



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Minutes - Final Planning Committee

Tuesday, September 15, 2020

7:30 PM

Virtual Meeting

PLANNING COMMITTEE REPORT

For consideration by Barrie City Council on September 21, 2020.

The meeting was called to order by Mayor Lehman at 7:35 p.m. The following were in attendance for the meeting:

Present: 10 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, A. Kungl
Councillor, R. Thomson
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, M. McCann

Absent: 1 - Councillor, N. Harris

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. McArthur
Director of Development Services, M. Banfield
Director of Legal Services, I. Peters
Director of Information Technology, R. Nolan
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller.

The Planning Committee recommends adoption of the following recommendation(s) which were dealt with on the consent portion of the agenda:

SECTION "A"

20-P-033

ZONING BY-LAW AMENDMENT APPLICATION - SEAN MASON HOMES (VETERAN'S LANE) INC. - 339 VETERAN'S DRIVE, 341 VETERAN'S LANE AND 19 MONTSERRAND STREET (WARD 6)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of Sean Mason Homes (Veteran's Lane) Inc., to rezone lands municipally known as 339 Veteran's Drive, 341 Veteran's Lane and 19 Montserrand Street, from Residential Hold (RH), Residential Single Detached Dwelling First Density (R1) and Residential Single Detached Dwelling Second Density (R2) to Residential Multiple Dwelling Second Density - Special Provision, Hold (RM2)(SP-XXX)(H-XXX), be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law 2009-141 for the subject lands:
 - a) Permit a maximum density of 84 units per hectare (inclusive of a maximum of 35 block/cluster townhouse units and 38 apartment units) over the subject lands, whereas a maximum density of 40 units is permitted for block/cluster townhouse units and 53 units per hectare would be permitted for walk-up apartments;
 - b) Permit a minimum front yard setback of 3.0 metres, whereas 7.0 metres is required;
 - c) Permit a minimum rear yard setback of 1.8 metres, whereas 7.0 metres is required;
 - d) Permit a minimum exterior side yard setback abutting a street of 1.5 metres adjacent to Veteran's Drive, whereas 3.0 metres is required;
 - e) Permit a maximum lot coverage of 40%, whereas 35% is permitted;
 - f) Permit a maximum gross floor area of 125%, whereas a maximum of 60% is permitted;
 - g) Permit a maximum building height of 11.0 metres for the block/cluster townhouse units associated with Blocks 1, 2 and 3 and a maximum building height of 14.0 metres for the block/cluster townhouse units associated with Blocks 5 and 6, whereas 10 metres would be permitted;

- h) Permit a five-storey walk-up apartment building with a maximum building height of 22.0 metres, whereas a four-storey walk-up apartment building with a maximum building height of 20 metres would be permitted;
 - i) Require a minimum setback of 1.5 metres between all buildings and internal private roadways, whereas a minimum setback is not specified;
 - j) Permit a minimum landscaped buffer area of 2 metres along the east property line, 1.8 metres along the south property line, 1.5 metres along the west property line (Veteran's Drive), and 3 metres adjacent to all residential lots fronting Montserrand Street, whereas 3 metres is required;
 - k) Permit a minimum parking ratio of 1 space per unit for the proposed walk-up apartment building through the provision of underground structured parking, whereas 1.5 per unit is required (as per section 4.6.1);
 - l) That a minimum parking ratio of 1.9 spaces per unit be provided (inclusive of 13 surface visitor parking spaces and an underground structured parking lot with the provision of a 1:1 parking ratio for the proposed apartment use), whereas a minimum parking ratio of 1.5 space/unit would be permitted;
 - m) Permit a minimum one-way internal private roadway width of 3.7 metres; whereas 6.4m is required for walk-up apartment and block/cluster townhouse developments;
 - n) Permit a minimum one-way aisle width of 3.7 metres adjacent to the 90 degree parking spaces associated with Blocks 1, 2 and 3, and three (3) parking stalls located toward the south easterly limit of the site, whereas 6.4 metres is required (as per section 4.6.2.5);
 - o) Require a driveway length of 2.0 metres (minimum and maximum) for Blocks 1, 2 and 3, whereas 6 metres is required;
 - p) That tandem parking be permitted for Blocks 5 and 6; whereas tandem parking is not permitted; and
 - q) That the minimum front and side yard setbacks established for the proposed walk-up apartment building of 3 metres and 1.5 metres, respectively, apply to any underground parking structure provided on site, whereas a minimum setback of 1.8 metres is required.
3. That the by-law for the purpose of lifting the Holding Provision (H) from the Zoning By-law Amendment as it applies to the lands municipally known as 339 Veteran's Drive, 341 Veteran's Lane and 19

Montserrand Street, shall be brought forward for approval once the owner provides the following to the satisfaction of the City of Barrie:

- a) The owner's execution of a Site Plan Agreement with the City which includes addressing matters related, but not limited to, building orientation, placement, design and building materials, landscape plans, site servicing details (including adequate fire protection), site access and parking.
4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV019-20.
5. That the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.
6. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV019-20) (File: D14-1686)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

20-P-034**ZONING BY-LAW AMENDMENT APPLICATION - 2 ARBOUR TRAIL (WARD 8)**

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions Inc., on behalf of Mark Porter, to rezone a portion of lands known municipally as 2 Arbour Trail in the City of Barrie, legally described as Part Lot 13 on Concession 14 and West Part Lot 1 on Registered Plan 321, from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Single Detached Dwelling Second Density' (R2), be approved as shown in Appendix "A" to Staff Report DEV023-20.
2. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV023-20.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV023-20) (File: D14-1699)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

20-P-035**TEMPORARY USE BY-LAW TO PERMIT AGRICULTURE USES AT THE SOUTHWEST CORNER OF HIGHWAY 400 AND HARVIE ROAD - BARRIE-BRYNE DEVELOPMENTS LIMITED (WARD 7)**

1. That the application submitted by Smart Centres on behalf of Barrie-Bryne Developments Limited for a Temporary Use By-law for the property legally described as Part Lot 7, Plan 67, Part Lots 5 - 7, Plan 51R-34356 and Part of Part 1, Parts 2 - 8, Concession 12, City of Barrie to permit agriculture uses be approved for a period of three (3) years.
2. That the temporary use be subject to the following special provisions:
 - a) Agricultural activities are limited to field crops in an open field;
 - b) A 30 metre naturalized buffer must be provided around Lover's Creek and Whiskey Creek;
 - c) Access to the site for farming purposes is restricted to the entrance at Harvie Road; and
 - d) Best management practices must be applied respecting the use of fertilizer and pesticides.
3. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV027-20.
4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV027-20) (File: D14-1696)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

20-P-036**APPLICATION FOR ZONING BY-LAW AMENDMENT - 97 MILLER DRIVE (WARD 5)**

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions Inc., on behalf of South of 49 Inc., to rezone a portion of the lands known municipally as 97 Miller Drive, legally described as Part of Lot 23, Concession 7, City of Barrie from 'Residential Single Detached First Density' (R1) to 'Residential Single Detached Dwelling Third Density' (R3) be approved as shown in Appendix "A" to Staff Report DEV028-20.
2. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including the following matters raised in those submissions and identified within Staff Report DEV028-20.

3. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV028-20) (File: D14-1698)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

**20-P-037 ZONING BY-LAW AMENDMENT APPLICATION - 989 YONGE STREET
(WARD 9)**

1. That the Zoning By-law Amendment Application submitted by The Jones Consulting Group, on behalf of ASA Development Inc., to rezone lands municipally as 989 Yonge Street, from 'Agricultural General' (AG) to 'Neighbourhood Mixed Use' (NMU) be approved.
2. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV029-20 and no written or oral submissions were received from members of the public, only from technical staff and agencies.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV029-20) (File: D14-1694/D12-450)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

The Planning Committee met for the purpose of a Public Meeting at 7:39 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the application that were the subject of the Public Meeting should be directed to the Legislative Services Branch. Any interested persons wishing further notification of the staff report should email the Legislative Services Branch at cityclerks@barrie.ca. Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

SECTION "B"**20-P-038****PUBLIC MEETING FOR AN OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT RESIDENTIAL DEVELOPMENT ON PART OF THE SUBJECT LANDS - 521 HURONIA ROAD (HURONIA BARRIE LAND INC.)**

Eldon Theodore of MHBC Planning advised that the purpose of the Public Meeting is to review an application for an Official Plan Amendment and a Zoning By-law Amendment for lands known municipally as 521 Huronia Road, Barrie.

Mr. Theodore discussed slides concerning the following topics:

- The site and surrounding context;
- The existing and proposed Official Plan Designation;
- The rationale associated with redesignating the developable land to residential;
- The current zoning and proposed Zoning By-law Amendment;
- A architectural rendering of the submitted proposal, proposed townhome and stacked townhome elevations;
- Community, City staff and landowner comments/feedback associated to the proposed development received to date;
- A map illustrating the progress to date of the proposed development; and
- An overview of the proposed enhanced landscape buffer and potential traffic calming measures.

Michelle Banfield, Director of Development Services provided an update concerning the status of the applications. She reviewed the public comments received during the neighbourhood meetings. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the proposed application.

VERBAL COMMENTS:

1. **Monika Sergeant, 83 Loon Avenue** described the Loon Avenue including, the green space that borders on the street, and includes wetlands along Huronia Road and the environmentally protected area along Lover's Creek. She discussed the subdivision being established in the late 1990s, and former Councillor Chalmers efforts to preserve the green space. Ms. Sergeant discussed the neighbourhood's efforts in keeping the area clean and the abundance of wildlife frequently seen in the parks and wooded area.

Ms. Sergeant discussed her concerns associated with the impacts that the proposed development will have on their immediate community including the wildlife and their habitats. She noted her concerns with

the Environmental Study as she felt it's conducted down played the imminent threat to the survival for some of the species in the area and that that the proposed 5.0 metre buffer and fencing would not protect them. She advised that another major concern is access for Emergency vehicles and insufficient parking within the proposed development.

In conclusion, Ms. Sergeant advised she the following questions for the Planning Committee that included the following:

- Why does this particular plot of land need to be re-zoned from light industrial to multi-dwelling so that 104 residential units can be built close to environmentally protected land?
- Given that 100s of acres of farmland is already disappearing and the habitat of eco-sensitive wildlife is also at risk?
- If the property is not feasible for General Industrial, then why is it feasible to have it re-designated as residential since it is a 'wetland'?
- What are the impacts from the proposed underground parking due to it being a wetland and subject to flooding in the spring and during heavy rainfall?

2. **Michelle Lackey, 163 Loon Avenue**, advised that she has a number of concerns about the potential rezoning and proposed development. She discussed the importance of the land being on a level 1 natural heritage resource. Ms. Lackey commented on the pre-existing development designations on a portion of the property, and she suggested that in her opinion the underlying designations should be removed and that the lands be designated Environmentally Protected (EP). She discussed that she felt that the proposed 5 metre buffer around the wetland boundary would not keep the wetland safe. She noted she believes that there is an Ontario Regulation for a 30 metre box around a wetland, and that reconsideration should be given to using the land for something more environmentally friendly such as a conservation area or outdoor education centre for schools or trail system that would complement the natural heritage. Ms. Lackey addressed her issues concerning the height of the buildings being too high for the area and that the setback is not sufficient as she felt the new homes would will be tower over the existing neighbourhood. She advised that she felt the road seems too close to the townhomes and the green landscape buffer should be increased to protect the natural mature trees. Ms. Lackey advised that she feels that the density is too great for this area which could cause traffic and noise issues.

3. **Roger Pennell, 153 Loon Avenue**, advised that he agrees with everything that has been said by his neighbors. He noted that there is a petition being circulated in the neighbourhood against the development with approximately 740 signatures so far. Mr. Pennell discussed his rationale to why Official Plan designations for land and Environmental Protections are in place. He advised that he sees no

reason to allow the developer to rezone these portions of land. Mr. Pennell commented on the accuracy of the Traffic Study, as he felt the number of cars per hour noted would cause problems on Loon Avenue. He indicated that there are two elementary schools that are directly adjacent to Loon Avenue with a large number of small children that walk back and forth to school every day. Mr. Pennell mentioned his concerns associated with the main access points into the existing community and that the proposed development will result in a larger traffic volumes and community safety issues. He advised that he believes that the Traffic study fundamentally misrepresents the context of neighbourhood including traffic flows and impact to the neighbourhood.

4. **Bob Cole, 177 Loon Avenue**, advised that he disagrees with the whole take over the environment and the proposed development and felt that the development was a done deal. He commented that the proposed development does not allow for enough greenspace. Mr. Cole discussed the impact that he felt the development would have on the environment as he walks and enjoys the area. Mr. Cole requested that they consider erecting a higher fence if the proposed development moves forward to deter vehicle headlights that shine into. He suggested that people be encourage not to back into their driveways to the headlights don't come into his bedroom and that consideration be given to not plant Emerald Cedars as buffer trees.

Councillor Morales called a point of order asking that staff clarify the planning application process.

Ms. Banfield detailed the planning application process.

5. **Roy Carretta, 43 Gadwell Avenue** discussed his 20 years of experience in the land development engineering field and advised that he resides near the proposed development. He indicated that has provided written comments to the City and that he will summarizing those comments. Mr. Carretta discussed the natural elements that the City of Barrie offers compared to other municipalities, the specifics of the proposed site plan noting that he felt it was a busy layout with high in density and little access for emergency vehicles. He commended on the proposed site plan not taking into account the existing community's landscape buffer area, the physical proximity of the proposed roadway, the removal of mature trees and impact on property values. He also discussed his concerns associated with the traffic impact study as he felt it did not accurately reflect current day living conditions, and the proposed site access design possibly leading to an increase in accidents and higher volumes of traffic. Mr. Carretta questioned why there is a need to develop in this small portion of land. He suggested the perhaps the land is better suited as park space. In conclusion, Mr. Carretta commented that best management practices be upheld and adopt a better and more refined criteria to help Developers understand that Barrie is unique and needs to be preserved. He advised that he

does not support the proposed development

6. **Megan Pagonis, 171 Loon Avenue**, noted that she echoes the comments of her neighbours. She commented on the love for her house that was bought as it backed onto the forest. Ms. Pagonis noted she has family and friends from Toronto wanting to move to the City as they see it as living in cottage country but still be in the City.

Ms. Pagonis discussed her concerns associated with this neighbourhood being squashed, and that there are many other places to develop that won't attack this natural area. She commented on her concerns associated with the developer possibly developing the environmentally protected, the changing climate with the flooding that recently taken place, and the fact she hasn't read anything in the technical reports that addresses these issues. She noted her concerns associated with the increased wildlife and questioned what is going to happen to this natural habitat. Ms. Pagonis further discussed her concerns with community safety for the children that walk to and from school and questioned the impacts of the increased volumes of traffic will have to an area. She advised that she is concerned about the value of her home and it's no longer a place she want to live because of area being ruined with new developments.

Ms. Pagonis noted her concerns associated with the last minute studies done and were not informed. She noted the lack of communication and is very concerned and not confident in this process.

7. **Chris Pagonis, 171 Loon Avenue**, advised that he agrees with his wife's comments and that he wanted to provide additional comments. He discussed an incident that took place after they moved to Barrie from Toronto concerning an impaired driver losing control and the damage it did to neighbouring properties. Mr. Pagonis commented about his concerns associated with current traffic safety issues and the potential for additional volumes and impacts that the proposed development will be to the existing community. He noted that they do not feel that safe letting their kids play out on the front lawn and play in the backyard and the added safety concerns for their family that will result from the proposed development. Mr. Pagonis also discussed concerns associated with his observations of racing and dangerous driving through the neighbourhood.
8. **Howard Bernick, 40 Burton Road, Toronto**, asked that Mr. Vella speak first as he is working on their planning and is more knowledgeable in these matters.
9. **Darren Vella, 647 Welham Road**, advised that he is working on behalf of Mr. Bernick's company Eighteen Eighteen Inc. and that his client owns lands directly east of the proposed development, and which had also been approved for employment land conversion, through the

City's MCR process. Mr. Vella noted that at this stage, they have been retained as a consultant and has work underway to determine the development limits on the site. He commented that he had reviewed the public meeting presentation, and that the site plan has been revised to address their concern related to the access from his client's lands to Huronia Road. Mr. Vella acknowledged that Mr. Theodore has provided an accurate presentation of their discussions to date and that they look forward to continue dialogue with the applicant and the City on trying to arrive at a responsible development for the area.

10. **Howard Bernick, 40 Burton Road, Toronto** commented on his late father being a the developer in Barrie since the 1950s and that he had developed very responsibly in Barrie and had given back a great deal to the community with regard to schools, parks, recreation centres, the entrepreneur centre at Georgian College and the land for a House of Worship on Huronia Road near Lockhart Road. Mr. Bernick acknowledged his understanding for the concerns of existing residents.
11. **Angela Wiggins, 50 Gadwell Avenue**, noted that she echoes the comments provided by her neighbours. She advised that her main concerns are related to parking and traffic issues on Loon Avenue and the surrounding streets, including access onto Mapleview Drive and the timing of the traffic lights that results in traffic back-ups and with the potential of increased traffic flows coming from the proposed development she felt that traffic would be impacted further. She commented on the existing parking challenges throughout the spring, summer and fall as well as the school and park parking lots that are regularly full with cars even when no sporting event is taking place, and she questioned what the parking plan is for this area. Ms. Wiggins concluded by questioning if the developer has thought about the walkability for the new development and the existing community as currently Huronia Road is not very connected and that there are no sidewalks to walk over to the Huronia Urgent Care Clinic.

WRITTEN COMMENTS:

1. Correspondence from Loni dated July 8, 2020.
2. Correspondence from Bob Cole dated July 8, 2020.
3. Correspondence from Kristina Pemberton dated July 10, 2020.
4. Correspondence from Simcoe County School Board dated July 22, 2020.
5. Correspondence from Roy Carretta, September 9, 2020.
6. Correspondence from Thomas Jackman dated September 13, 2020.
7. Correspondence from Michel Baillargeon dated September 15, 2020.

8. Correspondence from Lyn Baillargeon dated September 15, 2020.
9. Correspondence from Innovative Planning Solutions dated September 15, 2020.
10. Correspondence from Innovative Planning Solutions dated September 15, 2020.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 2020-09-21.

The Planning Committee met and reports as follows:

SECTION "C"

20-P-039

PRESENTATION CONCERNING THE 2019 GROWTH REPORT

Michelle Banfield, Director of Development Services provided a presentation concerning the 2019 Growth Report.

Ms. Banfield discussed slides concerning the following topics:

- Land Use Planning for the Future; Development Approvals associated to Units/Infrastructure Approved for Development; Construction - Shovels in the Ground; and Complete Communities related to new residents, houses and services; and
- Highlights of development that occurred in 2019.

Members of Planning Committee asked a number of questions to City staff and received responses.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 2020-09-21.

20-P-040

PRESENTATION CONCERNING THE STATUS UPDATE ON THE NEW OFFICIAL PLAN PROJECT

Michelle Banfield, Director of Development Services provided a presentation concerning the status on the new Official Plan (OP).

Ms. Banfield discussed slides concerning the following topics:

- The Official Plan project history;
- A summary on policy directions and documents that guide the development of the new Official Plan;
- The benefits of clear policy direction;

- That draft Official Plan documents will be released the week of September 21, 2020;
- The community/stakeholder engagement and approval timelines; and
- A video illustrating the vision for the City's New Official Plan.

Members of Planning Committee asked a number of questions to City staff and received responses.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 2020-09-21.

The Planning Committee met and recommends adoption of the following recommendation(s):

SECTION "D"

20-P-041

ZONING BY-LAW AMENDMENT APPLICATION - MARIO LAMPERT HOLDING LTD. - 79 GOWAN STREET (WARD 8)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions Inc., on behalf of Mario Lampert Holding Ltd., to rezone lands known municipally as 79 Gowan Street from 'Residential Multiple Dwelling First Density' (RM1) to 'Residential Multiple Dwelling Second Density - Special Provision No. XXX' (RM2) (SP-XXX), be approved.
2. That the following special provisions be referenced in the implementing Zoning By-law 2009-141 for the subject lands:
 - a) Permit a minimum front yard setback of 1 metre, whereas a minimum front yard setback of 7 metres is required;
 - b) Permit a maximum front yard setback of 19.5 metres, whereas a minimum front yard setback of 7 metres is permitted;
 - c) Permit a 20 metre setback from the Metrolinx Rail Line Right-of-Way, whereas a minimum setback of 30 metres is required;
 - d) Permit a maximum density of 76 units per hectare, whereas a maximum density of 53 units per hectare is permitted;
 - e) Permit a gross floor area of 105%, whereas a maximum gross floor area of 60% is permitted;
 - f) Permit a maximum lot coverage of 60% for front yard parking areas, whereas a maximum of 50% lot coverage is permitted;

- g) Permit a minimum landscape buffer strip with a width of 1.8 metres along the west side lot line, whereas a landscape buffer strip with a minimum width of 3 metres is required; and
 - h) Require a landscape buffer strip with a minimum width of 4 metres along the front lot line for parking areas located in the front yard.
- 3. That the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.
 - 4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV024-20.
 - 5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV024-20) (File: D14-1691)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

ENQUIRIES

Members of Planning Committee did not address any enquires to City staff.

The meeting adjourned at 10:19 p.m.

CHAIRMAN