be in place.

The Chair asks if there's anyone in the audience to speak on this application.

The Chair asks Mr. Atkinson if he stands by his recommendations. Mr. Atkinson confirms and reminds Members of the fourth recommendation permitting the retail use, not exceeding 5% of the gross floor area.

Moved by Councillor Kusmierczyk, seconded by Barb Bjarneson as **AMENDED**.

- I. THAT the application for an amendment to the Official Plan changing the designation of Part Lots 108-112 , Concession 3 (north side of County Road 42, between Concessions 8 and 9) known municipally as 3200-4000 County Road 42 and 0 County Road 42 and shown in Appendix E, from 'Future Employment Area' to 'Industrial' **BE APPROVED**; and
- II. THAT the application to repeal Zoning By-law 85-18 on Part Lots 108-112, Concession 3 (north side of County Road 42, between Concessions 8 and 9) known municipally as 3200-4000 County Road 42 and 0 County Road 42 and shown in Appendix F, **BE APPROVED**;
- III. THAT the application for an amendment to Zoning By-law 8600 to change the zoning of lands described as Concession No. 3, Part Lots 108-112 (north side of County Road 42, between Concessions 8 and 9) known municipally as 3200-4000 County Road 42 and 0 County Road 42 and shown in Appendix F, from I (Zoning By-law 85-18) to MD 2.2 (Zoning By-law 8600) **BE APPROVED**; and
- IV. THAT Zoning By-law 8600 **BE AMENDED** to add a site specific provision permitting a retail store as an Accessory Use, provided that the net floor area of the retail store does not exceed 5% of the gross floor area of the main building for the lands described as Concession No. 3, Part Lots 108 – 112 (north side of County Road 42, between Concessions 8 and 9) known municipally as 3200-4000 County Road 42 and 0 County Road 42, as shown in Appendix F.

Motion **CARRIED, UNANIMOUSLY**.

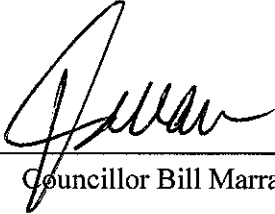
Ms. Bjarneson requests the maps/drawings be clearer in order to make roadways, names legible.

The Chair concludes the meeting. The Chair seeks a motion to adjourn.

Moved by Councillor Holt, seconded by Dorian Moore.

Motion **CARRIED, UNANIMOUSLY.**

There being no further business, the meeting is adjourned at 5:45 pm.



Councillor Bill Marra, Chair



Don Wilson, Secretary

/ms