

19TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on October 31, 2016, commencing at 4:00 PM, in the Council Chambers, Second Floor, London City Hall.

PRESENT: Councillor P. Squire (Chair) and Councillors J. Helmer, P. Hubert, T. Park and S. Turner and H. Lysynski (Secretary).

ALSO PRESENT: Councillor M. van Holst; W. Abbott, M. Elmadhoon, S. Galloway, T. Grawey, P. Kokkoros, G. Kotsifas, A. MacLean, A. Macpherson, L. Mottram, M. Pease, L. Pompilii, J. Ramsay, A. Riley, C. Saunders, C. Smith, S. Spring, M. Tomazincic and S. Wise.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. CONSENT ITEMS

2. Properties located at 1235-1249 Hyde Park Road (H-8689)

That, on the recommendation of the Senior Planner, Development Services and Planning Liaison, based on the application of Motivity Land Inc., c/o James Bennett, relating to the properties located at 1235 to 1249 Hyde Park Road, the proposed by-law appended to the staff report dated October 31, 2016, BE INTRODUCED at the Municipal Council meeting to be held on November 8, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Restricted Service Commercial (h-17*RSC1/RSC3/RSC5) Zone TO a Restricted Service Commercial (RSC1/RSC3/RSC5) Zone to remove the holding "h-17" provision. (2016-D09)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

3. Local Renewable Electricity Generation Projects Seeking Ontario Feed-In Tariff Contracts - Municipal Council Blanket Support Resolution Landfill Gas Projects on Active and Closed Landfill Sites Feed-In Tariff (FIT) 5.0 Prescribed Forms

That, on the recommendation of the Manager of Development Services and Planning Liaison, the Mayor and the City Clerk BE AUTHORIZED to sign any requested Council resolution using the Municipal Council Blanket Support Resolution appended to the staff report dated October 31, 2016, relating to landfill gas projects seeking contracts under Version 5.0 of the Ontario Feed-In Tariff (FIT) program. (2016-E17)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

4. Properties located at 110 and 120 Shamrock Road

That, on the recommendation of the Manager of Development Services and Planning Liaison, the following actions be taken with respect to the application of John Shirley, relating to the properties located at 110 and 120 Shamrock Road:

- a) the attached, revised, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on November 8, 2016 to deem Lots 28 and 29 in Registered Plan of Subdivision 33M-272 not to be in a

registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*;

- b) the City Clerk BE DIRECTED to provide notice of the by-law passing and to undertake registration of the Deeming by-law in accordance with the provisions in subsections 50(28) and 50(29) of the *Planning Act*; and,
- c) the applicant BE REQUIRED to pay for any costs incurred to register the Deeming by-law at the land registry office. (2016-D14)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

5. Property located at 2332 Wickerson Road (H-8345)

That, on the recommendation of the Planner II, Development Planning, the following actions be taken with respect to the application of MHBC, c/o Scott Allen, relating to the property located at 2332 Wickerson Road:

- a) the proposed by-law appended to the staff report dated October 31, 2016, BE INTRODUCED at the Municipal Council meeting to be held on November 8 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1 Special Provision (h*h-37*h-100*R1-3(7)) Zone and a Holding Residential R1 (h*h-37*h-100*R1-4) Zone, which permits singled detached dwellings TO a Holding Residential R1 Special Provision (h*h-100*R1-3(7)) Zone and a Holding Residential R1 (h*h-100*R1-4) Zone to remove the “h-37” holding provision; and,
- b) the application to change the zoning of a portion of the properties located at 2332 Wickerson Road FROM a Holding Residential R1 Special Provision (h*h-37*h-100*R1-3(7)) Zone and a Holding Residential R1 (h*h-37*h-100*R1-4) Zone to remove the h-37 holding provision BE REFUSED as the existing livestock/building infrastructure still impacts these lots. (2016-D09)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

6. Property located at 3343 Morgan Avenue (H-8536)

That, on the recommendation of the Senior Planner, Development Services, based on the application of Sifton Properties Ltd., relating to the property located at 3343 Morgan Avenue, the proposed by-law appended to the staff report dated October 31, 2016, BE INTRODUCED at the Municipal Council meeting to be held on November 8, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R5/R6/R7/R10 (h*h-54*h-71*h-100*h-134*R5-7/R6-5/R7.D100.H45/R10-3.H45) Zone TO a Holding Residential R5/R6/R7/R10 (h*h-54*h-71R5-7/R6-5/R7.D100.H45/R10-3.H45) Zone to remove the “h-100” and “h-134” holding provisions. (2016-D09)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

7. Request for Municipal Council Support Resolution - Ground Mounted Solar Project Under the Feed-In Tariff (FIT) Program

That, on the recommendation of the Manager of Development Planning, the following actions be taken with respect to the application for a Category 2 FIT project to construct a ground mounted solar project on the property located at 1875 Wharnccliffe Road South:

- a) the Applicant BE ADVISED that the Municipal Council supports the construction and operation of this project;

- b) a Municipal Council Support Resolution in the forms appended to the staff report dated October 31, 2016, as Appendices "A" and "B" BE ISSUED for this project; and,
- c) the Mayor and the City Clerk BE AUTHORIZED to sign the Municipal Council Support Resolution noted in part b), above;

it being noted that the sole purpose of this resolution is to enable the applicant to receive priority points under the Feed-in Tariff (FIT) Program and may not be used for any other form of municipal approval in relation to the project. (2016-E17)

8. Building Division Monthly Report for August 2016

That the Building Division Monthly Report for August 2016 BE RECEIVED. (2016-A23)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

III. SCHEDULED ITEMS

9. Property located at 2028 Wickerson Road (39CD-16507/OZ-8645)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the Vacant Land Plan of Condominium, Official Plan and Rezoning applications of The Ridge At Byron Inc., relating to the property located at 2028 Wickerson Road:

- a) the attached proposed by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on November 8, 2016, to amend the Official Plan to change the designation on Schedule "A" - Land Use, on a portion of these lands FROM Urban Reserve Community Growth TO Low Density Residential, to permit single detached, semi-detached, duplex dwellings and cluster single detached dwellings at a maximum density of 30 units per hectare;
- b) the proposed by-law appended to the staff report dated October 31, 2016, as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 8, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a) above), to change the zoning of a portion of the subject property FROM an Urban Reserve (UR4) Zone TO a Residential R1 (R1-6) Zone to permit 12 single detached dwellings and a Residential R6 (R6-1) Zone to permit 44 multiple residential units and one open space block on a private road created through a vacant land condominium;
- c) the Approval Authority BE ADVISED there were no issues raised at the public meeting of the Planning and Environment Committee with respect to the Vacant Land Condominium application; and,
- d) the Approval Authority BE ADVISED there were no issues raised at the public meeting of the Planning and Environment Committee with respect to the Concept Site Plan;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission regarding this matter;

it being noted that the Municipal Council approves these applications for the following reasons:

- the recommended residential zoning will conform to the recommended Low Density Residential designation in the Official Plan, and provides for a form of low density development that is compatible with the scale of development in surrounding neighbourhood;

- the submitted Draft Plan of Vacant Land Condominium is in conformity with Official Plan Policies and the City's Condominium Submission Review and Approval Guidelines; and,
- the Draft Plan of Vacant Land Condominium is in conformity to the City of London Z.-1 Zoning By-law and consistent with the Provincial Policy Statement;

it being further noted that Municipal Council received comments from the applicant in support of the staff recommendation. (2016-D09/D07)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

10. Property located on a portion of 3260 Singleton Avenue (39CD-16512/SPA16-031)

That, on the recommendation of the Planner II, Development Services, the following actions be taken with respect to the Vacant Land Plan of Condominium application of Sifton Properties Limited, relating to the property located at 3260 Singleton Avenue:

- a) the Approval Authority BE ADVISED there were no issues raised at the public meeting of the Planning and Environment Committee with respect to the application for draft plan of vacant land condominium relating to a portion of 3260 Singleton Avenue; and,
- b) the Approval Authority BE ADVISED there were no issues raised at the public meeting of the Planning and Environment Committee with respect to the Site Plan Approval application relating to a portion of 3260 Singleton Avenue;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission regarding this matter;

it being noted that the Municipal Council approves this application for the following reasons:

- the submitted Draft Plan of Vacant Land Condominium is in conformity with Official Plan Policies and the City's Condominium Submission Review and Approval Guidelines;
- the Draft Plan of Vacant Land Condominium can be accommodated on the subject lands and can be integrated with adjacent surrounding lands; and,
- the Draft Plan of Vacant Land Condominium is in conformity to the City of London Z.-1 Zoning By-law and consistent with the Provincial Policy Statement;

it being further noted that Municipal Council received comments from the applicant in support of the staff recommendation. (2016-D07)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

11. Properties located at 2044, 2062, 2070 and 2100 Meadowgate Boulevard (OZ-8663)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Ironstone Building Company, relating to the properties located at 2044, 2062, 2070 and 2100 Meadowgate Boulevard:

- a) the proposed by-law appended to the staff report dated October 31, 2016, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 8, 2016, to amend the Official Plan to change the designation of the subject lands FROM a Community Commercial Node designation TO a Multi-Family, Medium Density Residential designation;
- b) the proposed by-law appended to the staff report dated October 31, 2016, as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 8, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a) above), to change the zoning of the subject property FROM a Community Shopping Area (CSA5) Zone and an Associated Shopping Area/Service Station (ASA1/ASA2/ASA3/SS3) Zone TO a Residential R5 (R5-5) Zone and a Private Road/Residential R5 (PR/R5-5) Zone; and,
- c) the Site Plan Approval Authority BE REQUESTED to consider the following through the site plan process:
 - i) include a warning clause detailing the use of the private road for the commercial and residential uses within the Development Agreement to serve as notice for each tenant or owner;
 - ii) design the access easement to appear as a public street including sidewalks and boulevard trees;
 - iii) provide street-orientation to Meadowgate Blvd. and the Private Road (PR) zone (access easement) through the provision of front entrances and a high level of architectural detail and articulation on these facades; and,
 - iv) design end and corner units that are visible from the public realm to incorporate the same level of detail and articulation into side facades as is present on the fronts of the buildings;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter;

it being noted that the Municipal Council approves these applications for the following reasons:

- the recommended amendment is consistent with the policies of the Provincial Policy Statement (2014);
- the recommended amendment is consistent with the Multi-Family, Medium Density Residential policies of the City of London Official Plan;

- the recommended Zoning By-law Amendment provides for a sensitive and compatible development within the surrounding neighbourhood;
- the proposed residential development will not inhibit the adjacent commercial lands to develop; and,
- the proposed residential development is generally in accordance with the London Plan;

it being further noted that Municipal Council received comments from the agent for the applicant in support of the staff recommendation. (2016-D09)

Voting Record:

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

12. Property located at 255 South Carriage Road (39T-08502/Z-8614)

That, on the recommendation of the Senior Planner, Development Planning, the following action be taken with respect to the request from Kenmore Homes (London) Inc., relating to the property located at 225 South Carriage Road;

- a) the Approval Authority BE ADVISED that the Municipal Council supports the proposed revisions to the draft plan of subdivision and the request for a three (3) year extension of the draft plan of subdivision approval for the draft plan submitted by Kenmore Homes (London) Inc., File No. 39T-08502, prepared by Holstead and Redmond Limited (dated April 1, 2016), as revised which shows a total of ninety seven (97) single detached residential lots, eight (8) multi-family residential blocks, served by four (4) new local streets SUBJECT TO the conditions contained in the attached, revised, Appendix "39T-08502"; it being noted that the Legal Services Division are to confirm their concurrence with the deletion of Condition 75 which reads as follows:

"Further, the owner shall obtain approval of their proposed design from the Manager of Urban Design Prior to any submission of an application for a building permit for corner lots with an exterior sideyard in this plan.";

- b) the proposed by-law appended to the staff report dated October 31, 2016, BE INTRODUCED at the Municipal Council meeting to be held on November 8, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property:

- FROM a Holding Residential R1 Special Provision (h*h-100*R1-3 (14)) Zone, which permits single detached dwellings one storey in height, maximum of 5 metres, a minimum lot area of 300m² and minimum lot frontage of 10 metres TO a Holding Residential R4 Special Provision (h*h-100*R4-4 ()) Zone, which permits street townhomes one storey in height, maximum of 5 metres, with a minimum lot frontage of 5.5 metres per unit and a lot minimum lot area of 180m²;
- FROM a Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone, which permits single detached dwellings with a minimum lot area of 300m² and minimum lot frontage of 11 metres TO a Holding Residential R4 (h*h-100*R4-4) Zone, which permits

street townhomes with a minimum lot frontage of 5.5 metres per unit and a minimum lot area of 180m² and maximum height of 10.5 metres;

- FROM a Holding Residential R1 Special Provision (h*h-100*R1-13 (6)) Zone, which permits single detached dwellings with a minimum lot area of 270m² and minimum lot frontage of 9 metres TO a Holding Residential R4 (h*h-100*R4-4) Zone, which permits street townhomes with a minimum lot frontage of 5.5 metres per unit and a minimum lot area of 180m² and maximum height of 10.5 metres;
- FROM a Holding Residential R1 Special Provision (h*h-100*R1-13 (6)) Zone, which permits single detached dwellings with a minimum lot area of 270m² and minimum lot frontage of 9 metres TO a Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone, which permits single detached dwellings with a minimum lot area of 300m² and minimum lot frontage of 11 metres;
- FROM a Holding Residential R1 Special Provision (h*h-100*R1-3 (4)) Zone, which permits single detached dwellings with minimum lot frontage of 10 metres and minimum lot area of 300m² TO a Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone, which permits single detached dwellings with a minimum lot area of 300m² and minimum lot frontage of 11 metres;
- FROM a Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone, which permits single detached dwellings with a minimum lot area of 300m² and minimum lot frontage of 11 metres TO a Holding Residential R1 Special Provision (h*h-100*R1-13 (6)) Zone, which permits single detached dwellings with a minimum lot area of 270m² and minimum lot frontage of 9 metres; and,
- FROM a Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone, which permits single detached dwellings with a minimum lot area of 300m² and minimum lot frontage of 11 metres TO a Holding Residential R1 Special Provision (h*h-100*R1-3 (4)) Zone, which permits single detached dwellings with minimum lot frontage of 10 metres and minimum lot area of 300m²; and,

- c) the applicant BE ADVISED that the Director, Development Finance has summarized the claims and revenues appended to the staff report dated October 31, 2016, as Appendix "B";

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter;

it being noted that the Municipal Council approves these applications for the following reasons:

- the proposed development is consistent with the Provincial Policy Statement;
- the proposed revised Draft Plan of Subdivision and Zoning by-law amendment provide for a form of residential development that is consistent with the Hyde Park Community Plan;
- the proposed revised Draft Plan of Subdivision and Zoning By-law amendment provide for a form of residential development that is consistent with the Low and Multi Family Medium Density Residential policies of the Official Plan and compatible with the surrounding residential development;
- conditions of draft plan approval and recommended zoning contains provisions which will ensure development of the lands for sensitive land uses does not occur until noise and vibration mitigation measures are in place both physically on the ground and through warning clauses in the subdivision agreement; and,
- the recommended Zoning By-law amendments include appropriate Holding Provisions to ensure that the residential development is successfully integrated with abutting uses and all required municipal services are provided;

it being further noted that Municipal Council received comments from the agent for the applicant in support of the staff recommendation. (2016-D09/D12)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Voting Record:

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

13. 11th Report of the Environmental and Ecological Planning Advisory Committee

That the following actions be taken with respect to the 11th Report of the Advisory Committee on the Environment from its meeting held on October 20, 2016:

- a) the Civic Administration BE ADVISED that the Environmental and Ecological Planning Advisory Committee (EEPAC) recommends that fencing, without gates, be included in the draft plan of subdivision to protect the adjacent Environmentally Significant Area; it being noted that the EEPAC reviewed and received a Notice, dated September 20, 2016, from L. Mottram, Senior Planner, with respect to the application by Sifton Properties Limited, relating to the properties located at 1509 Ed Ervasti Land and a portion of 1295 Sandy Somerville Drive;
- b) the following actions be taken with respect to the 2016 Sifton Bog Report prepared by Stantec :
 - i) the comments of the 2016 Sifton Bog Working Group, appended to the 11th Report of the Environmental and Ecological Planning Advisory Committee (EEPAC) BE PROVIDED to the Civic Administration for consideration; it being noted that the EEPAC held a discussion with respect to the merits of the Civic Administration's proposal and was unable to reach a majority decision; and,
 - ii) the Civic Administration BE REQUESTED to consult the public of the potential relocation of the viewing platform currently located at Redmond's Pond, prior to a final decision on action;
- c) the following actions be taken with respect to the updated Sunninglea Scoped Environmental Impact Study Working Group comments:
 - i) consideration of the updated Working Group comments BE POSTPONED to the next Environmental and Ecological Planning Advisory Committee (EEPAC) meeting; and,
 - ii) the assigned Planner BE INVITED to attend the EEPAC meeting to respond to any enquiries;
- d) a Working Group consisting of S. Levin (lead) and R. Trudeau BE ESTABLISHED to review the Subject Land Status Report relating to the properties located at 1557 and 1687 Wilton Grove Road; it being noted

that the application will be discussed at the November 14, 2016, Planning and Environment Committee meeting;

- e) a Working Group consisting of N. Weerasuriya (lead), E. Arellano and L. Des Marteaux BE ESTABLISHED to review the Ecological Restoration Plan prepared by St. Williams Nursery and Ecology Centre, for the Westminster Ponds/Pond Mills Environmentally Significant Area; it being noted that the Working Group will report back at the next meeting of EEPAC;
- f) the following actions be taken with respect to the draft City-Wide Terrestrial Invasive Plant Strategy prepared by J. MacKay, Ecologist Planner:
 - i) a Working Group consisting of S. Levin (lead), S. Peirce, J. Stinziano, M. Thorn and N. Weerasuriya BE ESTABLISHED to review the draft City-Wide Terrestrial Invasive Plant Strategy;
 - ii) the Civic Administration BE REQUESTED to use available project funding for phragmites control if required on approved engineering services projects currently being undertaken; and,
 - iii) the Civic Administration BE ASKED to include funding in future budgets for the control and mitigation of phragmites by restoring natural or native species by methods such as: natural colonization or succession, seeding with native grasses/herbaceous species, planting appropriate native trees and shrubs, planting live cuttings and using landscape cloth or heavy mulching
- g) J. Stinziano BE PERMITTED to remain on the Environmental and Ecological Planning Advisory Committee (EEPAC) during his Fulbright Scholarship as Mr. J. Stinziano continues to participate in Working Group projects and is a valuable member of the EEPAC; and,
- h) clauses 1 to 6, 8 and 11, BE RECEIVED;

it being noted that the Planning and Environment Committee received the attached communication from S. Levin, Chair, EEPAC, with respect to phragmites.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

14. Property located at 1877 Sandy Somerville Lane (Z-8661)

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited relating to lands located at 1877 Sandy Somerville Lane, the proposed by-law appended to the staff report dated October 31, 2016, BE INTRODUCED at the Municipal Council meeting to be held on November 8, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Residential R1 Special Provision (R1-10(6)) Zone TO a Residential R6 Special Provision (R6-5()) Zone, to permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouses, stacked townhouses, and apartment buildings, together with a special provision to permit uses to be developed in the form of land lease community homes, at a maximum density of 30 units per hectare, minimum lot frontage of 0 metres, minimum side yard depth adjacent to an OS5 Zone of 1.0 metre, and minimum side yard depth adjacent to a R6-5(7) and R1-10() Zone of 1.2 metres; an Open Space OS5 Zone, to permit such uses as conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots; and a Residential R1 Special Provision (R1-10()) Zone, to permit single detached dwellings with access permitted via a private right-of-way to a public street, a minimum lot area of 0.3 hectares, minimum yard depth from an R6-5() Zone of 6.0 metres, and minimum yard depth from an OS5 Zone of 10 metres;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter;

it being noted that the Municipal Council approves this application for the following reasons:

- the recommended zoning is compatible with adjacent development and represents an appropriate extension of Sandy Somerville Lane, a private street within the Riverbend Golf community;
- the proposed site development plan incorporates an appropriate buffer from the Kains Woods ESA, and as part of this amendment will be rezoned Open Space OS5; and,
- the recommended zoning is consistent with the Official Plan designation for the site, and is consistent with the Provincial Policy Statement;

it being further noted that Municipal Council received comments from the applicant in support of the staff recommendation. (2016-D09)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Voting Record:

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

IV. ITEMS FOR DIRECTION

None.

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. ADJOURNMENT

The meeting adjourned at 5:38 PM.