

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, December 5, 2013

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Thursday, December 5, 2013 at 10:00 a.m. with the following individuals:

Chair	-	J. de Bruyn
	-	G. Brumby
	-	W. Buchanan
	-	H. Elliott
	-	M. Hacon
	-	J. Palmer

Director	-	G. Hough
Secretary-Treasurer	-	L. Taschner

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

Moved by: M. Hacon
Seconded by: H. Elliott

"The Minutes of the Meeting of November 7, 2013, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

It was pointed out that appeals were lodged by the owners for Applications B13-55-1 (2274581 Ontario Inc.) and B13-59-3; A13-13-3 (1231419 Ontario Inc.) respectively. The Secretary-Treasurer indicated that she would send a copy of the Notices of Hearing for the two upcoming appeal hearings for B13-19-7 (Richard & Louise Leadsom) and B13-26-2 to B13-29-2; A13-07-2 (Tru Built Construction Ltd.).

The members were advised that the next Committee meeting will be on Thursday, January 23, 2013 9:00 a.m., and that elections and appointments will be held.

CORRESPONDENCE:

Correspondence dated November 28, 2013 was received from Upper Thames River Conservation Authority regarding Application B13-69-2 (Estate of Doris Rudy).

Correspondence dated November 28, 2013 was received from Hydro One regarding Application B13-69-2 (Estate of Doris Rudy).

Correspondence dated December 4, 2013 was received from Council of East Zorra-Tavistock regarding Application B13-69-2 (Estate of Doris Rudy).

Correspondence dated November 26, 2013 was received from Upper Thames River Conservation Authority regarding Application B13-67-8(Oxford Builders Inc.).

Correspondence dated November 26, 2013 was received from County Public Works Department regarding Application B13-67-8 (Oxford Builders Inc.).

APPLICATIONS FOR CONSENT:

B13-57-3 – Patricia Van Ravensway (Part Lot 16, Concession 3, Township of Norwich, formerly Township of North Norwich)

David Roe, the owner's agent, was in attendance to present the application. He explained the purpose of the severance and noted that it was for an exchange of lands with the subsequent application B13-58-3 in order to accommodate an existing driveway presently situated on the farm lot. The driveway is to be re-located onto the rural residential lot.

The purpose of the Application for Consent is for an agricultural lot addition. The parcel to be severed will cover an area of 1,200 sq. m (12,917.1 sq. ft.), contains no buildings or structures and will be added to the agricultural parcel to the immediate south. The lot to be enlarged covers an area of 63.2 ha (156.2 ac), contains an existing livestock barn and shed, and is in agricultural production. The lot to be retained will cover an area of 6,000 sq. m (64,585.6 sq. ft.), contains an existing single detached dwelling, garage and a pool, and will continue to be used for non-farm rural residential purposes.

G. Hough briefly reviewed the staff Planning Report. He indicated that the application is consistent with the 2005 Provincial Policy Statement, complies with the Official Plan policies. The result will be a 2.5 acre rural residential lot.

In response to J. De Bruyn, G. Hough confirmed that all existing services are satisfactory to Public Health staff.

Moved by: M. Hacon
Seconded by: G. Brumby

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately rezoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. If required, a drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of Township of Norwich.
4. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township of Norwich, financial, services and otherwise, have been complied with.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2005 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

CARRIED.

B13-58-3 – Hilpark Veal Ltd. (Part Lots 15 & 16, Concession 3, Township of Norwich, formerly Township of North Norwich)

David Roe, the owner's agent, was in attendance to present the application. He explained the purpose of the severance and noted that it was for an exchange of lands with the previous Application B13-57-3 in order to accommodate an existing driveway presently situated on the farm lot. The driveway is to be re-located onto the rural residential lot.

The purpose of the Application for Consent is for a rural residential lot addition. The parcel to be severed will cover an area of 4,000 sq. m (43,057.1 sq. ft.), consists of no buildings or structures, and is to be added to the lot to the immediate east. The lot to be enlarged will cover an area of approximately 6,000 sq. m (64,585.6 sq. ft.), contains an existing dwelling, a garage and a pool. The lot to be retained will cover an area of approximately 63.33 ha (156.5 ac) after severance B13-57-3 is completed, contains an existing livestock barn and shed and will continue to be used for agricultural purposes

G. Hough briefly reviewed the staff Planning Report. He indicated that the application is consistent with the 2005 Provincial Policy Statement, complies with the Official Plan policies. The result will be a 2.5 acre rural residential lot.

Moved by: W. Buchanan
Seconded by: M. Hacon

'Granted'

CONDITIONS:

1. The lot to be severed and the lot to be enlarged be appropriately re-zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east and be consolidated with said owners existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. Application B13-57-3 be completed and a copy of the receipted Transfer and receipted Application for Consolidation be provided to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for Application B13-58-3.
4. If required, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of Township of Norwich.
5. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township of Norwich, financial, services and otherwise, have been complied with.
6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2005 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

CARRIED.

B13-60-3 – George J. Gilvesy (Part Lot 19, Concession 11, Township of Norwich, formerly Township of South Norwich)

The owner, George Gilvesy, together with his solicitor, Tom Cline, were in attendance. T. Cline presented the application to the Committee. He explained the application and indicated that after the addition of lands from this severance, the new consolidated lot will cover an area 84.7 ha (209.3 ac). He stated that a previous severance under Application B13-11-3 (Kyle Arthur) was also for an agricultural lot addition and indicated that the transfer has been completed, and the lands have been consolidated.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed will cover an area of 23.8 ha (58.8 ac), contains no buildings or structures and is in agricultural production. It is proposed that the lot to be severed will be added to the agricultural lot to the immediate east, consisting of farm buildings and an accessory existing single detached dwelling, and covering an area of 57.48 ha (142 ac). The lot to be retained will cover an area of 0.40 ha (1 ac), contains an existing single detached dwelling and will be used for non-farm rural residential purposes.

G. Hough briefly reviewed the staff Planning Report. He reviewed the recommended conditions with the owner and his solicitor. He pointed out that a re-zoning will be required for the severed and retained lot.

In response to J. De Bruyn's enquiry, G. Hough confirmed that the newly consolidated lands will be re-zoned A2-23.

J. Palmer questioned the 20 foot easement. In response, T. Cline indicated that the easement was along Potters Road.

Moved by: H. Elliott
Seconded by: M. Hacon

'Granted'

CONDITIONS:

1. The lots to be severed and retained be appropriately re-zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. Prior to the issuance of the certificate, a copy of the receipted transfer for Application B13-11-3 (Kyle Arthur) be submitted to the Secretary-Treasurer of the County Land Division Committee.
4. If required, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of the Township of Norwich.

5. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township of Norwich, financial, services and otherwise, have been complied with.
6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2005 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

CARRIED.

B13-61-1 – Richard Galvacs (Part Lot 8, Concession 4, Township of Blandford-Blenheim, formerly Township of Blenheim)

Richard Galvacs was in attendance together with the prospective purchaser, John Pynenburg. J. Pynenburg briefly explained the application to the Committee. He stated that both he and the owner concur with the findings and suggested conditions of the staff Planning Report.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed will cover an area of 7.69 ha (18.99 ac), contains no buildings or structures and is in agricultural production. It is proposed that the lot to be severed will be added to the agricultural lot to the immediate west, consisting of farm buildings and an accessory existing single detached dwelling, and covering an area of 50.59 ha (125 ac). The lot to be retained will cover an area of 30.35 ha (75 ac), contains livestock barns, outbuildings and an existing single detached dwelling, and will continue be used for agricultural purposes.

G. Hough briefly reviewed the staff Planning Report. He indicated that the application is consistent with the 2005 Provincial Policy Statement, complies with the Official Plan policies and the property is appropriately zoned.

J. De Bruyn questioned whether drainage assessment re-apportionment was required by this application. In response, G. Hough pointed out that unless the Township requests re-apportionment in their comments, it is typically not included as a condition.

Moved by: J. Palmer
Seconded by: H. Elliott

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate west and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. If required, the owner enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.

-
3. The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services, and otherwise, have been complied with.
 4. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2005 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.

CARRIED.

B13-63-5 – Incroft Farms Limited (Part Lots 27, 28 & 29, Concession 2, Township of Zorra, formerly Township of West Zorra)

Keith Innes of Incroft Farms Limited was in attendance to present the application. He pointed out that he is one of three principals of the company. He briefly explained the purpose of the application and pointed out that it represents succession planning.

The purpose of the Application for Consent is to create an agricultural lot. The lot to be severed will cover an area of 63.61 ha (157 ac) and contains dairy operation, consisting of two barns, driveshed, an open manure tank and an accessory single detached dwelling. The lot to be retained will cover an area of 41.68 ha (103 ac) and contains a barn, feed bunks, and an accessory single detached dwelling. It is proposed that both lots will continue to be used for agricultural purposes. The owner has also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He indicated that the proposal is consistent with the 2005 Provincial Policy Statement, and complies with the Official Plan policies. The application conforms to the Township Zoning By-law.

K. Innes stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

J. De Bruyn questioned whether there was a hydro easement between the two farms. K. Innes responded in the affirmative.

Moved by: H. Elliott
Seconded by: M. Hacon

'Granted'

CONDITIONS:

1. If required, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of the Township of Zorra.
2. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.

3. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2005 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.

CARRIED.

B13-67-8 – Oxford Builders Inc. (Part Lots 11 & 12, Block P, Plan 236, City of Woodstock)

George Geerlinks of Oxford Builders Inc. was in attendance to speak to the application. He reviewed the late correspondence received from the Upper Thames River Conservation Authority and the Oxford County Public Works Department.

The purpose of the Application for Consent is to sever an existing residential lot, containing a semi-detached dwelling, into two lots. The lot to be severed will cover an area of 311.19 sq. m (3,349.7 sq. ft.) and the lot to be retained will cover an area of 311.6 sq. m (3,354.1 sq. ft.). The application proposes that the lots to be severed and retained will contain one semi-detached dwelling unit with an attached garage.

G. Hough briefly reviewed the staff Planning Report. He indicated that a new semi-detached dwelling is under construction. He stated that the Woodstock Committee of Adjustment approved a minor variance from the lot frontage provisions to allow the construction of the semi-detached dwelling. The owner intends to sell each unit separately. The application is consistent with the 2005 Provincial Policy Statement, complies with the Official Plan policies, and conforms to the City of Woodstock Zoning By-law. He noted that the frontages are those that were approved by the City of Woodstock Committee of Adjustment.

Moved by: M. Hacon
Seconded by: W. Buchanan

'Granted'

CONDITIONS:

1. The owners shall confirm that no underground or overhead services serving the retained lot traverse the severed lot and visa versa. Where such services exist, the owner shall re-locate the services or obtain private easements over the severed and/or retained lots, to the satisfaction of the City of Woodstock.
2. The owners shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.
3. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.

-
4. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2005 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.

CARRIED.

B13-46-3 – Dwight & Joyce Bickell (Part Lot 14, Concession 2, Township of Norwich, formerly Township of North Norwich)

Dwight Bickell was in attendance to present his application. Also in attendance was Richard Pilkey, 39 Burgess Street, P.O. Box 43, Burgessville ON N0J 1C0. D. Bickell briefly explained the application to the Committee.

The purpose of the Application for Consent is to create a residential building lot. The lot to be severed is currently vacant and will cover an area of approximately 0.29 ha (0.73 ac), with a frontage along Burgess Street, in the Village of Burgessville. It is proposed that a single-detached dwelling will be constructed on the lot to be severed. The lot to be retained will cover an area of approximately 3.77 ha (9.34 ac) and contains a single detached dwelling with a frontage along Main Street, in the Village of Burgessville. The owners have also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He indicated that the property is located in the Village of Burgessville. The proposal is consistent with the 2005 Provincial Policy Statement and complies with the Official Plan policies. The subject property is currently zoned Development (D). A re-zoning of the severed and retained lots will be required. The severed lot will need to be re-zoned to Residential Type 1 (R1), while the retained lot will need to be re-zoned to recognize the new lot configuration and lot area.

In response to M. Hacon's question regarding access, G. Hough indicated that there will be public access to the retained lot from Main Street.

R. Pilkey indicated that he lives across the road, directly to the east of the lot to be severed. He noted that he has a U-shaped circle driveway for his access.

In response to J. De Bruyn's question regarding frontage, G. Hough pointed out that the property is considered a through lot. There is a 66 foot access off of Main Street, and the lot is considered to have frontage on both Main Street and Burgess Street.

Moved by: M. Hacon
Seconded by: J. Palmer

'Granted'

CONDITIONS:

1. The lots to be severed and retained be appropriately re-zoned.
2. If required, the owners shall enter into a standard Severance Agreement with the Township of Norwich, to the satisfaction of the Township.

-
3. If required, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the owners' expense, to the satisfaction of Township of Norwich.
 4. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township of Norwich, financial, services and otherwise, have been complied with.
 5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2005 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

CARRIED.

B13-69-2 – Estate of Doris Rudy (Part Lot 121, Plan 307, Township of East Zorra-Tavistock, formerly East Zorra – Village of Tavistock)

Robert Rudy was in attendance to present the application. He reviewed the late correspondence received from the Council of the Township of East Zorra-Tavistock, Hydro One, and the Upper Thames River Conservation Authority. He indicated that he wishes to acquire 10 feet from his mother's property to be added to his property to accommodate an existing deck.

The purpose of the Application for Consent is for residential lot addition. The lot to be severed will cover an area of 118 sq. m (1,270 sq. ft.) and contains no buildings or structures. The lot to be severed will be added to the residential lot to the immediate south, covering an area of 1,863 sq. m (20,054 sq. ft.), and consisting of an existing single detached dwelling, a pool house and a caboose. The lot to be retained will cover an area of 1,617.8 sq. m (17,414.24 sq. ft.), and contains an existing single detached dwelling and detached garage. The lots will continue to be used for residential purposes.

G. Hough briefly reviewed the staff Planning Report. He indicated that the proposal is consistent with the 2005 Provincial Policy Statement, it complies with the Official Plan policies and conforms to the Township Zoning By-law. The Township has requested confirmation that the lots will continue to meet the lot provisions of the Zoning By-law.

R. Rudy stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

J. De Bruyn questioned what will happen if the lot does not conform to the Zoning By-law. In response, G. Hough indicated Mr. Rudy will be required to apply for a minor variance.

Moved by: J. Palmer
Seconded by: H. Elliott

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. Prior to the issuance of the certificate, the subject lands identified as PIN 00247-0290 LT, described as Part Lot 121, s/s of Hope Street, Plan 307, designated as PART 6, Reference Plan 41R-544, S/T debts in 209663 be consolidated with PIN 00247-0165 LT, described as Parcel 1-1, Section 24, Lot 1, Plan M24, and a copy of the receipted Application to Consolidate be provided to the Secretary-Treasurer of the Land Division Committee.
3. If required, the owner enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township.
4. A road widening of 3.0 m (9.8 ft) adjacent to Hope Street, along the frontage of the lot to be retained, be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County Director of Public Works.
5. The owner confirm by way of a legal survey the distance between the newly created lot line and the existing foundation of the garage on the lot to be retained, as well as the distance between the newly created lot line and the edge of the concrete of the pool on the lot to be enlarged, to the satisfaction of the Township of East Zorra-Tavistock.
6. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services, and otherwise, have been complied with.
7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2005 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.

CARRIED.

On the motion of J. Palmer, the Committee meeting adjourned at 11:20 a.m.

"Gordon Brumby"

CHAIRPERSON