

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE
HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY,
DECEMBER 18, 2014 AT 7:00 P.M.

| | | |
|----------|---------------------------------------|--|
| PRESENT: | Chair | Judith Cox |
| | Members | Ian Crichton Jane Dunlop Ron Stevens Mark Taylor Donald Westcott |
| ABSENT: | Member | Mike Burkett |
| STAFF: | Director of Planning & Development | Andrew Fyfe |
| | Clerk | Sharon Goerke |
| | Recreation Co-ordinator | Patricia Harwood (part of meeting) |
| | Chief Administrative Officer | Henry Sander |

CALL TO ORDER

Chair Cox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF

- "NIL"

PUBLIC MEETINGS

Public Meeting with respect to Proposed Zoning By-law Amendment – 4069 Digby Drive.

MOTION PD121814-01: *Moved by Member Westcott and seconded by Member Stevens that an Application for a Zoning By-law Amendment for 4069 Digby Drive be approved; AND FURTHER THAT the Clerk be directed to prepare a Draft Zoning By-law for consideration of Council.*

CARRIED

Public Meeting with respect to Proposed Zoning By-law Amendment – 1591 Dunns Line.

MOTION PD121814-02: *Moved by Member Dunlop and seconded by Member Crichton that an Application for a Zoning By-law Amendment for 1591 Dunns Line be approved; AND FURTHER THAT the Clerk be directed to prepare a Draft Zoning By-law for consideration of Council.*

CARRIED

DELEGATIONS

Plan By Design with respect to Locke Parkland Development.

MOTION PD121814-03: *Moved by Member Stevens and seconded by Member Westcott that a presentation of Plan By Design with respect to the Locke Parkland Development be received; AND FURTHER THAT Plan By Design be requested to supply estimated costs for consideration during 2015 budget deliberations.*

CARRIED

REPORTS FROM OFFICIALS (*for information*)

Building Report for the Month of November 2014.

By-law Enforcement Report for the Month of November 2014.

SPCA Statement of Pound Services for the Month of November 2014.

Planning Report No. P14-059, 12/09/14, with respect to a Housekeeping Amendment – 4069 Digby Drive.

Planning Report No. P14-060, 12/08/14, with respect to Zoning By-law Amendment – 1591 Dunns Line.

MOTION PD121814-04: *Moved by Member Westcott and seconded by Member Stevens that the following Reports from Officials be received as information:*
(a) Building Report for the month of November 2014;
(b) By-law Enforcement Report for the month of November 2014;

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- (c) *SPCA Statement of Pound Services for the month of November 2014;*
- (d) *Planning Report No. P14-059, 12/09/14, with respect to an Application for a Zoning By-law Amendment – 4069 Digby Drive; and*
- (e) *Planning Report No. P14-060, 12/08/14, with respect to an Application for a Zoning By-law Amendment – 1591 Dunns Line.*

CARRIED

REPORTS FROM OFFICIALS (for direction)

Planning Report No. P14-062, 12/10/14, with respect to Fencing – North Ridge Phase I Subdivision (Golfview Estates) & Goldstein Road.

MOTION PD121814-05: *Moved by Member Stevens and seconded by Member Westcott that Planning Report No. P14-062, dated December 10, 2014, with respect to fencing for the North Ridge Phase I Subdivision and Goldstein Road be received; AND FURTHER THAT the requirement for the installation of fencing along the northerly limit of Phase I of the North Ridge Subdivision be waived, subject to the installation of signage indicating the property boundary; AND FURTHER THAT Simcoe Estates Ltd. be advised that the Township of Severn is still prepared to accept an alternative design for the fence to be installed to the rear of 3354, 3358 and 3362 Goldstein Road which is required; AND FURTHER THAT all associated costs are to be paid by Simcoe Estates Ltd.*

CARRIED

CORRESPONDENCE (for information)

Ontario Municipal Board, 11/27/14, with respect to an Appeal Decision – 3152 Muskoka Street.

MOTION PD121814-06: *Moved by Member Westcott and seconded by Member Stevens that a Notice from the Ontario Municipal Board, dated November 27, 2014, with respect to a Decision of an Appeal for 3152 Muskoka Street be received as information.*

CARRIED

CORRESPONDENCE (for direction)

Greater Barrie Business Enterprise Centre, 12/02/14, with respect to Increasing Access to Business Support Services Across Simcoe County.

MOTION PD121814-07: *Moved by Member Taylor and seconded by Member Dunlop that a letter from the Greater Barrie Business Enterprise Centre, dated December 2, 2014, with respect to Business Support Services be received; AND FURTHER THAT Ms. Schlichter be invited to the January 8, 2015 Council Meeting to discuss this matter further.*

CARRIED

Discussion with respect to January Planning & Development Committee Meeting & February Corporate Services Committee Meeting.

MOTION PD121814-08: *Moved by Member Westcott and seconded by Member Stevens that the January Planning & Development Committee Meeting be cancelled; AND FURTHER THAT the February Corporate Services Committee Meeting be rescheduled to February 18, 2015 at 9:00 a.m.*

CARRIED

Orillia Soldiers Memorial Hospital, 12/15/14, with respect to the Official Opening of a Satellite Cancer Clinic.

MOTION PD121814-09: *Moved by Member Crichton and seconded by Member Taylor that the following be authorized to attend the Official Opening of the Satellite Cancer Clinic at the Orillia Soldiers Memorial Hospital on January 12, 2015, with expenses:*
Councillor Stevens
Councillor Westcott
Councillor Dunlop
Mayor Burkett
Deputy Mayor Cox

CARRIED

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Washago Community Centre Corporation, 12/15/14, with respect to the Replacement of the Hall Flooring.

MOTION PD121814-10: *Moved by Member Dunlop and seconded by Member Taylor that a letter from the Washago Community Centre Corporation, dated December 15, 2014, with respect to replacement of the hall flooring be received; AND FURTHER THAT the Community Centre be directed to obtain two additional quotes for further consideration.*

CARRIED

Association of Municipalities of Ontario with respect to 2015 Councillor Training.

MOTION PD121814-11: *Moved by Member Stevens and seconded by Member Crichton that the following members of Council be authorized to attend a Workshop – 2015 Councillor Training 101 to be held in Orillia on January 30, 2015, with expenses: Councillor Westcott*

CARRIED

UNLISTED ADDITIONS

- “NIL”

CONFIDENTIAL AGENDA

Motion to close the meeting to the public.

MOTION PD121814-12: *Moved by Member Westcott and seconded by Member Stevens that this meeting be and it is hereby now closed to the public pursuant to the Municipal Act, S.O. 2001, Chapter 25, Section 239.(2), for the purpose of considering:*
(a) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and
(b) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

- CONFIDENTIAL -

Motion to reopen the meeting to the public.

MOTION PD121814-13: *Moved by Member Dunlop and seconded by Member Taylor that this meeting be and it is hereby now reopened to the public.*

CARRIED

Reports from Officials

Confidential Planning Report No. P14-061, 12/10/14, with respect to Fill Control By-law - 1324 Stockdale Road.

MOTION PD121814-14: *Moved by Member Crichton and seconded by Member Taylor that Confidential Planning Report No. P14-061, dated December 10, 2014, with respect to the Fill Control By-law – 1324 Stockdale Road be received; AND FURTHER THAT upon receipt of an additional deposit from the applicants, Township staff seek legal assistance from the Township Solicitor with regard to the administration of fill controls for land known municipally as 1324 Stockdale Road.*

CARRIED

Chief Administrative Officer with respect to 1921 Ellis Road.

MOTION PD121814-15: *Moved by Member Stevens and seconded by Member Westcott that discussion with respect to snowplowing in the vicinity of 1921 Ellis Road be received; AND FURTHER THAT the property owner be advised that the driveway located on municipal property will be required to be lowered to an appropriate level to allow proper snowplowing and snow clearing to be completed.*

CARRIED

Correspondence

- “NIL”

December 18, 2014

ADJOURNMENT – 8:45 p.m.

MOTION PD121814-16: *Moved by Member Stevens and seconded by Member Westcott that this meeting be and it is hereby now adjourned.*

CARRIED

Judith Cox
Chair

Sharon R. Goerke
Clerk

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE
HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY,
DECEMBER 18, 2014 AT 7:00 P.M.

| | | |
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| PRESENT: | Chair | Judith Cox |
| | Members | Mike Burkett Ian Crichton Jane Dunlop Ron Stevens Donald Westcott |
| STAFF: | Director of Planning & Development | Andrew Fyfe |
| | Clerk | Sharon Goerke |
| | Recreation Co-ordinator | Pat Harwood |
| | Chief Administrative Officer | Henry Sander |

Chair Taylor advised those in attendance that there are two public meetings called this evening in accordance with the Planning Act with respect to proposed developments within the municipality.

The Chair advised that the purpose of public meetings are to inform and provide the public with an opportunity to ask questions or express views with respect to development proposals. In accordance with By-law No. 2007-153, members of the Planning & Development Committee are here to observe and listen to comments.

The Chair advised that the format of the public meetings will be as follows:

- 1. The Township Planner will generally explain the purpose and details of the application;*
- 2. Next, the applicant will present any further relevant information;*
- 3. Next, the public will be permitted to ask questions and express views on the proposal and then the public portion of the meeting will be closed; and*
- 4. Next, members of the Committee will be given the opportunity to ask questions for clarification on the proposal.*

The Chair advised that at the conclusion of the meeting the applicant, and if required Township staff, will be given the opportunity to respond to the questions and comments received. After the public meeting is concluded, this Committee will consider the application with due regard to the presentations and views expressed this evening. The Committee will then do one of three things:

- (1) *recommend the application be approved by Township Council - at a future meeting, or*
- (2) *deny the application, or*
- (3) *defer the application pending further reports from Township staff.*

Chair Cox advised that if Township Council decides in favour of the application by adopting this Committee's recommendation, members of the public who have provided oral submissions or written objections but disagree with the decision may appeal the decision to the Ontario Municipal Board, as entitled under the Planning Act. If individuals wish further notification of this application, please record your name, address and telephone number on the appropriate list located at the rear of the Council Chambers.

PUBLIC MEETING NO. 1

The Chair requested the Township Planner to explain the intent and purpose of the Application for a Zoning By-law Amendment for 4069 Digby Drive.

The Planner advised those in attendance that the purpose of the application is to amend By-law No. 2010-65 as it applies to property described as Part Lot 1, Concession 1, Registered Plan 51R-14480, Parts 1 & 2, geographic Township of North Orillia, now in the Township of Severn from the Light Industrial (M1) Zone to the Light Industrial Exception Six (M1-6) Zone. The rezoning will restore the permitted uses allowed under the former Township of Orillia Zoning By-law and recognize the historical industrial use of the subject lands for a saw mill.

The Planner advised that notice of this application was given in accordance with the *Planning Act* on November 28, 2014 and the following correspondence has been received:

Planning Report No. P14-059, 12/09/14

Background

| | |
|---------------------------|--|
| County Official Plan: | Rural & Agriculture |
| Township Official Plan: | Settlement Employment Area |
| Existing Township Zoning: | Light Industrial Exception (M1-6) Zone |
| Proposed Zoning: | Light Industrial Exception Six (M1-6) |
| Legal Description: | Concession 1 Part Lot 1, Reference Plan 51R- 14480, Parts 2 and 1, geographic Township of North Orillia, now in the Township of Severn |
| Municipal Address: | 4069 Digby Drive |

This rezoning will restore the permitted uses allowed under the previous “General Industrial Exception Three (M2-3)” Zone which applied to the land under the former Township of Orillia zoning by-law by recognizing the historical industrial use of the subject lands for a saw mill.

The subject land has been the home of the Bass Lake Sawmill for decades. Over the years, a number of residential lots have been severed off the property and developed. The Locke subdivision is currently under development to the rear of the sawmill property. The location of the subject property can be seen in the key map on **Appendix 1** and an aerial view is provided in **Appendix 2**.

In August of 2010, Council passed By-law No. 2010-65, the Township’s new Comprehensive Zoning By-law. This replaced the zoning by-laws of the former Townships of Orillia, Medonte, Matchedash, Tay and the Village of Coldwater. At that time the previous site-specific zoning in the former Township of Orillia Zoning By-law was renumbered from M2-3 to M1-6, but it appears that the associated text was inadvertently left out of the body of the By-law. As a result, the land was effectively un-zoned. It is proposed to insert provisions for the M1-6 into the text of the By-law.

As the historical use has become surrounded with residential use, the long-term compatibility and viability of the site for a sawmill should be considered. Therefore it is recommended that some of the permitted uses in the standard “Light Industrial” (M1) zone be carried forward to enable a future transition to a less intrusive use. Because of the traffic issues associated with the adjacent residential uses and the quality of the entrances from Digby Drive onto Highway 12, only uses which are not expected to create an increase in traffic are recommended. Consideration of a residential use would have to be preceded by an Official Plan Amendment as the property is currently designated as employment lands.

A draft by-law is attached as Appendix 3 for Committee’s consideration which includes the proposed list of permitted uses for the Light Industrial Exception Six (M1-6) Zone for the subject lands.

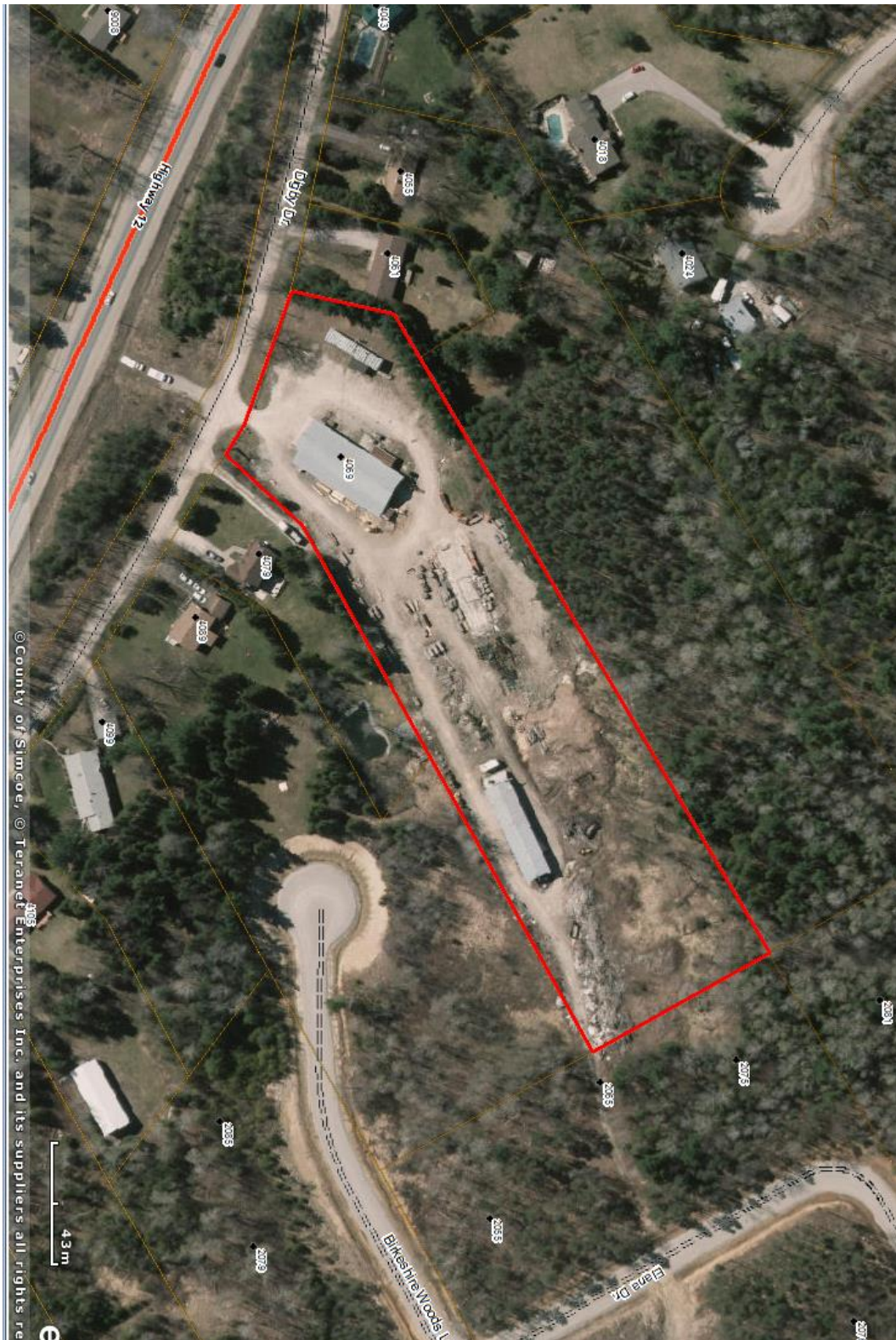
Subject to the comments received at the public meeting, and any additional submissions from circulated agencies and departments, and any further review that Planning Committee may seek, Staff supports this proposed amendment to the Zoning By-law.

Financial Impact

There are no external costs associated with the proposed zoning by-law amendment.

Appendix 1





THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW NO. 2015-xx

BEING A ZONING BY-LAW TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION AND USE OF BUILDINGS OR STRUCTURES ON CERTAIN LANDS DESCRIBED AS PART OF CONCESSION 1 PART LOT 1, REFERENCE PLAN 51R- 14480, PARTS 2 AND 1, GEOGRAPHIC TOWNSHIP OF NORTH ORILLIA, NOW IN THE TOWNSHIP OF SEVERN (4069 DIGBY DR.)

WHEREAS the matters hereinafter set out comply with the Official Plan in effect for the Township of Severn;

AND WHEREAS the Council of the Corporation of the Township of Severn deems it advisable to amend the provisions of Zoning By-law No. 2010-65, as otherwise amended, as they apply to those lands described as Concession 1 Part Lot 1, Reference Plan 51R- 14480, Parts 2 and 1, geographic Township of North Orillia, now in the Township of Severn, municipally known as 4069 Digby Dr.;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SEVERN HEREBY ENACTS AS FOLLOWS:

1. THAT Section 8.5.1 entitled “Exceptions to Light Industrial (M1-6) Zone” of Zoning By-law No. 2010-65, as amended, is hereby further amended by adding the following Table:

| Exception | By-law | Location | Schedule | Special Provisions |
|-----------|---------|---|----------|--|
| M1-6 | 2014-XX | Concession 1 Part Lot 1, Reference Plan 51R-14480, Parts 2 and 1, North Orillia | F-1 | <p><u>Permitted Uses</u></p> <p>Restricted to a sawmill, planning mill, building supply outlet/yard, bakery, business or professional office, contractor’s establishment, custom workshop, self-storage facility, service establishment.</p> |

There were no further comments from staff or the applicant.

As there were no further comments on this application, the Chair declared the public portion of the meeting closed at 7:06 p.m.

The Chair inquired if members of the Committee required further clarification of the application or had any further comments.

Member Dunlop inquired if the business will be able to carry on as it is today.

- The Planner advised that the rezoning is to recognize the current use which can carry on.

(See Resolution No. PD121814-01)

PUBLIC MEETING NO. 2

The Chair requested the Township Planner to explain the intent and purpose of the Application for a Zoning By-law Amendment for 1591 Dunns Line.

The Planner advised those in attendance that the purpose of the application is to amend By-law No. 2010-65 to rezone property described as Part Lots 19 & 20, Concession 14, geographic Township of Medonte, now in the Township of Severn, municipally known as 1591 Dunns Line as follows:

1. To rezone the severed lands under Application for Consent B-17-14 (Myers / Watson) from the Agricultural (AG) Zone to the Rural Residential (RR) Zone to recognize the reduced lot size and reflect the intended residential use of the lands.

The Planner advised that notice of this application was given in accordance with the *Planning Act* on November 28, 2014 and the following correspondence has been received:

Planning Report No. P14-060, 12/08/14

Background

| | |
|---------------------------|--|
| County Official Plan: | Agricultural and Rural |
| Township Official Plan: | Rural (see below) |
| Existing Township Zoning: | Agricultural (AG) |
| Proposed Zoning: | Rural Residential (RR) |
| Legal Description: | West Part Lot 19 & 20, Concession 14, geographic Township of Medonte |
| Municipal Address: | 1591 Dunns Line |

This application will rezone the severed lands under application for consent B-17-14 (Myers / Watson) from the Agricultural (AG) Zone to the Rural Residential (RR) Zone to recognize the reduced lot size and reflect the intended residential use of the lands. This Zoning By-law Amendment is needed to fulfill a condition of provisionally approved application for consent B-17-14 (Myers / Watson).

The applicant received approval to sever a portion of the property for a new residential lot having frontage of approximately 91.5m (300 ft.) on Dunns Line and area of approximately 0.8 ha (2 acres). The retained lands would have an area of approximately 13.4 ha (33 acres) and frontage of approximately 100.5 m (331 ft.). The “parent lands”, 1607 Dunns Line (a portion of the proposed severed lands) was previously merged on title with 1591 Dunns Line (the subject lands) (Appendix 1). The severance is conditional upon the newly created parcel being rezoned to reflect its frontage and lot area.

A discussion of the various planning documents that have bearing on this application follows.

Provincial Policy Statement, 2014

Limited residential development is permitted in rural areas.

Growth Plan for the Greater Golden Horseshoe, 2006, as amended, January 2012

Direction is not provided with regard to zoning or classification of individual properties. The creation of the lot by Consent was based on its abilities to satisfy the applicable provincial policies, particularly the criteria for the creation of an “infill” lot.

County of Simcoe Official Plan, 2007

Section 3.6.7 “In rural areas, uses permitted are those listed in 3.6.6 plus highway commercial, institutional, residential lots created by consent, country recreational facilities to a maximum of 40 lots and rural business parks.” Therefore, “rural lots permitted by consent are recognized` as a permitted use.

Section 3.6.11 “In rural areas, country residential development through subdivision by Plan, rather than consent, is preferred. However, lots may be created by consent according to the following guidelines:

- a) Lots should be restricted in size in order to conserve other lands in larger blocks for agricultural or environmental purposes. Consent lots should be developed to an approximate maximum size of one hectare, except where larger sizes may be suitable because of environmental constraints or design considerations.

- b) The number of lots on the grid road system should be restricted in order to maintain the rural character and road function and to avoid strip development.
- c) In geographic areas set out in local official plans, provision may be made for residential lots larger than one hectare where required for servicing purposes, environmental considerations, or to maintain established lot and development patterns.

The proposed consent would result in a lot which is similar in size to neighbouring parcels and would be an improvement on the previously existing lot pattern; in terms of preserving agricultural potential.

Township of Severn Official Plan

Section 8.2 New Lots By Consent

The proposed severance satisfies the applicable direction provided in **Section 8.2.1 General Criteria** for Consents regarding, road frontage, environmental impacts, etc.. Those policies provide for the consideration of different types of Consents, including “Technical Severances”.

The request for severance was originally initiated in order to address the merging of two parcels, 1607 and 1519 Dunns Line, when they came into common ownership through the provisions of a will which was intended to convey ownership of 1591 to the grand-daughter pending the grandson reaching the age of majority. As the grand-daughter received ownership of 1607 through the provisions of the will, the abutting parcels were merged although that was not the intent of the will.

As the two abutting properties were clearly in separate ownership and existed as separate parcels prior to 1975, but were subsequently merged on title due to common ownership of abutting parcels (the “changes in the Planning Act” which the text refers to), it would appear that the “re-splitting” of the original lot configuration the proposed should be considered to be a “Technical Severance” under the Township’s Consent policies. This policy would seem to be clearly directed at situations such as this application where previously separate parcels were merged through changes to the Planning Act. However, a strict reading of the policy as written would seem to disqualify the recreation of the previous lot lines as the merger was not the result of a purchase, but a transfer by Will.

Thus it appears that although the technical severance policies are supportive of the intent of the recreating the previous lot configuration, reliance on this provision may be subject to challenge. In reviewing the proposal, it appeared that creation of a residential

lot fronting on Dunns Line and leaving the balance of 1591 merged with 1607 would more closely reflect the intent of the policy environment which is to minimize disruptions to the character of rural areas and preserve the potential of prime agricultural lands for agricultural production. The area of the proposed lot contains Class 5-7 agricultural land, with only the rear portion being considered to be "prime agricultural lands. As this approach would address the needs of the applicant, they brought forth the subject application.

Section B8.2.6 of the Township's Official Plan indicates that the creation of a new infilling lot in the Rural designation may be permitted if the proposal meets the test of an infilling lot by being located between two existing residences on the same side of the road separated by not more than 150 metres, a lot has not been created from the original parcel since 1994 and that the proposed lot conforms to MDS calculations.

In this case, the proposed lot is considered infilling as the application satisfied the policies of the Official Plan.

Township of Severn Zoning By-law 2010-65

The property is currently zoned Agricultural (AG) under Township of Severn Zoning By-law 2010-65. The Minimum Lot Area in the AG Zone is 40 ha and the Minimum Lot Frontage is 60 m. Therefore, the proposed severed parcel is undersized for the AG Zone, given that it is intended to be a residential lot. Due to the size and intended use of the proposed severed lot the Rural Residential (RR) is felt to be appropriate, the lot will exceed the minimum frontage and area requirements for a new lot within the RR Zone.

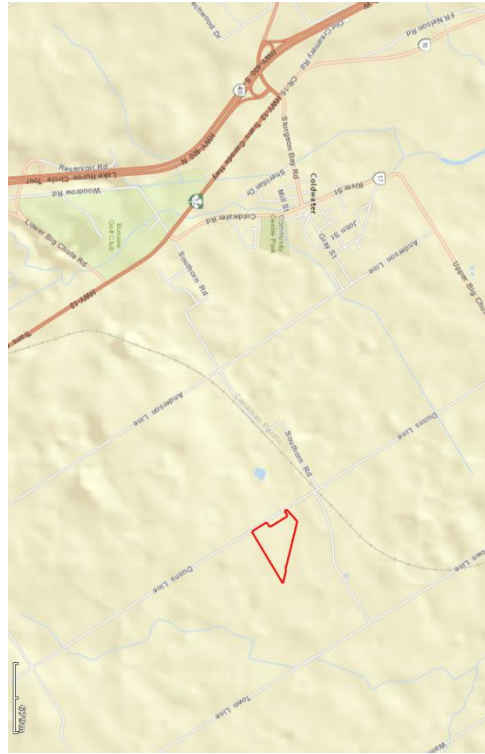
Subject to the comments received at the public meeting, and any additional submissions from circulated agencies and departments, and any further review that Planning Committee may seek, Staff supports this proposed amendment to the Zoning By-law.

Financial Impact

There are no external costs associated with the proposed zoning by-law amendment.

December 18, 2014

Appendix 1



Appendix 2



THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW NO. 2015-XX

BEING A ZONING BY-LAW TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION AND USE OF BUILDINGS OR STRUCTURES ON CERTAIN LANDS DESCRIBED AS PART OF WEST PART LOT 19 & 20, CONCESSION 14, GEOGRAPHIC TOWNSHIP OF MEDONTE, NOW IN THE TOWNSHIP OF SEVERN (1591 DUNNS LINE)


WHEREAS the matters hereinafter set out comply with the Official Plan in effect for the Township of Severn;

AND WHEREAS the Council of the Corporation of the Township of Severn deems it advisable to amend the provisions of Zoning By-law No. 2010-65, as otherwise amended, as they apply to those lands described as West Part Lot 19 & 20, Concession 14, geographic Township of Medonte, municipally known as 1591 Dunns Line;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SEVERN HEREBY ENACTS AS FOLLOWS:

1. THAT Schedule "B-4" of Zoning By-law No. 2010-65, as otherwise amended, is hereby amended by changing the Zone Classification on certain lands described as West Part Lot 19 & 20, Concession 14, geographic Township of Medonte, now in the Township of Severn, from the Agricultural (AG) to the Rural Residential (RR) in accordance with Schedule "1" attached hereto and forming part of this By-law.
2. THAT Zoning By-law No. 2010-65, as otherwise amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 2010-65, as otherwise amended, shall in all other respects remain in full force and effect save as same may be otherwise amended or herein dealt with.

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 to be rezoned from Agricultural (AG) to the Rural Residential (RR).

This is Schedule '1' to By-law No. 2015-XX
Passed the day of _____, 2015

MAYOR

CLERK

The Chair inquired if the applicant or his/her representative had anything to add to the presentation?

There were no comments from the applicant.

The Chair inquired if there were any persons present who had either questions or comments on the application? The Chair requested that those providing comments on the application please rise, state their name and address and spell their last name for the minutes. The Chair also advised that the names and addresses of those individuals who speak at the meeting will appear in the meeting minutes which are public documents.

There were no comments from the public.

The Chair inquired if there were any further information which staff or the applicant may wish to provide?

There were no further comments from staff or the applicant.

As there were no further comments on this application, the Chair declared the public portion of the meeting closed at 7:10 p.m.

The Chair inquired if members of the Committee required further clarification of the application or had any further comments.

Member Stevens advised that this application was straight forward and he was in support of the rezoning.

(See Resolution No. PD121814-02)