



CITY OF WINDSOR COMMITTEE OF ADJUSTMENT

MINUTES

FOR THE HEARING OF

February 18, 2021

A hearing by the Committee of Adjustment for the City of Windsor was held on February 18, 2021, by Electronic participation with the Zoom Format, Windsor, Ontario.

The Hearing was called to order at 3:30 PM.

ATTENDANCE:

Present:

Mike Sleiman, Chair
Tom McMahon, Vice-Chair
Joe Balsamo, Member

Jessica Watson, Secretary-Treasurer
Delilah Liburdi, Committee of Adjustment Clerk

Regrets: Dante Gatti, Member

Also in attendance, Administrative staff, representing the interests of the City of Windsor were:

Simona Simion, (Planner II – Research & Policy Support) Planning Department
Melissa Gasic (Planner II) Planning Department
Jason Campigotto (Site Plan Approval Officer) Planning Department
George Robinson (Site Plan Approval Officer) Planning Department
Connor Cowan (Zoning Co-ordinator) Planning Department
Raina Toufeli (Transportation Engineer) Transportation Planning
Amy Olsen (Technologist II) Development, Projects & Right-of-Way

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DISCLOSURE OF PECUNIARY INTEREST
and the general nature thereof

There being no disclosure of pecuniary interest at this time, the following applications were considered in the order as contained herein.

APPLICANT and SUBJECT LANDS:

Owner(s): 5021089 ONTARIO INC

Subject Lands: LOT 14 AND LOT 15, REGISTERED PLAN 254 and known as
Municipal Number 477 PELISSIER ST

Zoning: Commercial CD3.6

RELIEF: The conversion of a commercial building into a mixed-use building.

INTERESTED PARTIES PRESENT:

Ray Blanchard, Agent

PRELIMINARY PROCEEDINGS

The Chair confirmed that the applicant had pre-consulted with municipal departments on this application. The Chair confirmed with Mr. Robinson, that the comments from his report “with a drive-thru restaurant”, could be corrected and amended to delete that and add “with a proposed construction of a multi-dwelling use”.

DISCUSSION

Mr. Blanchard discusses his application with respect to the subject site, formerly a nightclub that has recently been vacant. The applicant is seeking to change the use of the existing building to thirteen (13) dwelling units some with balconies, for residential units and a business office commercial unit. Mr. Blanchard outlines his deficiencies with respect to the variances before the committee. Mr. Blanchard advises there has been an accommodation from the City of Windsor with respect to street parking and that the downtown core hosts a variety of nearby amenities to include a cafe, restaurant, and gym facility, making this development an improvement to the downtown core.

Mr. Blanchard is moving this proposal thru the City of Windsor Site Plan Approval Process for this development in our downtown core area for a more urbanization approach. He is looking forward to other developers mirror his application and bring forth more applications for development downtown to revitalize the city center.

The Chair asks the agent with regards to item #1, to create 13 residential units and the square footage of these units. The agent includes the development would include studio apartments, 1-3 bedroom apartments. The studio sized apartments would be 437sq ft., as the smallest and the 3 bedroom unit would be 825 sq. feet as the largest unit. The Chair asks if the front of the building would be office space, and the agent indicates it would be office, with the only entry from the rear of this building. This building would be all residential in the front facade and no retail.

Moved by: Tom McMahon

Seconded by: Joe Balsamo

IT IS HEREBY DECIDED that the application **BE GRANTED** as applied for with no conditions outside of those established within the Site Plan Control Process.

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 16.6.5.9** of Zoning By-law 8600, as amended, so as to permit, in a **Commercial CD3.6 District**, the conversion of a commercial building into a mixed use building with 13 proposed dwelling units thereby providing and maintaining:

- (a) Amenity area per dwelling unit of 0 m² for 4 dwelling units, and between 5.3 m² to 8.4 m² for 9 dwelling units.
- (b) A total of 57.32 m² for the total amenity area

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): 2770722 ONTARIO LTD

Subject Lands: PART LOT 11, CORNER, ACCORDING TO REGISTERED PLAN 77 and known as Municipal Number 493 UNIVERSITY AVE W

Zoning: Commercial CD3.6

RELIEF: The proposed development of a dwelling unit with reduced amenity area and parking.

INTERESTED PARTIES PRESENT:

Jackie Lassaline, Agent

PRELIMINARY PROCEEDINGS

The Chair confirmed that the applicant had pre-consulted with municipal departments on this application.

DISCUSSION

Ms. Lassaline, outlines the building has been existing for over 65 years and is built to the property lines. The current uses of the subject property includes a commercial/restaurant/storage on the main floor and vacant on the second floor. The applicant is proposing four (4) new dwelling units as follows: one (1) on the main floor in the current storage area (restaurant to remain) and three (3) dwelling units on the second floor in the vacant space. The applicant is seeking the creation of additional dwelling units in an existing building with no space for the required amenity and parking spaces, thereby requesting the variances.

The subject building is within the City Centre Planning District, just outside Central Business District and within Downtown Windsor Business Improvement Area (BIA).

The parking demand is expected to be low as the property is located in a walkable neighbourhood with access to several bus routes and bike lanes. The owner has indicated: "there is room outside for a bike rack at the back wall under stairs, that whole area, corner of property, not big enough for a car but plenty of space for a bike rack." The owner will ensure the 8 space bike rack is secured and accessible for the tenants. Municipal public parking is available at the northwest corner of University Ave W and Bruce Ave. The Active Transportation Master Plan approved by City Council recommends that the City conduct a city-wide parking strategy to study the removal of parking space requirements in certain areas such as subject area (Downtown Windsor BIA). The City recently completed a Bike Share Feasibility Study to review and report on potential options available for the development of a city-wide public bike share system that will provide members with temporary access to a bicycle.

Mr. McMahon asks administration if commercial is usually on the main floor and residential on the main floor. Ms. Simion outlines that this area is designated for mixed-use under the official plan, and this in a permitted use. Mr. Cowan outlines the zoning is within the permitted use.

The Chair ask of the units on the second floor, be for residential use only. Ms. Lassaline confirms yes. The Chair asks if the 4th unit will be facing University Avenue and if the unit's location is behind the building and will not be fronting on the University Ave. Ms. Lassaline confirms. Ms. Lassaline, advises presently it is unused storage space in the building, and it is on the opposite side of the commercial component. Ms. Simion reminds the applicant that the minimum unit space is 40 m². And would confirm with Ms. Lassaline if she is within this minimum requirement. Ms. Lassaline confirms

Moved by: Tom McMahon

Seconded by: Joe Balsamo

IT IS HEREBY DECIDED that the application **BE GRANTED** as applied for with no conditions outside of those established within the Site Plan Control Process and an Application must be submitted for Site Plan Control.

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 16.6.5.9 and Section 24.20.5.1(Table)** of Zoning By-law 8600, as amended, so as to permit, in a **Commercial CD3.6 District**, the creation of dwelling units within a combined use building, while providing no amenity areas and no parking spaces.

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): 2748406 ONTARIO LTD

Subject Lands: PART LOT 15 CONCESSION 5 SANDWICH EAST AS IN R1325928,
PART LT 15 CONCESSION 5 SANDWICH EAST AS IN R441354,
EXCEPT PART 5, 12R6145 and known as Municipal Number 525 -535
CABANA RD E

Zoning: Residential RD1.4 Section 20(1)223

RELIEF: The proposed construction of a commercial building with three units
and a parking area.

INTERESTED PARTIES PRESENT:

William Good, Agent

PRELIMINARY PROCEEDINGS

The Chair confirmed that the applicant had pre-consulted with municipal departments on this application.

Moved By: Dante Gatti

Seconded By: Tom McMahon

That since applications A-011/21 and B-004/21, by **2748406 ONTARIO LTD.**, PART LOT 15 CONCESSION 5 SANDWICH EAST AS IN R1325928, PART LT 15 CONCESSION 5 SANDWICH EAST AS IN R441354, EXCEPT PART 5, 12R6145 and known as Municipal Number 525 -535 CABANA RD E are related, they **BE CONSIDERED CONCURRENTLY** by the Committee

DISCUSSION

Mr. Good outlines his applicant is seeking to construct a small three (3) unit commercial plaza and associated parking. The application is before the committee, as requested under file A-011/21 were identified as a requirement for the development as part of an application for Site Plan Control,

These variances are required for the development of relief, of the island on the present location. In conjunction there is a request for consent for the access route for adjacent property. Mr. Good, identifies the accommodation is for his clients needs, and the patrons of the future use of the current chiropractor practice onsite and will further help with mobility access, and allow for accessible parking near the front doors to the entry of the building to better accommodate use. There is an access agreement between both properties to be registered on title for this use.

Mr. Balsamo asked about the adjacent location and what will be going there. The agent outlined on the eastside of the location there will be a chiropractor location, and he is unable to provide other information for the other units at this time.

The Chair, asks Administration about the legal letter from Rosati Construction that was included in the agenda package. Mr. Robinson outlines this was attached to his report as appendix C, and it outlines the Planning Act- prohibits *within 2 years of a minor variance being rezoned to be approved*, and this outlines that the Council Resolution CR34/2021 has approved this development moving forward. The Chair confirms that this was before council and the site specifics provision would be waived at this time for the development to move forward before the Committee of Adjustment.

Moved by: Joe Balsamo

Seconded by: Tom McMahon

IT IS HEREBY DECIDED that the application **BE GRANTED** as applied for the following conditions at the owner's expense:

- I. That the applicant shall provide a revised Storm Water Management (SWM) plan and Site Servicing drawings if plans vary from those approved as part of a previous SWM review, to the satisfaction of the City Engineer.

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 25.5.50.5 and Section 25.5.20** of Zoning By-law 8600, as amended, so as to permit, in a **Commercial CD3.6 District**, the development of a commercial building with right-of-way, thereby providing and maintaining:

- (a) A required width of landscape open space island in a parking area of 2.10 m.
- (b) A required parking area separation from a street of 1.3 m.

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): 2748406 ONTARIO LTD

Subject Lands: PART LOT 15 CONCESSION 5 SANDWICH EAST AS IN R1325928;
PART LT 15 CONCESSION 5 SANDWICH EAST AS IN R441354,
EXCEPT PT 5, 12R6145, PART LOT 15 CONCESSION 5 SANDWICH
EAST AS IN R1094525; and known as Municipal Number 525
CABANA RD E

Zoning: Residential RD1.4 Section 20(1)223

REQUEST: To create a right of way.

INTERESTED PARTIES PRESENT:

William Good, Agent

PRELIMINARY PROCEEDINGS

The Chair confirmed that the applicant had pre-consulted with municipal departments on this application.

Moved By: Dante Gatti

Seconded By: Tom McMahon

That since applications A-011/21 and B-004/21, by **2748406 ONTARIO LTD.**, PART LOT 15 CONCESSION 5 SANDWICH EAST AS IN R1325928, PART LT 15 CONCESSION 5 SANDWICH EAST AS IN R441354, EXCEPT PART 5, 12R6145 and known as Municipal Number 525 -535 CABANA RD E are related, they **BE CONSIDERED CONCURRENTLY** by the Committee.

DISCUSSION

Mr. Good outlines his applicant is seeking to construct a small three (3) unit commercial plaza and associated parking. The application is before the committee, as requested under file A-011/21 were identified as a requirement for the development as part of an application for Site Plan Control,

These variances are required for the development of relief, of the island on the present location. In conjunction there is a request for consent for the access route for adjacent property. Mr. Good, identifies the accommodation is for his clients needs, and the patrons of the future use of the current chiropractor practice onsite and will further help with mobility access, and allow for accessible parking near the front doors to the entry of the building to better accommodate use. There is an access agreement between both properties to be registered on title for this use.

Mr. Balsamo asked about the adjacent location and what will be going there. The agent outlined on the eastside of the location there will be a chiropractor location, and he is unable to provide other information for the other units at this time.

The Chair, asks Administration about the legal letter from Rosati Construction that was included in the agenda package. Mr. Robinson outlines this was attached to his report as appendix C, and it outlines the Planning Act- prohibits *within 2 years of a minor variance being rezoned to be approved*, and this outlines that the Council Resolution CR34/2021 has approved this development moving forward. The Chair confirms that this was before council and the site specifics provision would be waived at this time for the development to move forward before the Committee of Adjustment.

Moved by: Tom McMahon

Seconded by: Joe Balsamo

IT IS HEREBY DECIDED that the application **BE GRANTED** as applied for.

AND IT IS HEREBY ORDERED that the lands and premises above described be and the same are hereby exempt from the provisions of Section 53 of the Planning Act, 1990, as amended, so as to permit in a **Residential RD1.4 Section 20(1)223 District, the conveyance of part of the above described lands, to create a right of way**

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): PICCOLO'S PIZZA AND PASTA

Subject Lands: PART LOT 4 AND PART LOT 67, CONCESSION 2, ACCORDING TO REGISTERED PLAN 973 and known as Municipal Number 2135-2195 TECUMSEH RD W

Zoning: Commercial CD1.3

REQUEST: The conveyance of part of the above described lands, said lands being more particularly described as Part 1 on the draft reference plan, for the purpose of creating a new lot.

INTERESTED PARTIES PRESENT:

Mark Skipper, Agent

PRELIMINARY PROCEEDINGS

The Chair confirmed that the applicant had pre-consulted with municipal departments on this application.

DISCUSSION

Mr. Skipper discuss the intent to sever the westerly portion (Part 1 on the draft reference plan provided) at the corner of Tecumseh Road West and St Patrick's Avenue, municipally known as 2195 Tecumseh Road West from the easterly portion (part 2 on the draft reference plan), municipally known as 2135 Tecumseh Road West. Both properties have commercial establishments on them and associated parking. They are currently separated by an existing curb. The severance aims to legally separate the two businesses, auto sales and restaurant, along the already established physical boundary. He outlines these 2 properties were separated, and became one merged on title due to common ownership intervening around 1990, this would be treated as a technical severance.

A gratuitous land conveyance to the Municipality is required as a condition of development (Sections 7.2.6.22 and 7.2.6.23 of the Official Plan) and consent approval (Section 11.4.3.7 of the Official Plan) at roadway intersections for roadway widening purposes. A minimum of a 4.6-metre corner cut off is to be provided as a condition of the severance and the applicant is content with this.

Moved by: Joe Balsamo

Seconded by: Tom McMahon

IT IS HEREBY DECIDED that the application **BE GRANTED ON CONDITION** that the applicant(s) provide at their entire expense:

- I. A 4.6 m by 4.6 m corner cut off at the corner of 2195 Tecumseh Rd W is conveyed to the City of Windsor for future road widening purposes.

AND IT IS HEREBY ORDERED that the lands and premises above described be and the same are hereby exempt from the provisions of Section 53 of the Planning Act, 1990, as amended, so as to permit in a **Commercial District, the conveyance of part of the above described lands, said lands being more particularly described as Part ___ on the Reference Plan 12R___, for the purpose of creating a new lot.**

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): ESTATE OF SMARAGDA VAUPOTIC

Subject Lands: Part Lot 4 and Part Lot 5, Block I, according to Registered Plan 126 and known as Municipal Number 631-641 RIVERSIDE DR E.

Zoning: Residential RD 1.3

REQUEST: Conveyance of the above described lands, said lands being more particularly designated as Part 7 on the draft Reference Plan, for the purpose of creating a new lot.

INTERESTED PARTIES PRESENT:

Helen Tascona, Executive of the Estate
Joseph Tascona, Lawyer of the Estate

Nikhil Bhatia, Solicitor

PRELIMINARY PROCEEDINGS

The Chair confirmed that the applicant had pre-consulted with municipal departments on this application.

DISCUSSION

Ms. Tascona, proposes to sever Part 7, 631 Riverside Drive East (attached draft reference plan) from Parts 4, 5, 6, 641 Riverside Drive East in order to fulfil obligations stemming from the court order pertaining to the estate. Both properties 631 and 641 Riverside Drive East have existing houses and accessory structures on them. Both properties predate the current Zoning Bylaw. They have achieved LNC status with respect to the regulations. The applicant doesn't need any minor variances unless they plan to obtain a building permit.

Ms. Tascona, outlines a judge's order is pending, due to joint tenancy to Part 8, is between herself and her brother, and this is exclusively for only 631 Riverside Drive East. The recommendations before you have been in consultation with administration. They are in agreement with the conditions with bylaw compliance put forward by Administration.

Since the properties are in the City Centre Planning District, zoned Residential, and designated Very High Development Profile Area (Schedule E of the Official Plan, permitting up to 14 stories) and since the Zoning Bylaw category RD3.3 calls for the minimum lot area of 1,825.0 m² and high densities (corner lot 225 units per ha, any other lot 180 units per ha) the owner is required to merge the severed lot (Part 7) to the adjoining lots on the west side (Parts 8 and 9) as a condition of the severance. The parties subject to the estate jointly own Parts 7, 8 and 9.

Mr. Bhatia – Solicitor for the applicant's brother, who is the beneficiary to the estate, has outlined that there is an ongoing court order, and feel they were not made aware of the application. He further outlines, there is a motion before the Superior Court with respect to Ms. Tascona to be removed as the Executive and they feel that this application should not be before the Committee today due to this situation. An adjournment has been requested today by Mr. Bhatia.

Ms. Gasic outlines there are 2 major conditions that if not fulfilled in one year would be rendered null and void based on this application prior to that motion being approved. Mr. Tascona outlines in January/2020 there was a motion that was before the courts that were adjourned until further date of notice and the purpose is with the intention of assuring Mr. Vaupotic continues to reside at the estate, and the other 2 parcels would create a by-law to place those properties in his name. It is in the best interest of Mr. Vaupotic, that this conditions are met. Ms. Tascona is only trying to administer the estate, and has been by court order only. The

conditions have a full year until expiry. All properties have work compliance orders, they don't carry property insurance and require these severances to take care of these work orders in fully.

Ms. Gasic outlines, the owner if further required, as a condition of the severance, to demolish the existing pool straddling Parts 6 and 7.

The Chair outlines the purpose of the Committee of Adjustment underneath the Planning Act, and their obligations. He thanks the applicant and Agents for their history of this property, but he needs to be specific that today's hearing is about the consent application brought forward today only.

Moved by: Tom McMahon

Seconded by: Joe Balsamo

IT IS HEREBY DECIDED that the application **BE GRANTED ON CONDITION** that the applicant(s) provide at their entire expense:

- I. That Parts 7, 8, and 9 (on the draft reference plan) merge on title; and
- II. That the existing pool straddling Parts 7 and 6 be demolished;

AND IT IS HEREBY ORDERED that the lands and premises above described be and the same are hereby exempt from the provisions of Section 53 of the Planning Act, 1990, as amended, so as to permit in a **Residential District, the conveyance of the above described lands, said lands being more particularly designated as Part ____ on the Reference Plan 12R ____, for the pupose of creating a new lot.**

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): EASTSIDE HORIZONS

Subject Lands: Part Lots 143-145 Concession 1 Registered Plan 12R-27787, Parts 2, 3, 6, 7 and known as Municipal Number 1489, 1611, 1675 BANWELL RD

Zoning: Residential RD3.3 Section 20(1) 96

RELIEF: The Construction of a ground sign with exceeding height and total sign face area.

INTERESTED PARTIES PRESENT:

Melanie Muir, Agent

PRELIMINARY PROCEEDINGS

The Chair confirmed that the applicant had pre-consulted with municipal departments on this application.

DISCUSSION

Ms. Muir identifies the address of the subject properties, also known municipally as 1489, 1611, and 1675 Banwell in which it consists of three (3) proposed residential buildings with a total of 180 dwelling units. The applicant wishes to provide a more attractive and prominent sign to promote the large development of these units, and she is here to seek relief of the variances.

Mr. Balsamo has asked if this is going to be a permanent sign. Ms. Muir confirms it is permanent. The Chair asks if there will be any other signs. Ms. Muir outlines this will be the only one.

Ms. Simion, has a comment from the City of Windsor's building Department, that the applicant must apply for a sign permit before the sign is erected.

Moved by: Joe Balsamo

Seconded by: Tom McMahon

IT IS HEREBY DECIDED that the application **BE GRANTED** as applied for.

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 6.6.5(b) and Section 6.6.7(b)** of Sign By-law 250-2004, as amended, so as to permit, in a **Residential RD3.3 Section 20(1) 96 District**, the construction of a ground sign, thereby providing and maintaining:

- (a) A total maximum sign face area of 4.0 m²
- (b) A total maximum height of sign to the limits of 2.0 m

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

NEW BUSINESS

A memo has been provided, and is requesting that the Applicants' Request to Change the conditions as shown in the reports B-057/19, B-058/19, and B-059/19 .

Previously, the Committee of Adjustment recommended:

- 1) A bylaw passed by Windsor City Council to adopt an Official Plan Amendment addressing the policy requirements under sections 11.4.3.5, 6.13.3.2, 6.13.3.3 of Volume 1 – Primary Plan the Official Plan, to the satisfaction of the City Planner.
- 2) The applicant /owner shall gratuitously convey to the Corporation of the City of Windsor 5 meter wide strip land across entire Joy Road frontage of the subject lands, to the satisfaction of the City Engineer.
- 3) The applicant shall gratuitously convey to the Corporation of the City of Windsor 2 meter wide strip land across entire 8th Concession Rd frontage of the subject lands, to the satisfaction of the City Engineer.
- 4) The applicant/owner shall convey to The Corporation of the City of Windsor, land to create a 4.6m x 4.6m corner cut-off at the intersection of 8th Concession Rd and Joy Rd to the satisfaction of the City Engineer and the City Solicitor.
- 5) Removal of any existing accessory buildings on the newly created lot to the satisfaction of City Planner.
- 6) The applicant shall provide a detailed tree survey, prepared by any one of the following professionals: Arborist (ISA certified) or Registered Professional Forester (RPF), showing the location of all existing trees on the property with a trunk diameter of at least 250 mm and indicating their size, species, and an evaluation of tree health, to the satisfaction of the Planning Department's Landscape Architect to be used to assess any compensation for tree canopy loss that in future development applications related to the proposed development.

IT IS HEREBY DECIDED that the applicaton **BE GRANTED ON CONDITION** that the revisions are as follows to item #1

- 1) A bylaw passed by Windsor City Council to adopt an Official Plan Amendment addressing the policy requirements under sections 11.4.3.5, 6.13.3.2, 6.13.3.3 of Volume 1 – Primary Plan the Official Plan, to the satisfaction of the City Planner.

OR

- 1) **The proposed lots to be connected to full municipal services and cost of connections to be borne by the property owners, to the satisfaction of the City Engineer and the City Planner.**

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

ADOPTION OF MINUTES

After reviewing the draft minutes presented by the Secretary-Treasurer, it was

Moved by Tom McMahon

Seconded by Joe Balsamo

That the minutes of the Committee of Adjustment Hearing held **January 28, 2021 BE ADOPTED.**

CARRIED.

ADJOURNMENT:

There being no further business before the Committee, the meeting accordingly adjourned at 4:45 p.m.

Mike Sleiman, Chairperson

Jessica Watson, Secretary-Treasurer

