



**PLANNING COMMITTEE
REPORT
23-016**

October 3, 2023

9:30 a.m.

**Council Chambers, Hamilton City Hall
71 Main Street West**

Present: Councillor J.P. Danko (Chair)
Councillor T. Hwang (1st Vice Chair)
Councillor C. Cassar (2nd Vice Chair)
Councillors C. Kroetsch, M. Francis, T. McMeekin,
E. Pauls, M. Tadeson, A. Wilson, M. Wilson, J. Beattie

Absent with Regrets: Councillor N. Nann - Personal

**THE PLANNING COMMITTEE PRESENTS REPORT 23-016 AND RESPECTFULLY
RECOMMENDS:**

1. **Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-23-001 and Zoning By-law Amendment Application ZAC-23-001 for Non-Decisions for Lands Located at 499 Mohawk Road East, Hamilton (PED23205) (Ward 7) (Item 9.1)**

That Report PED23205 respecting Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-23-001 and Zoning By-law Amendment Application ZAC-23-001 for Non-Decisions for Lands Located at 499 Mohawk Road East, Hamilton (Ward 7), be received.

2. **Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-20-021, Zoning By-law Amendment Application ZAC-20-037 and Draft Plan of Subdivision Application 25T-202006 for Lack of Decision for Lands Located at 544 and 550 Rymal Road East, Hamilton (PED23211) (Ward 7) (Item 9.2)**

That Report PED23211 respecting Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-20-021, Zoning By-law Amendment Application ZAC-20-037 and Draft Plan of Subdivision Application 25T-202006 for Lack of Decision for Lands Located at 544 and 550 Rymal Road East, Hamilton, be received.

3. Application for a Zoning By-law Amendment for Lands Located at 212 and 220 Rymal Road West, Hamilton (PED23154) (Ward 8) (Item 10.1)

- (a) That Amended Zoning By-law Amendment Application ZAC-20-018, by T. Johns Consulting Group Ltd. c/o Diana Morris, on behalf of Atlas Homes Corp. c/o Tarik Abbas, Owner, for a change in zoning from the “B” (Suburban Agriculture and Residential, Etc.) District to the Low Density Residential (R1, 854, H149) Zone and Low Density Residential (R1, 854, H149, H159) Zone, to permit the development of five single detached dwellings, for lands located at 212 and 220 Rymal Road West, as shown on Appendix “A” attached to Report PED23154, be DENIED on the following basis:
- (i) The application does not meet the City’s planning vision for the Rymal Road Corridor.

4. Application for a Zoning By-law Amendment for Lands Located at 65 Guise Street East, Hamilton (PED23201) (Ward 2) (Item 10.2)

- (a) That Zoning By-law Amendment Application ZAC-23-035 by WEBB Planning Consultant c/o James Webb on behalf of the City of Hamilton, owner, for a change in zoning from the Conservation / Hazard Land (P5) Zone to Conservation / Hazard Land (P5, 873, H152) Zone, to permit the construction of underground parking accessory to a residential use for a portion of the lands located at 65 Guise Street East (Blocks 12, 13 & 14 of 62M-1287), Hamilton, as shown on Appendix “A” attached to Report PED23201, be APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix “B” to Report PED23201, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (ii) That the amending By-law apply the Holding Provisions of Section 36(1) of the *Planning Act*, R.S.O 1990 to the subject property by introducing the Holding symbol ‘H’ to the proposed Conservation / Hazard Land (P5, 873, H152) Zone.

The Holding Provision ‘H’ is to be removed, conditional upon:

- (1) The Owner or authorized applicant submits a Functional Servicing and Stormwater Management Report, including design and construction details to identify and implement any required modifications to the proposed stormwater

management system to the satisfaction of Director of Growth Management and Chief Development Engineer.

- (2) The Owner or authorized applicant submits a Tree Protection Plan and Landscape Plan concept, including sections showing the planting depth of landscaped area with parking below to the satisfaction of the Director of Heritage and Design.
- (3) The owner or authorized applicant shall obtain Ministry of Environment, Conservation and Parks approval of an amended Certificate of Property Use that reflects the intended use of Blocks 12, 13 & 14 to include below grade parking.”

- (iii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), complies with the Hamilton-Wentworth Official Plan and West Harbour (Setting Sail) Secondary Plan.

5. Application for a Zoning By-law Amendment for Lands Located at 1898 and 1900 Rymal Road East, Glanbrook (PED23206) (Ward 9) (Item 10.3)

- (a) That Amended Zoning By-law Amendment Application ZAC-23-036, by Weston Consulting (c/o Kayly Robbins) on behalf of Komil Jasdev Bhalla and Jasdev Singh Bhalla and 1900 Holdco Inc. (c/o Mackenzie Paterson), Owners, for a change in zoning from General Agricultural “A1” Zone to the Residential Multiple – Holding “H-RM2-328” Zone, Modified, to permit the development of eight, three storey townhouse dwellings and 11, two storey townhouse dwellings including 38 parking spaces and four visitor parking spaces inclusive of one barrier free, for lands located at 1898 and 1900 Rymal Road East, Glanbrook, as shown on Appendix “A” attached to Report PED23206, be APPROVED on the following basis:
 - (i) That the draft By-law, attached as Appendix “B” to Report PED23206, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed change in zoning is consistent with Provincial Policy Statement (2020), conforms to A Place of Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended, and complies with the Urban Hamilton Official Plan and Rymal Road Secondary Plan;

- (iii) That the amending By-law apply the Holding Provisions of Section 36(1) of the *Planning Act*, R.S.O. 1990 to the subject lands by introducing the Holding “H” symbol as a prefix to the proposed Residential Multiple – Holding “H-RM2-328” Zone, Modified, as shown on Schedule “A” of Appendix “B” attached to Report PED23206 and shall be lifted conditional upon the following:
 - (1) That the owner submits and receives approval of a Transportation Impact Study to the satisfaction of the Manager, Transportation Planning;
 - (2) That the Owner submits and receives approval of a Watermain Hydraulic Analysis, to the satisfaction of the Director of Growth Management and Chief Development Engineer;
 - (3) That the Owner submits a revised Tree Protection Plan addressing the protection of the trees and finalizes the justification for the removal of the identified trees, including submission of written confirmation from the abutting owners of 55 and 63 Bocelli Crescent and 11 Enclave Place for permission to encroach into the dripline of Trees A, B, C, H and P, to the satisfaction of the Director of Planning and Chief Planner. The resubmission is to include the applicable Tree Protection Plan review fee payable to the City of Hamilton.

6. Application for a Zoning By-law Amendment for Lands Located at 1177, 1183, and 1187 West 5th Street (PED23179) (Ward 8) (Item 10.4)

- (a) That Zoning By-law Amendment Application ZAC-22-047, by UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston on behalf of 1333664 Ontario Ltd. c/o Mike Valvasori, owner, for a change in zoning from the “AA” (Agricultural) District (Block 1) and the “RT-20-H” (Townhouse-Maisonette) District, Modified, Holding (Block 2) to the “E-3/S-1830-H” (High Density Multiple Dwellings) District, Modified, Holding, to permit the development of a 10 storey multiple dwelling containing 206 dwelling units and 229 parking spaces, on lands located at 1177, 1183, and 1187 West 5th Street, Hamilton, as shown on Appendix “A” attached to Report PED23179, be APPROVED on the following basis:
 - (a) That the draft By-law, attached as Appendix “B” to Report PED23179, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

- (b) That the amending By-law apply the Holding Provisions of Section 36(1) of the *Planning Act*, R.S.O. 1990 to the subject property by introducing the Holding symbol 'H' to the proposed "E-3/S-1830" (High Density Multiple Dwellings) District, Modified;

The Holding Provision 'H' is to be removed, conditional upon:

- (i) That the Owner confirms that the construction of the municipal storm sewer along West 5th Street has been completed and is fully operational to provide a stormwater outlet for the subject site, to the satisfaction of the Director of Development Engineering;
 - (ii) That the Owner confirms that the municipal sanitary sewer along West 5th Street has been upgraded to support the proposed development, to the satisfaction of the Director of Development Engineering;
 - (iii) That the Owner submit and receives approval of a Functional Servicing Report that addresses the required fire flow, to the satisfaction of the Director of Development Engineering;
- (c) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), and complies with the Urban Hamilton Official Plan.

7. Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 117 Jackson Street East, Hamilton (PED23191) (Ward 2) (Item 10.5)

- (a) That Official Plan Amendment Application UHOPA-23-009, by Bousfields Inc. c/o David Falletta on behalf of DiCenzo Construction Company Limited c/o Anthony DiCenzo, owner, to establish a Site Specific Policy Area in the Downtown Hamilton Secondary Plan to permit a 39 storey and 30 storey mixed use development on lands located at 117 Jackson Street East, as shown on Appendix "A" attached to Report PED23191, be DENIED on the following basis:
 - (i) That the proposed Official Plan Amendment does not demonstrate adequate infrastructure capacity to service the proposed development nor how green infrastructure and sustainable design elements will be implemented to minimize impacts on air quality and climate change which will contribute to environmental sustainability

and appropriate low impact development, therefore, the proposal is not consistent with the Provincial Policy Statement (2020) and does not conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);

- (ii) That the proposed amendment to the Downtown Hamilton Secondary Plan does not comply with the Urban Hamilton Official Plan and the Downtown Hamilton Secondary Plan with regards to matters including, but not limited to, a proposed building height exceeding the height of the Niagara Escarpment and an increase of shadow impacts on a prominent public gathering space (Prince's Square – 50 Main Street East);

- (b) That Zoning By-law Amendment Application ZAC-23-024, by Bousfields Inc. c/o David Falletta on behalf of DiCenzo Construction Company Limited c/o Anthony DiCenzo, owner, for a change in zoning from the Downtown Central Business District (D1, H17, H19, H20) Zone to a site specific Downtown Central Business District (D1, XXX), to permit the lands to be developed for a 39 and 30 storey mixed use development containing 741 dwelling units with 297 square metres of commercial floor area at grade on lands located at 117 Jackson Street East, as shown on Appendix "A" attached to Report PED23191, be DENIED on the following basis:
 - (i) That the proposal does not demonstrate adequate infrastructure capacity to service the proposed development nor how green infrastructure and sustainable design elements will be implemented to minimize impacts on air quality and climate change which will contribute to environmental sustainability and appropriate low impact development, therefore the proposal is not consistent with the Provincial Policy Statement (2020), does not conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), and does not comply with the Urban Hamilton Official Plan;

 - (ii) That the proposed Zoning By-law amendment to the City of Hamilton Zoning By-law No. 05-200 does not comply with the Urban Hamilton Official Plan and Downtown Hamilton Secondary Plan with regards to matters including, but not limited to, a proposed building height exceeding the height of the Niagara Escarpment and an increase of shadow impacts on a prominent public gathering space (Prince's Square – 50 Main Street East);

 - (iii) That the proposal is not considered to be good planning and in staff's opinion is an overdevelopment of the site based on the

building height in relation to the Niagara Escarpment and the shadow impacts on a prominent public gathering space.

8. Sign Variance Appeal SV-14-005 for the Property known as 523 Carlisle Road, Flamborough, Denied by the Director of Development Planning and Appealed by the Owner (PED23204) (Ward 15) (Item 11.1)

(a) That the Appeal of Sign Variance Application SV-14-005, by Kaneff Properties Ltd. Owner, submitted Fontur International Inc. c/o Joel Swagerman, to add a sign on the top of an existing telecommunications tower to advertise the, ownership group of the Carlisle Golf and Country Club, for the property located at 523 Carlisle Road, (Flamborough), as shown on Appendix "A" attached to Report PED23204, be DENIED on the following basis:

- (i) That the requested variances are not in keeping with the intent of Sign By-law No. 10-197;
- (ii) That the requested variances do not meet the tests of Sign By-law No. 10-197.

9. Hamilton Municipal Heritage Committee Report 23-009 (Item 11.2)

(a) Appointment of Vice-Chair (Item 1)

That Graham Carroll be appointed as Vice-Chair of the Hamilton Municipal Heritage Committee for the remainder of the term.

(b) Recommendation to Designate 54 and 56 Hess Street South, Hamilton, under Part IV of the *Ontario Heritage Act* (PED23218) (Ward 2) (Item 8.1)

(i) That the City Clerk be directed to give notice of Council's intention to designate 54 and 56 Hess Street South, Hamilton, shown in Appendix "A" attached to Report PED23218, as properties of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED23218, subject to the following:

- (1) For each property that receives no objections to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the

necessary by-law to designate the property to be of cultural heritage value or interest to City Council; and,

- (2) For each property that receives any objection to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

(c) Monthly Report on Recommended Proactive Listings for the Municipal Heritage Register, September 2023 (PED23197) (Ward 13) (Item 10.1)

That staff be directed to list the property located at 98 Sydenham Street, Dundas (Ward 13) on the Municipal Heritage Register as a non-designated property that Council believes to be of cultural heritage value or interest, as outlined in Report PED23197, in accordance with Section 27 of the *Ontario Heritage Act*.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

The Committee Clerk advised of the following changes to the agenda:

6. DELEGATION REQUESTS

- 6.2 Kevin Freeman respecting Sign Variance Appeal for 523 Carlisle Road (Item 11.1) (For today's meeting)

10. PUBLIC HEARINGS

- 10.4 Application for a Zoning By-law Amendment for Lands Located at 1177, 1183, and 1187 West 5th Street (PED23179) (Ward 8)

- (b) Revised Appendix "B"

ADDITIONS:

Staff Presentations added for Item 9.1, 10.2 – 10.5, and 11.1

The agenda for the October 3, 2023 Planning Committee meeting was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) Approval of Committee Minutes (Items 4.1 and 4.2)

4.1 September 14, 2023

4.2 September 19, 2023

The Minutes of the September 14, 2023 and September 19, 2023 meetings were approved, as presented.

(d) COMMUNICATIONS (Item 5)

(i) Elizabeth Knight respecting implementing a New Noise By-law for Excessive Loud Vehicles (Item 5.1)

The correspondence from Elizabeth Knight respecting implementing a New Noise By-law for Excessive Loud Vehicles, was received.

(ii) Russell Cheeseman for Brown's Wharf Development respecting Designation of 54 and 56 Hess St. South (Item 5.2)

The correspondence from Russell Cheeseman for Brown's Wharf Development respecting Designation of 54 and 56 Hess St. South, was received and referred to the consideration of Item 11.2.

(e) DELEGATION REQUESTS (Item 6)

(i) The following Delegation Requests were approved as follows:

(i) West End Home Builders Association, Chamber of Commerce and Smart Prosperity Institute respecting "Who Will Swing the Hammer" Report (For the October 17th meeting) (Item 6.1)

(ii) Kevin Freeman respecting Sign Variance Appeal for 523 Carlisle Road (Item 11.1) (For today's meeting) (Added Item 6.2)

(f) DELEGATIONS (Item 7)

(i) Bernadette Bowen respecting Enclosure of Twin Compactors at Canadian Tire on 777 Upper James St. (Approved at the September 19th meeting)

Bernadette Bowen addressed the Committee respecting Enclosure of Twin Compactors at Canadian Tire on 777 Upper James Street.

The Delegation from Bernadette Bowen respecting Enclosure of Twin Compactors at Canadian Tire on 777 Upper James St., was received.

Councillor Danko relinquished the Chair to Councillor Hwang in order to introduce the following Motion:

- (a) That staff be directed to review and implement every enforcement option available to compel Canadian Tire (or the current registered property owner of 777 Upper James Street) to immediately complete the construction of a full sound proof compactor enclosure in accordance with the original 1987 Committee of Adjustment terms of approval; and,
- (b) That staff be directed to review the entire property at 777 Upper James for all violations of current Zoning By-Law 05-200, and approved site-plans including delivery locations and access, lot entrance locations, lot line offsets, residential buffer zones and planting strips, soundproofing, pedestrian and vehicular hazards and report back on options to compel Canadian Tire to upgrade the property in it's entirety to the current provisions of 05-200 including but not limited to City initiated site-specific re-zoning as required.

Councillor Danko assumed the Chair.

(ii) Kevin Freeman respecting Sign Variance Appeal for 523 Carlisle Road (Item 11.1) (Added Item 7.2)

Kevin Freeman addressed the Committee respecting Sign Variance Appeal for 523 Carlisle Road (Item 11.1).

The Delegation from Kevin Freeman respecting Sign Variance Appeal for 523 Carlisle Road, was received.

(g) CONSENT ITEMS (Item 9)

(i) Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-23-001 and Zoning By-law Amendment Application ZAC-23-

001 for Non-Decisions for Lands Located at 499 Mohawk Road East, Hamilton (PED23205) (Ward 7) (Item 9.1)

Aminu Bello, Planner II, addressed the Committee with the aid of a PowerPoint presentation.

The staff presentation was received.

For disposition of this matter, refer to Item 1.

(h) PUBLIC HEARINGS (Item 10)

In accordance with the *Planning Act*, Chair J.P. Danko advised those viewing the meeting that the public had been advised of how to pre-register to be a delegate at the Public Meetings on today's agenda.

In accordance with the provisions of the *Planning Act*, Chair J.P. Danko advised that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council makes a decision regarding the Development applications before the Committee today, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Land Tribunal, and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

(i) Application for a Zoning By-law Amendment for Lands Located at 212 and 220 Rymal Road West, Hamilton (PED23154) (Ward 8) (Item 10.1) (Deferred from the August 15th meeting)

The Committee was advised that there were no members of the public registered as Delegations to this matter.

Mark Michniak, Planner II, addressed the Committee with the aid of a PowerPoint presentation.

The staff presentation was received.

Katelyn Gillis with T. Johns Consulting, was in attendance, and indicated support for the staff report.

The presentation from Katelyn Gillis with T. Johns Consulting, was received.

Chair Danko called three times for public delegations and none came forward.

- (a) There were no public submissions received regarding this matter; and,
- (b) The public meeting was closed.
- (a) That Amended Zoning By-law Amendment Application ZAC-20-018, by T. Johns Consulting Group Ltd. c/o Diana Morris, on behalf of Atlas Homes Corp. c/o Tarik Abbas, Owner, for a change in zoning from the “B” (Suburban Agriculture and Residential, Etc.) District to the Low Density Residential (R1, 854, H149) Zone and Low Density Residential (R1, 854, H149, H159) Zone, to permit the development of five single detached dwellings, for lands located at 212 and 220 Rymal Road West, as shown on Appendix “A” attached to Report PED23154, be APPROVED on the following basis:
 - (i) That the draft By-law, attached as Appendix “B” to Report PED23154, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the amending By-law apply the Holding Provisions of Section 36(1) of the Planning Act, R.S.O. 1990 to the subject property by introducing the Holding symbol ‘H149’ and ‘H159’ to the proposed Low Density Residential (R1) Zone; The Holding Provisions ‘H149’ and ‘H159’ be removed conditional upon:
 - H149. The Owner submits and receives approval of a Stormwater Management Report to demonstrate that post-development drainage is maintained to the open watercourse downstream of the site within William Connell Park, to the satisfaction of the Director of Growth Management and Chief Development Engineer and the Hamilton Conservation Authority;
 - H159. That development of the easternmost lot, extending 12.2 metres westerly from the shared property line with 204 Rymal Road West, shall not occur until such time that the remnant lands at the rear of the property within the “AA” (Agricultural) District are consolidated with lands to the west to provide access to a public

right-of-way, to the satisfaction of the Director of Planning and Chief Planner;

- (c) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), and complies with the Urban Hamilton Official Plan.

The above Motion was DEFEATED.

For disposition of this matter, refer to Item 3.

(ii) Application for a Zoning By-law Amendment for Lands Located at 65 Guise Street East, Hamilton (PED23201) (Ward 2) (Item 10.2)

The Committee was advised that there were no members of the public registered as Delegations to this matter.

Alain Baldassarra, Planner II, addressed the Committee with the aid of a PowerPoint presentation.

The staff presentation was received.

James Webb with WEBB Planning, was in attendance, and indicated support for the staff report.

The presentation from James Webb with WEBB Planning, was received.

Chair Danko called three times for public delegations and none came forward.

- (a) There were no public submissions received regarding this matter; and,
- (b) The public meeting was closed.

For disposition of this matter, refer to Item 4.

(iii) Application for a Zoning By-law Amendment for Lands Located at 1898 and 1900 Rymal Road East, Glanbrook (PED23206) (Ward 9) (Item 10.3)

The Committee was advised that there were no members of the public registered as Delegations to this matter.

Michael Fiorino, Planner II, addressed the Committee with the aid of a PowerPoint presentation.

The staff presentation was received.

Paul Tobia with Weston Consulting, was in attendance, and indicated support for the staff report.

The presentation from Paul Tobia with Weston Consulting, was received.

Chair Danko called three times for public delegations and none came forward.

- (a) The public submissions regarding this matter were received and considered by the Committee; and,
- (b) The public meeting was closed.

For disposition of this matter, refer to Item 5.

(iv) Application for a Zoning By-law Amendment for Lands Located at 1177, 1183, and 1187 West 5th Street (PED23179) (Ward 8) (Item 10.4)

The Committee was advised that there were no members of the public registered as Delegations to this matter.

Mark Michniak, Planner II, addressed the Committee with the aid of a PowerPoint presentation.

The staff presentation was received.

Matt Johnson with UrbanSolutions, was in attendance, and indicated support for the staff report.

The presentation from Matt Johnston with UrbanSolutions, was received.

Chair Danko called three times for public delegations and none came forward.

- (a) The public submissions regarding this matter were received and considered by the Committee; and,
- (b) The public meeting was closed.

For disposition of this matter, refer to Item 6.

(v) Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 117 Jackson Street East, Hamilton (PED23191) (Ward 2) (Item 10.5)

Chair Danko advised that this matter has been appealed by the owner to the Ontario Land Tribunal; and this public meeting is a non-statutory public meeting under the *Planning Act*.

The Committee was advised that there were no members of the public registered as Delegations to this matter.

Daniel Barnett, Planner II, addressed the Committee with the aid of a PowerPoint presentation.

The staff presentation was received.

David Falletta with Bousfields Inc, was in attendance, and indicated they were not in support of the staff report.

The presentation from David Falletta with Bousfields Inc., was received.

Chair Danko called three times for public delegations and none came forward.

- (a) The public submissions regarding this matter were received and considered by the Committee; and,
- (b) The public meeting was closed.

For disposition of this matter, refer to Item 7.

(i) ADJOURNMENT (Item 16)

There being no further business, the Planning Committee adjourned at 1:00 p.m.

Councillor J.P. Danko, Chair
Planning Committee

Lisa Kelsey
Legislative Coordinator