

# Planning and Environment Committee Report

2nd Meeting of the Planning and Environment Committee  
January 9, 2023

PRESENT: Councillors S. Lehman (Chair), S. Lewis, A. Hopkins, S. Franke, S. Hillier

ABSENT: Mayor J. Morgan

ALSO PRESENT: Councillor J. Pribil; M. Corby, A. Job, B. O'Hagan and M. Pease

Remote attendance: Councillors P. Cuddy, C. Rahman and E. Peloza; I. Abushehada, O. Alchits, G. Belch, J. Bunn, M. Greguol, D. Harpal, B. House, P. Kokkoros, B. Page, A. Riley, A. Singh, M. Sundercock, B. Westlake-Power and P. Yeoman

The meeting is called to order at 4:00 PM

## 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 2. Consent

Moved by: A. Hopkins  
Seconded by: S. Lewis

That Items 2.3, 2.4, 2.6, 2.7 and 2.8 BE APPROVED.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins, S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

### 2.3 2022 Audit and Accountability Fund - Intake 3 - Final Report

Moved by: A. Hopkins  
Seconded by: S. Lewis

That the staff report dated January 9, 2023, entitled "Audit and Accountability Fund - Intake 3 - Final Report" BE RECEIVED for information. (2022-F11)

**Motion Passed**

### 2.4 892 Princess Avenue - Heritage Alteration Permit Application

Moved by: A. Hopkins  
Seconded by: S. Lewis

That, on the recommendation of the Acting Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for the replacement of the original slate roof with asphalt shingles at 892 Princess Avenue, within the Old East Heritage Conservation District, BE REFUSED. (2022-R01)

**Motion Passed**

2.6 720 Apricot Drive - Limiting Distance Agreement

Moved by: A. Hopkins  
Seconded by: S. Lewis

That, on the recommendation of the Deputy City Manager, Planning and Development, the following actions be taken with respect to a limiting distance (no-build) agreement between The Corporation of the City of London and Southside Construction Management Limited, for the property located at 20-720 Apricot Drive:

- a) the proposed limiting distance agreement appended to the staff report dated January 9, 2023, for the property at 20-720 Apricot Drive between The Corporation of the City of London and Southside Construction Management Limited BE APPROVED; and,
- b) the proposed by-law appended to the staff report dated January 9, 2023 BE INTRODUCED at the Municipal Council meeting to be held on January 24, 2023, to approve the limiting distance agreement between The Corporation of the City of London and Southside Construction Management Limited, for the property at 20-720 Apricot Drive, and to delegate authority to the Deputy City Manager, Environment and Infrastructure to execute the agreement on behalf of The Corporation of the City of London as the adjacent property owner. (2022-D09)

**Motion Passed**

2.7 Building Division Monthly Report - October 2022

Moved by: A. Hopkins  
Seconded by: S. Lewis

That the Building Division Monthly report for October, 2022 BE RECEIVED for information. (2022-A23)

**Motion Passed**

2.8 1st Report of the Community Advisory Committee on Planning

Moved by: A. Hopkins  
Seconded by: S. Lewis

That the 1st Report of the Community Advisory Committee on Planning, from its meeting held on December 14, 2022, BE RECEIVED for information.

**Motion Passed**

2.1 600 Sunningdale Road West - Phase 2 Special Provisions

Moved by: S. Lewis  
Seconded by: S. Hillier

That, on the recommendation of the Acting Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Sunningdale Golf and Country Ltd., for the subdivision of land legally described as RCP 1028 PT Lot 16 RP 33R13891, PT Part 1 RP 33R16774 Parts 3 to 10, municipally known as 600 Sunningdale Road West, located on the south side Sunningdale Road West, between Wonderland Road North and Richmond Street:

a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Sunningdale Golf and Country Ltd., for the Sunningdale Court Subdivision, Phase 2 (39T-18501\_2) appended to the staff report dated January 9, 2023, as Appendix "A", BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated January 9, 2023, as Appendix "B"; and,

c) the Mayor and the City Clerk BE AUTHORIZED to execute the Agreement, any amending agreements and all documents required to fulfil its conditions. (2022-R05D)

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

## 2.2 600 Sunningdale Road West - Phase 3 Special Provisions

Moved by: A. Hopkins

Seconded by: S. Lewis

That, on the recommendation of the Acting Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Sunningdale Golf and Country Ltd., for the subdivision of land legally described as RCP 1028 PT Lot 16 RP 33R13891, PT Part 1 RP 33R16774 Parts 3 to 10, municipally known as 600 Sunningdale Road West, located on the south side Sunningdale Road West, between Wonderland Road North and Richmond Street:

a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Sunningdale Golf and Country Ltd., for the Sunningdale Court Subdivision, Phase 3 (39T-18501\_3) appended to the staff report dated January 9, 2023, as Appendix "A", BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated January 9, 2023, as Appendix "B"; and,

c) the Mayor and the City Clerk BE AUTHORIZED to execute the Agreement, any amending agreements and all documents required to fulfil its conditions. (2022-R05D)

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

## 2.5 864 Hellmuth Avenue - Heritage Alteration Permit Application

Moved by: A. Hopkins

Seconded by: S. Hillier

That the application under Section 42 of the *Ontario Heritage Act* seeking approval to pave a portion of the front yard for parking on the heritage

designated property at 864 Hellmuth Avenue, within the Bishop Hellmuth Heritage Conservation District, BE REFERRED back to a future Planning and Environment Committee meeting; it being noted that the Planning and Environment Committee received a communication dated January 6, 2023 from M. Greguol, Heritage Planner, noting the applicant's request to extend the timeline for consideration. (2022-R01)

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

### **3. Scheduled Items**

#### **3.1 88 Chesterfield Avenue**

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Acting Director, Planning and Development, based on the application by Amy Liu, relating to the property located at 88 Chesterfield Avenue, the proposed by-law appended to the staff report dated January 9, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 24, 2023, to amend Zoning By-law No. Z-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R2 (R2-2) Zone TO a Residential R3-2 Special Provision (R3-2(\_)) Zone;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- M. Campbell, Zelinka Priamo Ltd., on behalf of the applicant;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns by providing a range of uses and opportunities for intensification and redevelopment;
- the recommended zoning conforms to the in-force policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, City Building Policies and Our Tools; and,
- the requested zoning to permit a three-unit converted dwelling facilitates the development at an intensity that is appropriate for the site and the surrounding neighbourhood. (2022-D09)

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Hillier

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: S. Hillier

Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

### 3.2 634 Commissioners Road West

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Acting Director, Planning and Development, the following actions be taken with respect to the application by Royal Premier Homes (c/o Farhad Noory), relating to the property located at 634 Commissioners Road West:

a) the proposed by-law appended to the staff report dated January 9, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 24, 2023 to amend Zoning By-law No. Z-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R1 (R1-9) Zone TO a Residential R5 Special Provision (R5-7(\_)) Zone;

b) the Site Plan Approval Authority BE REQUESTED to consider the following, through the site plan process:

- i) the façade for the new residential development to the east of the existing single detached dwelling shall have a first-floor grade at least 0.6 metres lower than the existing dwelling first floor grade;
- ii) at least one step down shall be required within the front façade and/or foundation for the proposed townhouse building west of the existing heritage dwelling;
- iii) provide 1.8-metre-tall privacy fencing along property lines adjacent to residential parcels;
- iv) for landscape strips along a public street, add at least one tree per every 12 metres, or every 15 metres otherwise;
- v) retain as many mature trees as possible, especially along Commissioners Road West and along the east and south property lines between the proposed development and the adjacent single detached dwellings;
- vi) relocate the parking away from the view terminus into the site and buffer the parking from the amenity space with landscaping and/or low landscape walls; and,
- vii) consider two small parking areas outside of the view terminus to maintain as many mature trees along the south property line as possible;

it being noted that the Planning and Environment Committee received the following communications with respect to these matters:

- a project fact sheet;
- the staff presentation; and,
- a communication dated January 5, 2023, from W. Smith;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- M. Davis, siv-ik planning and design;
- M. Melanson; and,
- W. Smith;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns that provide for a range of uses and opportunities for intensification and redevelopment;
- the recommended zoning conforms to the in-force policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, City Building Policies and Our Tools;
- the recommended amendment would permit a development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary with an appropriate form of infill development. (2022-D09)

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: A. Hopkins

Seconded by: S. Franke

Motion to amend the recommendation to include a new part b) viii), request the Civic Administration review the Tree Preservation Plan further, specifically with respect to the locust tree;

Yeas: (2): A. Hopkins , and S. Franke

Nays: (3): S. Lehman, S. Lewis, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Failed (2 to 3)**

Moved by: A. Hopkins

Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: S. Hillier

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

### 3.3 867-879 Wellington Road

Moved by: A. Hopkins

Seconded by: S. Hillier

That, on the recommendation of the Acting Director, Planning and Development, based on the application by Bates Real Estate Corporation, relating to the property located at 867-879 Wellington Road, the proposed by-law appended to the staff report dated January 9, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 24, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Highway Service Commercial (HS1/HS4) Zone TO a Highway Service Commercial and Associated Shopping Area Commercial (HS1/HS4/ASA1) Zone;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- S. Allen, MHBC;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions and Rapid Transit Corridor Place Type; and,
- the proposed zoning amendment would appropriately broaden the set of service/retail uses permitted on the site, most notably retail stores. The additional commercial uses intended for the site would be compatible with the existing development context and will not generate significant land use conflicts with adjacent properties. (2022-D09)

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: S. Hillier

Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (4): S. Lehman, A. Hopkins , S. Franke, and S. Hillier

Absent: (2): S. Lewis, and Mayor J. Morgan

**Motion Passed (4 to 0)**

Moved by: A. Hopkins

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

### 3.4 600 Third Street

Moved by: S. Hillier

Seconded by: S. Lewis

That, on the recommendation of the Acting Director, Planning and Development, the following actions be taken with respect to the application of MHBC Planning on behalf of City Centre Storage, relating to the property located at 600 Third Street:

a) the proposed by-law appended to the staff report dated January 9, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 24, 2023 to amend the Official Plan for the City of London, 2016 to change the designation of the subject lands FROM a Light Industrial Place Type TO a Commercial Industrial Place Type on Map 1 – Place Types;

b) the proposed by-law appended to the staff report dated January 9, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 24, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016, as amended above) to change the zoning of the subject property FROM a Light Industrial (LI1/LI7) Zone TO a Restricted Service Commercial Special Provision (RSC2/RSC4/RSC5 ( \_)) Zone;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- S. Allen, MHBC;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which promotes economic development and competitiveness by providing for an appropriate mix and range of employment uses;
- the recommended amendments conform to the policies of The London Plan, including but not limited to the Key Directions and Commercial Industrial Place Type; and,
- the recommended amendments are appropriate for the site and facilitate the reuse of the existing buildings with a use that is compatible within the surrounding context. (2022-D09)

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: S. Lewis

Seconded by: A. Hopkins

Motion to open the public participation meeting.



Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

### 3.5 1350 Trafalgar Street (Z-9548)

Moved by: A. Hopkins

Seconded by: S. Hillier

That, on the recommendation of the Acting Director, Planning and Development, based on the application by McFalls Storage o/a Forest City Storage, relating to the property located at 1350 Trafalgar Street, the proposed by-law appended to the staff report dated January 9, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 24, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016) to change the zoning of the subject property FROM a General Industrial (GI1(8)) Special Provision Zone TO a Restricted Service Commercial (RSC4(\_)) Special Provision Zone;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- M. Campbell, Zelinka Priamo Ltd.;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions and Light Industrial Place Type;
- the recommended amendment conforms to the in-force policies of the Brydges Street Area regarding commercial uses on lands within the Light Industrial Place Type;
- the recommended amendment would facilitate the reuse of an otherwise underutilized industrial warehouse within an existing area that already facilitates both industrial and commercial uses; and,
- the proposed amendment will assist in transitioning the area south of the railway corridor to commercial-oriented uses which are appropriate for the existing mixed-use landscape. (2022-D09)

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: A. Hopkins  
Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: S. Hillier  
Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

### 3.6 4th and 1st Reports of the Ecological Community Advisory Committee

Moved by: A. Hopkins  
Seconded by: S. Lewis

That the following actions be taken with respect to the delegation from S. Levin, Chair, Ecological Community Advisory Committee, with respect to the 4th and 1st Reports of the Ecological Community Advisory Committee from its meetings held on November 17, 2022 and December 15, 2022, respectively:

- a) the following actions be taken with respect to the resignation of P. Almost:
  - i) the resignation of P. Almost BE RECEIVED with regret; and,
  - ii) the Strategic Priorities and Policy Committee BE REQUESTED to appoint Dr. Eric Dusenge, a previous member of the Environmental and Ecological Planning Advisory Committee (EEPAC), to fill the vacancy with a term ending concurrently with other members of the Ecological Community Advisory Committee (ECAC); it being noted that Dr. Dusenge previously served on the EEPAC and has previously submitted his application for ECAC;
- b) clauses 1.1, 3.1 to 3.5, inclusive, 5.1 to 5.4, inclusive, of the 4th Report of the Ecological Community Advisory Committee BE RECEIVED for information;
- c) the Working Group comments relating to the properties located at 92 and 96 Tallwood Circle BE FORWARDED to the Civic Administration for review and consideration;
- d) clause 4.2 of the 1st Report of the Ecological Community Advisory Committee related to the property located at 2060 Dundas Street BE AMENDED to read as follows:  
“the following actions be taken with respect to the Working Group comments relating to the property located at 2060 Dundas Street:
  - i) the Working Group comments BE FORWARDED to the Civic Administration for review and consideration; and,

ii) the Forestry Department BE REQUESTED to investigate the property to the East of 2060 Dundas Street as there is a storage facility and an unopened right of way through a tree preservation area;”

e) a representative from Financial Planning and Policy BE INVITED to attend the January 19, 2023 meeting of the Ecological Planning Advisory Committee to provide an update on proposed budget matters relating to matters including, but not limited to, Environmentally Significant Areas, Conservation Master Plans and Stormwater Management; and,

f) clauses 1.1, 3.1, 5.1 and 6.2 of the 1st Report of the Ecological Community Advisory Committee BE RECEIVED for information;

it being noted that the Planning and Environment Committee received a communication dated January 4, 2023, and heard a verbal presentation from S. Levin, with respect to the above-noted matters.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

### 3.7 942 Westminster Drive

Moved by: S. Hillier

Seconded by: S. Franke

That, on the recommendation of the Acting Director, Planning and Development, based on the application by Jim Rimmelzwaan, relating to the property located at 942 Westminster Drive, the proposed by-law appended to the staff report dated January 9, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 24, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016) to change the zoning of the subject property FROM an Agricultural (AG2) and Environmental Review (ER) Zone TO an Agricultural (AG2), Environmental Review (ER) and Agricultural Special Provision (AG2(\_)) Zone;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the policies of The London Plan, including, but not limited to, the Key Directions and Farmland Place Type policies;
- the recommended amendment is intended to support an accompanying consent to sever application;
- the recommended amendment is not intended to impact the character of the agricultural area and is solely intended to recognize the existing site conditions; and,
- the proposed use will co-exist in harmony with the adjacent land uses, and considers both the long-term protection of agricultural resources and the long-term compatibility of uses, and will not create a net increase in the number of buildable lots. (2022-D09)

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: S. Hillier

Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: A. Hopkins

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

### 3.8 400 Southdale Road East

Moved by: S. Lewis

Seconded by: A. Hopkins

That, on the recommendation of the Acting Director, Planning and Development, the following actions be taken with respect to the application by LJM Developments, relating to the property located at 400 Southdale Road East:

a) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the application for Site Plan Approval to facilitate the construction of the proposed residential development:

- i) noise, dirt and safety during construction; and,
- ii) the safety of existing houses and swimming pools during excavation;

b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan Application;

it being noted that the Planning and Environment Committee received the following communications with respect to this matter:

- staff presentation;
- the applicant's presentation; and,
- a communication dated January 3, 2023 from E. Ali;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- J. Ariens, IBI Group. (2022-D09)

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: S. Hillier

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: A. Hopkins

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourned at 6:04 PM.