



Minutes

The Blue Mountains, Committee of Adjustment

Date: October 12, 2022
Time: 1:00 p.m.
Location: Town Hall, Council Chambers - Virtual Meeting
32 Mill Street, Thornbury, ON
Prepared by:
Kyra Dunlop, Secretary/Treasurer

Members Present: Robert Waind, Peter Franklyn, Jim Oliver

Members Absent: Bill Remus, Jim Uram

Staff Present: Manager of Community Planning Shawn Postma

A. Call to Order

A.1 Traditional Territory Acknowledgement

We would like to begin our meeting by recognizing the First Nations, Metis and Inuit peoples of Canada as traditional stewards of the land. The municipality is located within the boundary of Treaty 18 region of 1818 which is the traditional land of the Anishnaabek, Haudenosaunee and Wendat-Wyandot-Wyandotte peoples.

A.2 Committee Member Attendance

Chair Waind called the meeting to order at 1:00 p.m. with all members in attendance save Bill Remus who sent his regrets.

Town staff present were Manager of Community Planning Shawn Postma.

Chair Waind noted that Member Jim Uram had passed away. Chair Waind noted that he had known Jim for a very long time and that Jim had been a dedicated public servant and member of the community for over 40 years, and that the Committee sent their condolences to the family.

A.3 Approval of Agenda

Moved by: Jim Oliver

Seconded by: Peter Franklyn

THAT the Agenda of October 12, 2022 be approved as circulated, including any additions to the agenda.

Yay (3): Peter Franklyn, Jim Oliver, Robert Waind

Absent (2): Bill Remus, and Jim Uram

The motion is Carried (3 to 0, 2 absent)

A.4 Declaration of pecuniary interest and general nature thereof

NOTE: In accordance with the *Municipal Conflict of Interest Act*, the Town Committee of Adjustment By-Law 2020-49, and the Town Procedural By-law 2021-76, Committee of Adjustment Committee Members must file a written statement of the interest and its general nature with the Clerk for inclusion on the Registry.

None

B. Deputations/Presentations

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town's website and/or made available to the public upon request.

C. Minor Variance Applications

C.1 Application No. A46-2022

Applicant: Styrco

Agent: Joseph Ayrheart

Municipal Address: 120 Sebastian Street

Legal Description: Unit 105 Grey Vacant Condominium Plan 110

Chair Waind read aloud the Public Meeting Notice and Planning staff also confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer also provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

Joseph Ayrheart, the applicant's authorized agent, provided their opinion in support of the application. Joseph noted that the house was currently under construction and that the deck was not built yet.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Waind closed the public meeting.

Chair Waind asked if this application was coming forward because construction had begun on the property without a permit and if the applicants were trying to correct that now by requesting the variance. Shawn Postma noted that staff were not aware of that. Joseph noted that the slope at the back of the property was a challenge and that if it was a more usable space that they would have preferred a patio. Joseph noted that they were open to shrinking the deck back but have stayed away from the way uprush limit. Joseph noted that the lot is a corner lot away from the lake and that it is a heavily treed lot and that you would not be able to see the lake from the deck, and therefore it also will not impede the views from other neighbouring properties in the area.

Jim Oliver asked how far from the waters edge would the proposed deck be, as the property backed onto an Open Space zone between two homes that were well distanced from Georgian Bay. Jim noted that the rationale given was that the Open Space zone was there to align with other properties set back from the water. Shawn noted that the Open Space zone included the Hazard Zone done in consultation with the Grey Sauble Conservation Authority. Jim Oliver asked if any of the neighbouring properties had decks already built. Shawn noted that staff were not able to see if other properties had decks on them during their site visits.

Chair Waind noted that the subject property has terms applied to it very specifically that state that there are to be no encroachments of the decks. Chair Waind noted that what was being requested by the applicant was prohibited.

Peter Franklyn asked what the height of the deck was and if a fixed structure like a deck would be permitted. Shawn advised that the permitted heights of decks were outlined in the Town Zoning By-law 2018-65. Shawn noted that if the deck was replaced with a patio at-grade that it would not be deemed a structure and that there are slope challenges in the area which is likely why a deck was being proposed. Shawn noted that a fixed structure like a deck was not permitted. Peter asked if the entirety of what was being proposed in the variance was located in the prohibited area, and if a smaller deck on the patio area would be permitted. Shawn advised that the patio area between the house and deck is outside of the 6 metre set back, and that the entire deck proposed was in the 6 metre setback. Peter noted that it seemed like there were some options for the applicant in terms of building. Jim Oliver noted that if the application was

modified to fall within the 6 metre setback that they would not require a Minor Variance from the Town.

Moved by: Jim Oliver

Seconded by: Peter Franklyn

THAT the Committee of Adjustment receive Staff Report PDS.22.121, entitled "Recommendation Report – Minor Variance A46-2022 – 120 Sebastian Street (Styrc)".

Yay (3): Peter Franklyn, Jim Oliver, Robert Waind

Absent (2): Bill Remus, and Jim Uram

The motion is Carried (3 to 0, 2 absent)

Moved by: Peter Franklyn

Seconded by: Jim Oliver

AND THAT the Committee of Adjustment REFUSE minor variance application A46-2022.

Yay (3): Peter Franklyn, Jim Oliver, Robert Waind

Absent (2): Bill Remus, and Jim Uram

The motion is Carried (3 to 0, 2 absent)

C.2 Application No. A48-2022

Applicant: Knowles

Agent: George Knowles

Municipal Address: 595584 4th Line

Legal Description: Collingwood Concession 5, Part Lot 10

Chair Waind read aloud the Public Meeting Notice and Planning staff also confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer also provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

George Knowles, the applicant's authorized agent, provided their opinion in support of the application. George noted that the site plan requested information relating to parking, access and landscaping which all seemed unnecessary but that he would pay the fee for the site plan approval if required.

Gary Duke, resident, noted that the proposal sounded good and that the height was being increased, and noted he was concerned that this would be manipulated by a future developer. Gary noted that he was concerned the height increase would set a bad precedent. Chair Waind noted that the Committee did not set precedents and that each variance application was considered on its own merits.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Waind closed the public meeting.

Jim Oliver noted that the accessory apartment was located within the footprint of an existing building and asked why a site plan was required from the applicant. Shawn noted that the Town's Official Plan requires a site plan approval for all accessory units and that Planning Act sets out the requirement where there is a change of usage. Jim asked if the applicant could confirm the floor area and whether the applicant was limited to 2 apartments in the accessory building. George noted that he wished he could have more apartments in the building but that 2 was fine. Chair Waind noted that 2 apartments were reasonable for an accessory use. Shawn Postma noted that the Town Zoning By-law 2018-65 set out the limit for accessory apartments and that a request to increase the number of apartments would require a zoning provision. Shawn noted that the requirement for a site plan approval process was consistent across the municipality and applied to all properties. Shawn noted that Council had recently endorsed a change in the Official Plan regarding site plan approvals requirements whereby site plans would not be required for accessory structures but that this was not in full force and effect yet.

Peter noted that the application seemed straightforward and that nothing was changing on the property except the existing use, and that this proposal was positive as it added additional housing which was desperately needed in the Town.

The Committee discussed site plan requirements and the the ability of the applicant to request the site plan approval fees be waived from Town staff.

Moved by: Peter Franklyn

Seconded by: Jim Oliver

THAT the Committee of Adjustment receive Staff Report PDS.22.122, entitled "Recommendation Report – Minor Variance A48-2022 – 595584 4th Line (Knowles)".

Yay (3): Peter Franklyn, Jim Oliver, Robert Waind

Absent (2): Bill Remus, and Jim Uram

The motion is Carried (3 to 0, 2 absent)

Moved by: Jim Oliver
Seconded by: Peter Franklyn

AND THAT provided no other objections are received, the Committee of Adjustment GRANT minor variance application A48-2022, subject to the following conditions:

1. That the Owner apply for and obtain Site Plan Approval for the Accessory Dwelling Unit, to the satisfaction of the Town of The Blue Mountains;
2. That this variance to the zoning by-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. If a building permit has not been issued by the Town within two years, the variance shall expire on October 12, 2024.

Yay (3): Peter Franklyn, Jim Oliver, Robert Waind

Absent (2): Bill Remus, and Jim Uram

The motion is Carried (3 to 0, 2 absent)

C.3 Application No. A49-2022

Applicant: Scott

Agent: Pascuzzo Planning Inc.

Municipal Address: 788113 Grey Road 13

Legal Description: Concession 11, Part Lot 26, Registered Plan 15R-6923, Part 1

Chair Waind read aloud the Public Meeting Notice and Planning staff also confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer also provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

Andrew Pascuzzo, the applicant's authorized agent, provided their opinion in support of the application. Andrew noted that they had spoken with County staff and they had been unaware of the substantial buildout of the dwelling and therefore their initial comments only applied to their knowledge of the property beforehand, but had not had a chance to provide any amended comments for the Committee to review for the subject application today. Andrew noted that he had been retained by the applicant after they had obtained a building permit and began construction on the property. Andrew noted that the farm property was in good shape, had heritage value and that the alternative to the proposal would be having to remove the existing 100 year old dwelling. Andrew noted

that it was clear to him that this property did not have an existing farming operation, that the area between the primary and accessory dwellings are a lawn that is manicured and that there would be no intent to provide any agricultural operation. Robert Scott, the owner, advised that the lawn was cut by him and that he was not a farmer.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Waind closed the public meeting.

Chair Waind noted that if the MDS issues were to arise at all that they should have arisen at the issuance of the building permit for the new dwelling, having nothing to do with the existing operation or the conversion. Chair Waind noted that it appeared that the appearance of the farm cluster is not going to change, but that what would be changing is a new dwelling significantly further back on the same property and therefore the farm cluster concept will continue, but that the use of the dwelling will be different. Chair Waind noted he was surprised by some of the comments coming from the County.

Peter noted that if the entrance permit was an issue it should have been flagged at the building permit approval stage on the new structure. Peter noted that the D4 Study arises because of the location relative to the landfill, and that it seemed to him that as the building in question has existed since the 1860's , and that the new building which was not the subject of the application, meant that a study about the proximity to the landfill was not appropriate in the circumstances.

Jim Oliver noted that he agreed with Chair Waind and Peter regarding the farm cluster concept and the MDS, which should have come up at the issuance of the building permit. Jim noted that the land was zoned not agriculture but RU, which permits agricultural use but it was not agricultural land per se, and that the configuration of the new residents and existing residents would not impede in any agricultural use of the surrounding property should they be used in that way.

Shawn Postma noted that through staff's review they did recognize the existing farmhouse has been there for over 100 years so issues regarding the landfill proximity and D4 study and relating to MDS were not looked into any further because this has always been used residential and its proposed to continue to be used residential. Shawn noted that farm clusters are the concept of being able to cluster a farm house, agricultural buildings, accessory buildings, yard, septic tank, and more identified within a small area together rather than spreading them out. Shawn noted the intent is to preserve good agricultural land for long-term agricultural production. Shawn noted the particular property is zoned Rural and it recognizes agricultural uses can exist out there but are not rated as high as Agriculture or Special Agriculture Zoned properties.

Peter asked if a site plan and building permit would be required. Jim asked if the 2 bed limit would apply, and Shawn advised that no grandfathering would occur and that this would constitute a new use. Shawn noted that site plan approvals

are required under the Town Zoning By-law and that the building permit expires after 2 years, and that new variance would be required after 2 years if the building permit expired.

Moved by: Jim Oliver

Seconded by: Peter Franklyn

THAT the Committee of Adjustment receive Staff Report PDS.22.123, entitled "Recommendation Report – Minor Variance A49-2022 – 788113 Grey Road 13 (Scott)".

Yay (3): Peter Franklyn, Jim Oliver, Robert Waind

Absent (2): Bill Remus, and Jim Uram

The motion is Carried (3 to 0, 2 absent)

Moved by: Peter Franklyn

Seconded by: Jim Oliver

AND THAT provided no other objections are received, the Committee of Adjustment GRANT minor variance application A49-2022, subject to the following conditions, if necessary:

1. That the Owner apply for and obtain Site Plan Approval for the Accessory Dwelling Unit, to the satisfaction of the Town of The Blue Mountains;
2. That this variance to the zoning by-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. If a building permit has not been issued by the Town within two years, the variance shall expire on October 12, 2024.

Yay (3): Peter Franklyn, Jim Oliver, Robert Waind

Absent (2): Bill Remus, and Jim Uram

The motion is Carried (3 to 0, 2 absent)

C.4 Application No. A50-2022

Applicant: Drouin

Agent: Matt Baker

Municipal Address: 101 Admiral's Trail

Legal Description: Grey Vacant Land Condominium Plan 111, Level 1, Unit 12

Chair Waind read aloud the Public Meeting Notice and Planning staff also confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer also provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an

overview of the review and recommendations contained in the Staff Recommendation Report.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

Matt Baker, the applicant's authorized agent, provided their opinion in support of the application.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Waind closed the public meeting.

Moved by: Peter Franklyn

Seconded by: Jim Oliver

THAT the Committee of Adjustment receive Staff Report PDS.22.125, entitled "Recommendation Report – Minor Variance A50-2022 – 101 Admirals Trail (Drouin)".

Yay (3): Peter Franklyn, Jim Oliver, Robert Waind

Absent (2): Bill Remus, and Jim Uram

The motion is Carried (3 to 0, 2 absent)

Moved by: Jim Oliver

Seconded by: Peter Franklyn

AND THAT provided no other objections are received, the Committee of Adjustment GRANT minor variance application A48-2022, subject to the following conditions:

1. That this variance to the zoning by-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. If a building permit has not been issued by the Town within two years, the variance shall expire on October 12, 2024.

Yay (3): Peter Franklyn, Jim Oliver, Robert Waind

Absent (2): Bill Remus, and Jim Uram

The motion is Carried (3 to 0, 2 absent)

D. Consent Applications

D.1 Application No. B10-2022

Applicant: CV Farmco Ltd.

Agent: Loft Planning Inc.

Municipal Address: 415814 10th Line

Legal Description: Concession 11, North Part Lot 12

Chair Waind read aloud the Public Meeting Notice and Planning staff also confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer also provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

Kristine Loft, the applicant's authorized agent, provided their opinion in support of the application. Kristine noted that she had spoken with County staff and that their interpretation of the Official Plan is different than her own. Kristine noted that the property is 40 hectares in size and the application proposes a severed lot of 1 hectare and a retained parcel of 41 hectares. Kristine noted that the parcel is split in terms of designation, being partially agricultural and partially rural. Kristine noted that the area being proposed to be severed is within the rural designation and that there are specific policies in the County Official Plan regarding lands that include the split designation. Kristine noted that the County has quoted section 5.2.3(5). Kristine noted that there is not room for additional severances on the lot frontage, and that MDS calculations were completed as well which would need to be met. Kristine advised that the family who owns the property owns the adjacent land and was a farming family who farm over 500 acres of land in the municipality. Kristine noted that it was her opinion that the application conforms to the County and Town Official Plans. Kristine noted that she did understand where the County's comment about 8 hectares is coming from. Kristine noted that nowhere in the County's letter quotes 8 hectares, and that 0.8 hectares is the rural lot minimum for severance. Kristine noted that the parcel was 40 hectares in size and that County staff's reference to 20 hectares is that in their density calculation there is a minimum that a severance would be permitted in the rural designation. Kristine noted that on 20 hectares you can have a certain amount of lots, and on 40 hectares you can have a certain amount of lots. Kristine noted that they were proposing to sever only on the rural because they knew they could not sever on the prime agricultural lands unless its surplus, but the County is saying that you need at least 20 hectares of rural land

on the lot to sever, which the County Official Plan does not state, and this is where the disagreement with the County is coming from.

Richard Bowering, resident, noted that he was concerned as he received his Notice of Hearing on Friday which was too short a time to receive notice. Chair Waind noted that the Notice Placard had been properly posted at the property and as visible. Shawn Postma advised that Notice was required to be provided a minimum of 20 days before the hearing and that properties located within 60 metres of the subject property had been provided a letter, which was mailed out on September 28, 2022.

Richard noted that the explanation about the County Official Plan appeared convoluted and that there was confusion about the interpretation of the policies. Richard noted that the application should be deferred and that he was concerned about density. Richard noted that on his side of the Sideroad residents were not allowed to sever but that across the street his neighbours could sever land.

Steve Bennet, resident, noted that Notice of the Hearing was not provided as required, that it was a technical issue, and that his property is closest to the requested lot severance but because of his distance from the property he was not provided Notice. Steve noted that he only found out because one of the neighbours had copied their notice and provided it to him. Steve noted that he would like to speak with the property owner and that he was concerned about density and had not had enough time to think about the impacts of the consent given the lack of Notice. Chair Waind noted that the requirements for notice are established by the province and that it was unfortunate that Steve did not meet the notice requirements given his proximity to the subject property.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Waind closed the public meeting.

Jim Oliver noted that the staff report made reference to the application being for the purposes of a new vacant residential lot, but elsewhere referenced that the proposal was consistent with the rural consent policies as a maximum of 3 lots resulting from the approval of the severance. Jim asked if once a severance was granted that the owner could apply for further severances off that parcel. Shawn Postma noted that the paragraph Jim was referencing dealt with lot density under the Town Official Plan, and that in that instance for the original 80 hectare Township lot a maximum of 4 lots plus the retained lot may be considered. Shawn noted that there were a total number of lots that can exist within that original Township lot, and that if the severance were to be approved it would result in 3 lots in total and that there would be room for one more, but that the application was not just about meeting the lot density requirements and that there are a number of other policy requirements that have to be met. Shawn noted that in this instance there likely would not be allowed another consent as the remainder of the lands generally consist of agricultural lands, and in those

instances the policies require any new lot to become a farm parcel, which has to include a minimum of 40 hectares for the severed and retained parcels, which would be very difficult to achieve any more severances in this area. Chair Waind noted that it would be unlikely they could meet the other criteria for the parcels.

The Committee discussed whether to defer the application given the differing interpretations of the County Official Plan.

Moved by: Jim Oliver

Seconded by: Peter Franklyn

THAT the Committee of Adjustment receive Staff Report PDS.22.124, entitled "Recommendation Report – Severance Application B10-2022 – 415814 10th Line (CV Farmco Ltd.)".

Yay (3): Peter Franklyn, Jim Oliver, Robert Waind

Absent (2): Bill Remus, and Jim Uram

The motion is Carried (3 to 0, 2 absent)

Moved by: Peter Franklyn

Seconded by: Robert Waind

AND THAT the Committee of Adjustment GRANT consent application B10-2022 subject to the following conditions:

1. Obtaining an amendment or variance to The Blue Mountains Zoning By-law 2018-65 to establish a new minimum lot area and minimum lot frontage requirement for the severed parcel;
2. That the Applicant meets all the requirements of the Town, financial and otherwise, for the Certificate of Consent to be issued;
3. That the Applicant provide payment of cash-in-lieu of applicable parkland dedication and Development Charges, as required by the Town;
4. That the Owner is able to obtain an Entrance Permit from the Town of The Blue Mountains Operations Department;
5. That the Owner provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office; and
6. That all above conditions be fulfilled within two years of the Notice of Decision so that the Certificate of Consent pursuant to Section 53(42) of the Planning Act, can be issued by the Town.

Yay (2): Robert Waind and Peter Franklyn

Nay (1): Jim Oliver

Absent (2): Bill Remus, and Jim Uram

The motion is Carried (2 to 1, 2 absent)

E. Sign Variances

None

F. New and Unfinished Business

F.1 Previous Minutes

Moved by: Jim Oliver

Seconded by: Peter Franklyn

THAT the Minutes of September 21, 2022 be approved as circulated, including any revisions to be made.

Yay (3): Robert Waind, Peter Franklyn, and Jim Oliver

Absent (2): Bill Remus, and Jim Uram

The motion is Carried (3 to 0)

F.2 Business Arising from Previous Minutes

Chair Waind noted that Travis Sandberg, Intermediate Planner, and Natalya Garrod, Planner, were no longer at the Town. Chair Waind thanked Travis and Natalya for their work on the Committee.

F.3 2018 to 2022 Term of the Committee of Adjustment, and the 2022 to 2026 Term, FAF.22.154

Moved by: Jim Oliver

Seconded by: Peter Franklyn

THAT the Committee of Adjustment receives Staff Report FAF.22.154, entitled "2018 to 2022 Term of the Committee of Adjustment, and the 2022 to 2026 Term" for information.

Yay (3): Robert Waind, Peter Franklyn, and Jim Oliver

Absent (2): Bill Remus, and Jim Uram

The motion is Carried (3 to 0)

F.4 Update to Committee of Adjustment Re Term and Application Types to be heard

Note: The following motion passed at the September 27, 2022 Committee of the Whole meeting in response to [Staff Report FAF.22.157 Committee of Adjustment Term, Consent Applications under the Planning Act, and Sign By-law Variance Requests.](#)

THAT Council receives Staff Report FAF.22.157, entitled “Committee of Adjustment Term, Consent Applications under the Planning Act, and Sign By-law Variance Requests”;

AND THAT it is noted that the last Committee of Adjustment meeting for the current term of Council is November 16, 2022;

AND THAT Council directs that in accordance with the requirements of section 54(7) of the *Planning Act*, effective November 1, 2022, authority to consider consent applications will be withdrawn from the Town of The Blue Mountains Committee of Adjustment;

AND THAT, in accordance with the requirements of the *Planning Act*, Council directs that effective November 1, 2022, applications for consent will be considered by Council of the Town of The Blue Mountains;

AND THAT, effective November 1, 2022, sign by-law variance requests will be considered by Council of the Town of The Blue Mountains.

G. Notice of Meeting Date

November 16, 2022

Town Hall, Council Chambers and Virtual

Note: The November 16, 2022 meeting is the last scheduled Committee of Adjustment meeting for the 2018-2022 Term of Council.

H. Committee Member Expenses

- Peter Franklyn
- Jim Oliver
- Bill Remus
- Chair Waind

I. Adjournment

Moved by: Jim Oliver

Seconded by: Peter Franklyn

THAT the Committee of Adjustment does now adjourn at 3:27 p.m. to meet again at the call of the Chair.

Yay (3): Peter Franklyn, Jim Oliver, Robert Waind

Absent (2): Bill Remus, and Jim Uram

The motion is Carried (3 to 0, 2 absent)