Joseph Greco, Chair

Michelle Kelly, ACST
Secretary-Treasurer

Sault Ste. Marie
Committee of Adjustment
Minutes of Hearing
August 7, 2024
Livestreamed

Call to Order

The Chair called the hearing to order at 2:12 p.m.

Members Present: J. Greco, Chair
F. Bruni
W. Greco
M. McGregor
A. Rossi

Members Absent:

Official Present: M. Kelly, Secretary-Treasurer

Staff Present: S. Marchese, Planning Representative

The Secretary-Treasurer confirmed that a quorum was present.

Opening Remarks

Chair Greco welcomed the participants.

Land Acknowledgement – Secretary-Treasurer

Approval of Minutes

Moved by McGregor, seconded by Greco (W),

"**THAT** the Minutes of the July 10, 2024, Committee of Adjustment hearing be approved as circulated. **CARRIED."**

Disclosure of Pecuniary Interest and General Nature Thereof

Member Greco disclosed an indirect interest in applications A20/24 & B13/24, advising that he & the owner are business partners.

Withdrawn/Closed Applications/Request to Defer Applications

None.

➢ **Current Applications** (order subject to change)

TAB 1

Application A19/24-106-(1-121)-30149-RA

JOSEPH & BRUNELLA GAGLIARDI are the owners of **CIVIC NO. 885 GOULAIS AVENUE** further identified as Pt SE ¼ Sec 22, Pt 1, 1R8177, former Township of Korah. It is located on the west side of Goulais Avenue between Third Line West and Fourth Line West. The subject property is designated Rural in the Official Plan & is zoned RA, Rural Area. It is approximately 0.82ha in size.

INTENT OF THE APPLICATION:

Relief is requested from the provisions of By-law 2005-150, as amended, to legitimize the location of the existing gazebo & deck by reducing the required south side yard.

	By-Law Requirement 2005-150	**Proposed Variance**
8.5.2	Minimum required interior side yard **5m**	**Reduce** the minimum south interior side yard to **4.2m** for the gazebo & deck only

Public Input
Notice of public hearing was sent by personal mail to neighbouring properties, by posting a sign on-site & posting on the City website. No public input was received.

Technical Review: Circulated Departments & Agencies
As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	No response to date
Canada Post		
Conservation Authority	X	See comments below
Engineering & Construction	X	No comment
Fire Services	X	No comment
Legal Department	X	Asked to be notified of decision
Planning Division	X	No objection
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works		

Sault Ste. Marie Region Conservation Authority advised that the subject property is located within an area that is regulated regarding: *O. Reg. 41/24: Prohibited Activities, Exemptions and Permits* under the *Conservation Authorities Act, R.S.O. 1990, c. C.27.*

Any development on the subject property will require a site plan review and may require a permit from SSMRCA. SSMRCA does not have any concerns with this COA application.

Planning staff has no objection. This property is located in an area with a mix of Rural Area and R1 Rural Estate lots. The request to locate the garage to 1.82 metres is in line with what would be permitted in the property across the street from this one at 1.2 metres as the zoning by-law. It is not foreseen that it would have a negative impact on the adjoining lot. There are other garages with a reduced setback in the neighbourhood. To mitigate some of the effect from the reduced setback, the property has a tree line on the lot line border that will offset the impact of this structure.

Interested Parties Present
None in attendance.

Proceedings
The Chair called for comments. Committee members supported the submitted comments.

The Chair called for discussion. None noted and discussion was closed.

Decision
In making this decision, the Committee has taken into consideration all relevant materials including information provided by the applicant, plans submitted, staff and agency comments. The members have unanimously determined that the general intent and purpose of the PPS, the Zoning By-law and the Official Plan are maintained.

Moved by Greco (W), seconded by Rossi,

"**RESOLVED THAT** in accordance with Section 45(2) of the Planning Act this application be **APPROVED.**

CARRIED."

TAB 2

Chair Greco, having previously declared a pecuniary interest in this application, vacated the Chambers during the Committee's consideration of the request.

Member W. Greco assumed the Chair at 2:20 p.m.

Application A20/24-36-(1-57)-15898-R3

HERBS VILLAS INC (DNM Construction Management Ltd.) is the owner of **CIVIC NO. 210 PITTSBURGH AVENUE** further identified as Lt. 104-110 PL 1598 & part of closed lane, former Township of Korah. It is located on the northeast corner of Pittsburgh Avenue and Young Street. The subject property is designated Residential in the Official Plan & is zoned R3, Low Density Residential. It is irregular in shape and is approximately 3.8ha in size.

INTENT OF THE APPLICATION:

Subject to final consent approval of application **B13/24**, relief is requested from the provisions of By-law 2005-150, as amended, to facilitate the creation of three autonomous lots by reducing the required south exterior side yard.

	By-Law Requirement 2005-150	**Proposed Variance**
9.7.2	Minimum required exterior side yard (Young Street) **4m**	**Reduce** the minimum required exterior side yard to **1.93m**

Public Input
Notice of public hearing was sent by personal mail to neighbouring properties, by posting a sign on-site & posting on the City website. No public input was received on this application as of the time of writing this report.

Technical Review: Circulated Departments & Agencies
As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	
Canada Post	X	No comment
Conservation Authority	X	No concerns
Engineering & Construction	X	See comments below
Fire Services	X	No comment
Legal Department	X	No comment
Planning Division	X	No objections
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works		

Engineering staff advised.

- There is City easement along the back property line
- There is only one sanitary lateral to the property. The applicant will be required to install the sanitary and water services for each lot and then re-pave the portion of the road that was excavated during the installation of services. Multiple patches for each service connection will not be acceptable. A servicing agreement may be required.
- A lot grading and drainage plan must be completed by a Lot Grading Professional, to ensure that drainage is dealt with appropriately. Lot Grading Professionals must be a Professional Engineer (civil), Architect, or Ontario Land Surveyor, experienced in lot grading design. A drainage agreement may be required.
- Municipal Consent permit is required for the construction work in the municipal right-of-way.

- No work shall be commenced without the approval of the Director of Engineering or his designate. Any work which requires approvals from the City and the Ministry of the Environment shall not commence until such approvals and agreements are endorsed.

Engineering staff withdrew a previous comment regarding a driveway.

Planning does not object to the requested variance. When looking at the character of the neighbourhood there are other properties that are on corner lots that have a reduced exterior side yard. If approved, planning recommends that stacked parking not be permitted for the residential structure nearest the exterior lot line to ensure sight lines can be maintained.

Staff Comments/Recommendations(s)
No evidence of any objection to the request. Planning staff provided conditional support.

Recommended conditions of any approval are,
1. Obtain final approval of consent application B13/24.
2. Stacked parking is not permitted for the most southerly unit adjacent to Young Street.

Interested Parties Present
None in attendance.

Proceedings
The Acting Chair called for comments. Committee members supported the submitted comments.

The Acting Chair called for discussion. Member McGregor commented on the similar setbacks in the neighbourhood. No further discussion and discussion was closed.

Decision
In making this decision, the Committee has taken into consideration all relevant materials including information provided by the applicant, plans submitted, staff and agency comments. The members have unanimously determined that the general intent and purpose of the PPS, the Zoning By-law and the Official Plan are maintained.

Moved by McGregor, seconded by Rossi,

"**RESOLVED THAT** in accordance with Section 45(2) of the Planning Act this application be **APPROVED** subject to the following conditions.

1. **Stacked parking is not permitted for the most southerly unit adjacent to Young Street.**
2. **Obtain final approval of consent application B13/24.**

CARRIED."

Chair Greco, having previously declared a pecuniary interest in this application, vacated the Chambers during the Committee's consideration of the request.

Member W. Greco assumed the Chair at 2:20 p.m.

Application B13/24-36-(1-57)-15898-R3

HERBS VILLAS INC (DNM Construction Management Ltd.) is the owner of **CIVIC NO. 210 PITTSBURGH AVENUE** further identified as Lt. 104-110 PL 1598 & part of closed lane, former Township of Korah. It is located on the northeast corner of Pittsburgh Avenue and Young Street. The subject property is designated Residential in the Official Plan & is zoned R3, Low Density Residential. It is irregular in shape and is approximately 3.8ha in size.

INTENT OF THE APPLICATION

Subject to final approval of minor variance application **A20/24**, the applicant is seeking the Committee's consent to sever the subject property into three (3) autonomous parcels together with access/egress easements to support rear yard maintenance for the proposed middle townhouse units. The proposed parcel configurations are,

Lot Width (approximate)	Length (approximate)	Area (approximate)
28.75m (sever) AREA 1	41.41m	1190.5m^2
27.98m (sever) AREA 2	41.34m	1156.7m^2
28.04m (sever) AREA 3	41.22m	1155.8m^2

Public Response
Notice of public hearing sent by personal mail to neighbouring properties, by posting a sign on-site and by posting on the City's website. No public input was received on this application as of the time of writing this report.

Technical Review: Circulated Departments & Agencies
As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	
Canada Post	X	No comment
Conservation Authority	X	No concerns
Engineering & Construction	X	See comments below
Fire Services	X	No comment or concerns
Legal Department	X	No comment
Planning Division	X	No objection

PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	No comments or concerns

Engineering staff advised.

- There is City easement along the back property line
- There is only one sanitary lateral to the property. The applicant will be required to install the sanitary and water services for each lot and then re-pave the portion of the road that was excavated during the installation of services. Multiple patches for each service connection will not be acceptable. A servicing agreement may be required.
- A lot grading and drainage plan must be completed by a Lot Grading Professional, to ensure that drainage is dealt with appropriately. Lot Grading Professionals must be a Professional Engineer (civil), Architect, or Ontario Land Surveyor, experienced in lot grading design. A drainage agreement may be required.
- Municipal Consent permit is required for the construction work in the municipal right-of-way.
- No work shall be commenced without the approval of the Director of Engineering or his designate. Any work which requires approvals from the City and the Ministry of the Environment shall not commence until such approvals and agreements are endorsed.

Staff Comments/Recommendations(s)

No evidence of any opposition to the request.

Recommended conditions of any approval are,

- Payment of 5% Cash-in-lieu of Parkland
- Payment of Transfer Review Fee
- Provide a Transfer/Deed of Land for Certificate of Official
- Provide a lot grading and drainage plan completed by a Lot Grading Professional
- Enter into a Drainage Agreement if deemed necessary
- Provide reference plan.
- Provide PIN abstract & PIN map.
- Minor Variance application approval if required.
- Discharge of Charge/Mortgage
- Partial Discharge of Charge/Mortgage
- Payment of Taxes

Interested Parties Present

None in attendance.

Proceedings

The Acting Chair called for comments. Committee members supported the submitted comments.

The Acting Chair called for discussion. Member McGregor commented on the similar setbacks in the neighbourhood. No further discussion and discussion was closed.

The Committee, after carefully reviewing the evidence, the illustrations presented, and the submissions made by the parties, finds that the criteria set out in subsection 51(24) of the Planning Act have been satisfied. The Committee notes that planning staff and commenting agencies either support the proposed severances or have no issues with them. Based on all the evidence, the Committee finds that the proposed severances do not conflict with any provincial plan or plans, is consistent with any policy statements made under Subsection 3(1) of the Planning Act, is in keeping with the City's Official Plan and Zoning By-law(s), will provide orderly development of the City, and a plan of subdivision is not necessary.

Moved by McGregor, seconded by Rossi,

"**RESOLVED THAT** *provisional* consent is **AUTHORIZED** for the severance and conveyance for the parcels of land described in the application, subject to the following conditions which must be, in the opinion of the Secretary-Treasurer, *complied with within two-years from the date of this written Decision failing which consent shall be deemed to be refused* in accordance with Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended;

1. **TRANSFER/DEED OF LAND**
   That the Secretary-Treasurer is provided with two (2) copies of the "electronic registration in preparation documents", prior to registration on title. These documents must be accompanied by a schedule identifying the transferor and the transferee for certification. Said schedule and Certificate of Official must be registered with the "electronic registration transfer.

   NOTE: Any alterations to the legal description after the Secretary-Treasurer has issued the Certificate will deem the document(s) invalid and must be returned to the Secretary-Treasurer. A new Certificate containing the Registrar approved legal description will have to be endorsed by the Secretary-Treasurer prior to registration of the document(s). An issuance fee will apply.

   A copy of the registered document must be provided to the Secretary-Treasurer.

2. **CERTIFICATE APPLICATION FEE**
   That a certificate application fee be paid to the City Corporation for **each** document presented to the Secretary-Treasurer for certification, at the rate applicable at the time of issuance. (fee for 2024 is $235 per document)

3. **LOT GRADING AND DRAINAGE PLAN, DRAINAGE AGREEMENT**
   That the applicants submit a lot grading and drainage plan for approval of the Director of Engineering or his designate, AND ENTER into a Drainage Agreement if deemed necessary, AND THAT drainage facilities be constructed, and easements dedicated as required. (Note: applicant's solicitor will have to sign off on any easements in Teraview' s Electronic Land Registry system)

4. **REFERENCE PLAN/SURVEY PLAN/LEGAL DESCRIPTION**
That the applicant provides the Secretary-Treasurer with FIVE (5) full size white prints, ONE (1) 11 X 14 copies, & ONE (1) digital copy of a deposited plan of reference prepared by an Ontario Land surveyor registered in the Province of Ontario and bearing the seal of the Land Registrar depicting the entire land which conforms substantially with the application as submitted. At least one copy of a plan of reference must indicate any easement/right-of-way and the locations and dimensions of all buildings and structures on the subject property and their distance to property lines.

5. **PIN ABSTRACT**
That a copy of the latest pin abstract for both properties accompany the "electronic registration in preparation documents."

6. **MINOR VARIANCE APPLICATION**
(After Provisional Consent given)
a) That a minor variance application is received and approved by the Committee of Adjustment to recognize any applicable deficiencies on the subject lands, including finalization of conditions imposed thereto.

7. **DISCHARGE OF CHARGE/MORTGAGE**
That any Charge/Mortgage affecting the subject property is discharged and a copy of the Discharge of Charge/Mortgage be provided to the Secretary-Treasurer or written acknowledgement that the holder of the Charge/Mortgage is satisfied with the Consent being finalized.

8. **PARTIAL DISCHARGE OF CHARGE/MORTGAGE**
That the Secretary-Treasurer is provided with two (2) copies of the Discharge of Charge/Mortgage documents for the parcel for which the Consent relates to, and the Discharge refers to for certification. Certificate of Official must be registered with the Discharge of Charge/Mortgage documents. A Solicitor's undertaking must be provided to the Secretary-Treasurer undertaking to register the Discharge and to provide the Secretary-Treasurer with a copy of the registered documents.

9. **PAYMENT OF MUNICIPAL TAXES**
The owner shall provide to the Secretary-Treasurer confirmation of payment of all current and outstanding taxes to date of consent including any local improvement charges, if applicable.

10. **WRITTEN ACKNOWLEDGEMENT**
The owner must provide written acknowledgement that no work shall be commenced without the approval of the Director of Engineering or his designate. Any work which requires approvals from the City and the Ministry of the Environment shall not commence until such approvals and agreements are endorsed.

11. **RECEIPTED ELECTRONIC TRANSFER**
That the Solicitor for the Owner give a written undertaking to provide to the Secretary-Treasurer within 30 days of registration in the Land Registry/Land Titles Office & prior

to the issuance of any Building Permits, a copy of the Receipted Electronic Transfer document including the Form 2 for Consent.

CARRIED."

Final date for appeal is August 27, 2024. Procedures for an appeal are set out on the last page of this decision.

WARNING:
THIS provisional approval does not become effective until the above conditions have been satisfied. **ALL conditions must be fulfilled within one year of the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused.** ***Section 53(4), The Planning Act R.S.O., 1990.***

Chair Greco resumed the Chair.

TAB 4

Application B15/24-512-(2-27)-180092-RA

JAMES DAVID HUNTER & THE ESTATE OF THE LATE PATRICIA MARY JEAN HUNTER have applied for **Validation of Title** pursuant to Section 57 (1) of the Planning Act for the continued use of PIN 31612-0325 (R) being Pt Sec 31, former Township of Korah and municipally known as **Civic No.799 CARPIN BEACH ROAD**, as a separate and distinct property. A transfer of ownership of this property took place on January 16, 1989, under instrument T296610 without the consent of the Committee of Adjustment under the predecessor of Section 50 of the Planning Act. This action constitutes a breach of the said Act.

INTENT OF THE APPLICATION

The intent of this application is to cure the past breach and confirm (validate) the effect of a historic conveyance, despite it having contravened the Planning Act.

Technical Review: Circulated Departments & Agencies
In accordance with Section 57 of the Planning Act, a Validation of Title request does not require any circulation

Staff Comments/Recommendations(s)

On May 8, 1961 James David Hunter purchased PIN 31612-0325 (R). On November 2, 1988 he acquired the abutting property being PIN 31612-0201 (R). Under Planning Act provisions these two properties merged. On January 16, 1989, James David Hunter transferred PIN 31612-0325 into both he and his wife Patricia's name without the benefit of consent, as such the Planning Act & is deemed void. Approval of this application will correct/cure the previous conveyancing contravention.

Recommended conditions of any approval are,

- Provide a Transfer/Deed of Land for Certificate of Official

- Provide payment of Transfer/Deed fee (2024 fee is $235)
- Provide a current PIN abstract & PIN map.
- Payment of Taxes

Interested Parties Present none recorded.

The Chair called for comments. None noted.

The Chair called for discussion. None noted and discussion was closed.

The Committee, after carefully reviewing the evidence, the illustrations presented, and the submissions made by the parties, finds that the criteria set out in subsection 57 of the Planning Act have been satisfied. The Committee finds that this request is technical in nature and a plan of subdivision is not necessary.

Moved by Rossi, seconded by McGregor,

"**RESOLVED THAT** *provisional* consent is **AUTHORIZED** to VALIDATE the conveyance for the parcel of land described in the application, subject to the following conditions which must be, in the opinion of the Secretary-Treasurer, *complied with within two-years from the date of this written Decision failing which consent shall be deemed to be refused* in accordance with Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended;

1. **TRANSFER/DEED OF LAND**
   That the Secretary-Treasurer is provided with one (1) copy of the "electronic registration in preparation document", prior to registration on title for preparation of the Certificate of Official. This Certificate of Official must be registered with the "electronic registration transfer.

2. **CERTIFICATE APPLICATION FEE**
   That a certificate application fee be paid to the City Corporation for **each** document presented to the Secretary-Treasurer for certification, at the rate applicable at the time of issuance. (fee for 2024 is $235 per document)

3. **PIN ABSTRACT and PIN MAP**
   That a copy of a current PIN abstract & PIN map for both properties accompany the "electronic registration in preparation documents."

4. **PAYMENT OF MUNICIPAL TAXES**
   The owner shall provide to the Secretary-Treasurer confirmation of payment of all current and outstanding taxes to date of consent including any local improvement charges, if applicable.

5. **RECEIPTED ELECTRONIC TRANSFER**
   Provide the Secretary-Treasurer with a copy of the Receipted Electronic Transfer document including the Certificate of Official upon registration.

CARRIED."

Final date for appeal is August 27, 2024. Procedures for an appeal are set out on the last page of this decision. **THIS** provisional approval does not become effective until the above conditions have been satisfied.

TAB 5

Application B16/24-79-(1-89)-33209-R2

ASHLEY ROSE CRANNEY is the registered owner of Pt Lt 73, Lt 74, Pl 7234 Korah being Pt 3, 1R13547, municipally identified as Civic No. **21 NICHOL AVENUE**. It is located on the west side of Nichol Avenue approximately 70m north of its' intersection with Second Line West. It is designated Residential in the Official Plan & is zoned R2, Gentle Density Residential.

In accordance with Planning Act R.S.O. 1990 c. P. 13 Section 53 (45), an owner of land that was previously conveyed with an unstipulated consent, may apply for a Certificate of Cancellation of Consent only to permit a lot addition to a previously consented to parcel. Notice to other parties or commenting agencies is not required.

INTENT OF THE APPLICATION

The applicant is seeking the Committee's consent to a Cancellation of Consent for the unstipulated consent granted in application **B23/19** which created the parcel known as 21 Nichol Avenue. The intent of the application is to permit the southerly abutting property, described as Part 3, 1R13547 & municipally identified as Civic No. **17 Nichol Avenue**, to attach to Civic **21 Nichol Avenue**, as a lot addition in a stipulated consent.

This cancellation, or decision not to cancel, is not appealable.

Recommended conditions of any approval are,

- Provide a Transfer of Land for a Cancellation Certificate of Official
- Provide Consolidation Transfer with stipulated consent
- Provide payment of Transfer fee (2024 fee is $235)
- Provide a current PIN abstract & PIN map.
- Payment of Taxes

Interested Parties Present none recorded.

The Chair called for comments. None noted.

The Chair called for discussion. None noted and discussion was closed.

Reasons for Decision
The Committee, after carefully reviewing the evidence, illustrations presented, and the submissions made by the parties, finds that 50 (12) does not apply in respect of the parcel

of land that is the subject of this consent and that either subsection 50 (3) or (5) shall apply to any subsequent conveyance or transaction involving this parcel of land.

Decision
Moved by Rossi, seconded by McGregor,

"**RESOLVED THAT** *provisional* consent is **AUTHORIZED** for the cancellation of consent application B23/19 for the subject property only, subject to the following conditions which must be, in the opinion of the Secretary-Treasurer, complied with within a two-years from the date of this Decision failing which consent shall be deemed to be refused/lapsed in accordance with Section 53 (41) of the Planning Act, R.S.O., 1990, as amended;

1. **TRANSFER/DEED OF LAND**
   That under Section 71 of the Planning Act, a Notice is provided to the Secretary-Treasurer, prior to registration on title, describing the property for which a cancellation is sought, for the issuance of a Certificate of Cancellation prior to registering on title. Once issued, said Certificate of Official must be registered with the "electronic registration notice.

   NOTE: Any alterations to the legal description after the Secretary-Treasurer has issued the Certificate will deem the document(s) invalid and must be returned to the Secretary-Treasurer. A new Certificate containing the Registrar approved legal description will have to be endorsed by the Secretary-Treasurer prior to registration of the document(s). An issuance fee will apply.

2. **LOT ADDITION/MERGE CLAUSE**
   That the parcel intended to be severed be merged on title with the abutting land to the immediate (east/west/north/south), municipally known as . Subsection 50 (3 or 5) of the Planning Act, R.S.O., 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent. The Secretary-Treasurer's Certificate shall contain reference to this stipulation.

3. **APPLICATION TO CONSOLIDATE PARCELS**
   An Undertaking from a solicitor authorized to practice law in the Province of Ontario, and in good standing with the Law Society of Upper Canada, as follows,
   "I undertake on behalf of the Owner, within 10 days of the registration on title of the transfer document, to file an application to Consolidate Parcels including the severance land (Part of PIN *insert number*) and the abutting land (PIN *insert number*). This PIN consolidation is intended to reinforce the Planning Act stipulation that both parcels have merged on Title and cannot be conveyed separately in the future."

   A copy of the registered document must be provided to the Secretary-Treasurer.

4. **CERTIFICATE APPLICATION FEE**
   That a certificate application fee be paid to the City Corporation for **each** document presented to the Secretary-Treasurer for certification, at the rate applicable at the time of issuance. (Fee for 2024 completion is $235 per document)

5. **PIN ABSTRACT**
That a copy of the latest pin abstract for both parcels accompany the "electronic registration in preparation documents".

6. **PAYMENT OF MUNICIPAL TAXES**
The owner shall provide to the Secretary-Treasurer confirmation of payment of all current and outstanding taxes to date of consent including any local improvement charges, if applicable.

7. **RECEIPTED ELECTRONIC TRANSFER**
That the Solicitor for the Owner give a written undertaking to provide to the Secretary-Treasurer with a copy of the Receipted Electronic Transfer documents including the Cancellation of Consent Certificate.

CARRIED."

WARNING:
THIS provisional approval does not become effective until the above conditions have been satisfied. **ALL conditions must be fulfilled within two years of the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused.** ***Section 53(4), The Planning Act R.S.O., 1990.***

OTHER BUSINESS **TAB 6**

DATE OF NEXT HEARING – September 4, 2024

ADJOURNMENT

Moved by Rossi, seconded by Greco (W),

"**RESOLVED THAT** we adjourn at 2:31 p.m. **CARRIED**."

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer

J. Greco
Chair