



# Minutes

## The Blue Mountains, Committee of Adjustment

**Date:** January 17, 2024  
**Time:** 1:00 p.m.  
**Location:** Town Hall, Council Chambers and Virtual Meeting  
32 Mill Street, Thornbury ON  
**Prepared by:** Carrie Fairley, Secretary-Treasurer

**Members Present:** Greg Aspin, Jim Oliver, Robert Waind, Duncan McKinlay

**Members Absent:** Michael Martin

**Staff Present:** Tim Murawsky, Chief Building Official and Carter Triana, Intermediate Planner

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### 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

The Secretary-Treasurer, Carrie Fairley, called the meeting to order at 1:00 p.m. with all members present, save and except for Michael Martin, who sent his regrets.

Member Oliver noted that his attendance at the February and March meetings will be virtual as he is unable to attend in person.

Member Aspin noted that he will not be in attendance at the February meeting.

### **A.3 Approval of Agenda**

Moved by: Jim Oliver

Seconded by: Robert Waind

THAT the Agenda of January 17, 2024, be approved as circulated, including any additions to the agenda.

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**

### **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 2022-71, and the Town Procedural By-law 2023-62, 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

### **A.5 Previous Minutes**

Moved by: Robert Waind

Seconded by: Duncan McKinlay

THAT the Minutes of December 20, 2023, be approved as circulated, including any revisions to be made.

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**

### **A.6 Business Arising from Previous Minutes**

#### **A.6.1 Appointment of Chair to the Committee of Adjustment for the 2024 Calendar Year**

The Secretary-Treasurer, Carrie Fairley spoke regarding the annual appointment of the Chair and the Vice Chair to the Committee of Adjustment for the 2024 Calendar Year. The Committee discussed who they wished to recommend as the Chair and the Vice Chair. Chair Waind thanked the committee for allowing him to remain as the Chair of the Committee.

Moved by: Duncan McKinlay

Seconded by: Jim Oliver

THAT in accordance with Procedural By-law 2022-71 Robert Waind is appointed as the Chair of the Committee of Adjustment for the 2024 calendar year ending December 31, 2024.

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**

**A.6.2 Appointment of Vice Chair to the Committee of Adjustment for the 2024 Calendar Year**

Moved by: Robert Waind

Seconded by: Greg Aspin

THAT in accordance with Procedural By-law 2022-71, Jim Oliver is appointed as the Vice Chair of the Committee of Adjustment for the 2024 calendar year ending December 31, 2024.

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**

**B. Public Meeting**

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.

**B.1 Minor Variance Application No. A01-2024**

Owner: Brian Robertson and Stephanie Anevich

Applicant/Agent: Kristine Loft, Loft Planning Inc.

Municipal Address: 345 Sunset Boulevard

Legal Description: Plan 442 Lot 31

Chair Waind resumed the Chair and 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 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.

The Committee discussed the merits of the application.

Member McKinlay asked Staff if water side lots lines are generally at the high-water mark. Planner Carter noted that it is difficult to determine as it depends on where you are located within the Town. Planner Carter noted that some property lines go all the way to the low water mark and some property lines will be at the high-water mark. Planner Carter noted that he is unable to answer where the property line is located as there is no legal survey that has been provided. Member McKinlay further questioned if in Plans of Subdivision, the property line is where it is marked from, and Planner Carter confirmed that was correct. Member Oliver spoke noting the input that was received from the Conservation Authority as provided on page three of the staff report, refers to the fact that Grey Sauble Conservation Authority (GSCA) determined that the work that has been completed is violation because there was no permit issued. Member Oliver further noted that the Staff Reports speaks to a fee that was charged to the owners and asked Carter if that was due to the contravention of Grey Sauble's regulation. Carter noted that a fee was charged by the GSCA, not the Town. Member Oliver noted that it is important to realize that there are implications from the conservation authorities, should you go ahead with work that requires a permit in advance. Member Oliver further noted the staff report spoke to a Shoreline Hazards Study that was submitted as part of the application and asked Carter if staff review the Shoreline Hazards Study or if staff strictly refer to the conservation authority for review of the Shoreline Study. Planner Carter noted that generally the Town defers comments on natural hazards to the conservation authority because they are the experts. Member Oliver further noted that GSCA indicated that they received an application, but the permit has not been issued and asked Carter if that is part of our recommendation, that they obtain the GSCA permit, which Carter confirmed. Chair Waind noted that the recommended motion from staff does not have a condition regarding the fee being paid and Carter confirmed that the fee has been paid and further noted that GSCA would not issue the permit until that fee is paid. Member Aspin sought clarification regarding the pool being built before an application was received and Planner Carter confirmed that to be correct. Member Aspin asked if staff know when the retaining wall and pool was built. Carter noted that the Town became aware of the pool through a complaint from a resident and therefore the pool could have been built anytime after the Building Permit for the home was issued in

2020 and the complaint was received in 2023. Member Aspin questioned why the retaining wall does not require a variance noting that the retaining wall is too high by the boat launch, but further noted that it is only that high in one area. Planner Carter noted that a portion of the retaining wall is above one metre and is not meeting the required setback, on the west side of the property and that is one variance that is being requested as part of this application.

Kristine Loft, the Agent provided an overview of her presentation in support of this application.

Chair Waind spoke regarding the Department of Fisheries and Oceans downloading their permit requirements to the conservation authorities, which Planner Carter noted he was unsure but noted that condition could be removed, if the work is completed within the property lines, then there would be no need for the recommended condition.

The Committee further discussed the merits of the application including when the Department of Fisheries and Oceans would be involved in applications.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to 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: Jim Oliver

Seconded by: Duncan McKinlay

THAT the Committee of Adjustment receive Staff Report PDS.24.002, entitled "Recommendation Report – Minor Variance A01-2024 – 345 Sunset Blvd. (Robertson and Anevich)."

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**

Moved by: Jim Oliver

Seconded by: Duncan McKinlay

AND THAT the Committee of Adjustment GRANT Minor Variance A01-2024 to permit a retaining wall, deck, and pool to be located within the required setback from the 177.9 GSC elevation and a retaining wall to be located within the required interior side yard setback, subject to the following conditions:

1. That this is for the purpose of obtaining a private pool permit and is only valid for a period of two (2) years from the date of decision. Should a private pool permit not be issued by the Town within two years, the variance shall expire on January 17, 2026; and
2. That a legal survey be completed by qualified land surveyor to determine the location of the works and confirm that all works are located on the subject property, to the satisfaction of the Town; and
3. That, if the works are located outside of the subject property, review and/or approval by Fisheries and Oceans Canada be obtained; and
4. That a permit be obtained from the Grey Sauble Conservation Authority for the works.

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**

## **B.2 Minor Variance Application No. A02-2024**

Owner: Daniela Manolova

Applicant/Agent: Manol Manolov

Municipal Address: 109 Hope Street

Legal Description: Plan 482 Lot 6

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 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 spoke regarding lot coverage noting that if they were close to the 30% lot coverage, it would be considered to be smaller than the 74% of the existing floor area. Chair Waind further noted that the size the dwelling is smaller, making it is less of an issue.

The Committee discussed the merits of the application including drainage and the proposed use of the property. Planner Carter confirmed that this property will not be a Short-Term Accommodation as they require full municipal services, which this property does not have.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to 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: Duncan McKinlay

Seconded by: Greg Aspin

THAT the Committee of Adjustment receive Staff Report PDS.24.021, entitled "Recommendation Report: Minor Variance A02-2024 109 Hope St (Manolova);"

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**

Moved by: Jim Oliver

Seconded by: Greg Aspin

AND THAT the Committee of Adjustment GRANT minor variance application A02-2024 subject to the following conditions:

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan and elevations; and
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. Should a building permit not be issued within two years, the variance shall expire on January 17, 2026.

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**

### **B.3 Minor Variance Application No. A03-2024**

Owner: Carl Prescott and Tracy Degagne

Applicant/Agent: Raul Tinajero

Municipal Address: 103 Springside Crescent

Legal Description: Plan 16M60 Lot 121

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 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.

Member Aspin spoke regarding the application noting these improvements could be made, if they were made at ground level, and were scaled down, and within our By-laws. Member Aspin further noted that should the Committee not be in favour of this application, the applicant has many options available to proceed with the vision of the backyard. Tim Murawsky, Chief Building Official noted that the Building Department reviews the retaining walls and grading plans separately, then under the Building Codes and noted that they reviewed the alternation of fill under the Fill By-law. Tim further noted that the Building Department will also refer to subdivision grading plans that were already approved, for the overall subdivision and individual lots. Tim noted that is what determines the elevation on where the property should be. Tim further noted that this application, has raised the elevation and the applicant could install the pool at a lower level, at the grades that were intended under the approved grading plans.

Member Oliver noted there are several rooms designated for specific uses such as a gym, bathroom and storage and further noted that those rooms would likely have walls and a roof and Planner Carter noted that is likely. Member Oliver confirmed that the Committee has not seen any information on those plans.

The Committee discussed the merits of the application including lots lines and the By-law regarding accessory structures.

Chair Waind spoke regarding lot coverage and asked planning staff if they are aware of what the lot coverage would be. Planner Carter noted that the applicant has been advised to watch lot coverage and that planning staff has only reviewed the variances that have been requested as part of the application.

Nash Cohen, agent for the applicant spoke regarding the application and provided background information in support of the application.

Chair Waind questioned if the retaining wall were moved back 1.2 metres, would it effect the grading. Tim Murawsky noted that the Building Department has received a grading plan, but it is not an approved grading plan as it was not completed by a professional engineer. Tim further noted an approved grading plan must be submitted and it would have to meet the intent of the subdivision grading plan, that has already been approved.



Chair Waind noted that there are options for the applicant to fix the issues and come back with an application that complies with the By-laws.

Member Aspin noted there is a stop work order currently on the property and questioned what is required to lift the stop work order. Tim Murawsky noted the stop work order is under the Ontario Building Code as well as an Order to Comply which was issued under the Ontario Building Code which is a notice of violation regarding the construction of a pool without a permit and the alternation of fill, without a permit. Tim further noted that the alteration of the grade and installation of retaining walls can not be approved unless it complies with the Zoning By-law, due to retaining walls being structures, under the By-law. Tim further noted that retaining walls are required to meet the setback requirements. Tim further noted that if the retaining walls met the setback requirements an engineering grading plan would be required to show where the grades are being raised, how the grading effects neighbouring properties and accommodates the pool, in order to receive a grading and pool permit.

The Committee further discussed the merits of the application including further discussions on grading and water concerns. The Committee further suggested solutions to have this project proceed.

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

John Hannah, resident of Still Water Crescent spoke noting his concerns about the application and how it would affect the neighbours, and the sightlines of the neighbourhood. John further spoke to the flooding that has been experienced in the recent past, in this neighbourhood.

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: Duncan McKinlay

Seconded by: Greg Aspin

THAT the Committee of Adjustment receive Staff Report PDS.24.023, entitled "Recommendation Report – Minor Variance A03-2024 – 103 Springside Crescent (Prescott and Dagagne);"

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**

Moved by: Duncan McKinlay

Seconded by: Jim Oliver

AND THAT the Committee of Adjustment REFUSE Minor Variance A03-2024.

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**

**B.4 Minor Variance Application No. A04-2024**

Owner: Currie Ross

Applicant/Agent: Sheri Coles

Municipal Address: 103 Clark Street

Legal Description: Plan 113 W PT Lot 58 Clark St N/S

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 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.

Currie Ross, the owner and applicant, provided background information in support of the application.

The Committee discussed the merits of the application.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to 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: Jim Oliver

Seconded by: Greg Aspin

THAT the Committee of Adjustment receive Staff Report PDS.24.024, entitled "Recommendation Report – Minor Variance A04-2024 – 103 Clark Street (Ross);"

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**

Moved by: Duncan McKinlay

Seconded by: Jim Oliver

AND THAT the Committee of Adjustment GRANT a minor variance for A04.2024 subject to the following conditions:

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan and elevations; and
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. Should a building permit not be issued within two years, the variance shall expire on January 17, 2026.

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**

#### **B.5 Minor Variance Application No. A05-2024**

Owner: Roman and Roma Dubczak

Applicant/Agent: Brian Lee, Architect

Municipal Address: 145 Hoover Lane

Legal Description: Concession 7 Part Lot 27, RP 16R8415 Parts 2, 7, and 8

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 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.

Member McKinlay questioned if sewers have been installed along Hoover Lane. Planner Carter noted that Hoover Lane receives municipal water only. Member McKinlay further questioned if this property could apply for a Short-Term Accommodation licence which Planner Carter confirmed they could not. Carter further noted that Hoover Lane is a private laneway therefore many property lines extend across Hoover Lane, is not a municipal road and is owned individually by property owners.

Member Oliver spoke regarding the Grey Sauble Conservation Authorities (GSCA) request for a deferral of this application and noted that the recommendation from staff does not note that a permit from GSCA as a requirement. Planner Carter noted that a

building permit is also required from the Town and would not be issued until a permit from GSCA was received.

The Committee discussed the merits of the application including the change of use of the property to a detached accessory apartment, which is defined differently under the zoning bylaw.

Brian Lee, the applicant provided background information in support of this application.

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

Member Aspin spoke regarding mapping that is available and questioned if that is available to the public. Planner Carter noted that GSCA has mapping on their website, which are interactive, and an address can be entered to find out if it is regulated under the Ontario Regulation 151/06.

Moved by: Greg Aspin

Seconded by: Jim Oliver

THAT the Committee of Adjustment receive Staff Report PDS.24.025, entitled "Recommendation Report – Minor Variance A05-2024 – 145 Hoover Lane (Dubczak);"

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**

Moved by: Jim Oliver

Seconded by: Greg Aspin

AND THAT the Committee of Adjustment GRANT Minor Variance A05-2024 to permit the construction of an accessory apartment within a detached structure, subject to the following conditions:

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
2. That the requisite fee be paid and any required permits from the Grey Sauble Conservation Authority for their review of the application; and
3. That this 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. Should a building permit not be

issued by the Town within two years, the variance shall expire on January 17, 2026.

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**

**B.6 REVISED Minor Variance Application No. A48-2023 (Deferred from December Meeting)**

Owner: Bluemountains Cottage Inc

Applicant/Agent: Nilamraj (Raj) Patel

Municipal Address: 122 Sebastian Street

Legal Description: Concession 5, Lot 122, RP 16M-37, Part Lot 26

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 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.

Member Aspin spoke regarding the front yard setback being just over six metres and the lot coverage at 40%. Planner Carter noted that this property has an exception and is zoned R1-3-58. Carter further noted that the front yard setback in the R1-3 zone is six metres.

Chair Waind spoke regarding the street being a condominium street which would be 55 feet rather than 66 feet. Planner Carter confirmed that is correct. Chair Waind further noted that the smaller roads lack adequate room for parking.

The Committee discussed other applications in this neighbourhood that have come forward to this committee for a variance in height since 2022. The Committee further discussed the number of storeys in previous applications as well as where the height is measured to determine if it complies with the by-law.

Tim Murawsky, Chief Building Official spoke noting that other minor variances that have come before the committee have had basements, and the subdivision grading plan determines the recommended floor elevation, above grade which is 3.3 metres, above the ground water table. Tim further noted that this application could build a basement below the elevation that is suggested for this property.

Rob Russell, Planner, and Agent for this application provided an overview of his presentation in support of the application.

The Committee discussed height limitations and the style of the home and the intended flat roof. Tim provided more information on the definition of a story, which determines the ceiling height above grade, which then determines the ceiling height of the first story. Tim noted that after that, it is the building height definition that determines the rest of the heights of the stories in the home. Tim further noted that the zoning for this property permits up to two and a half stories, but the half story has to be within a sloping roof line. Tim noted that due to the grading and water tables in this neighbourhood, the first story floor level is roughly a metre above grade, in order to comply with the 3.3 metres above the water table, which increases the height of the main floor roughly a metre above the grade.

Nilamraj (Raj) Patel, Architect, provided comments in support of the application including that the third floor will be a loft design.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to 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: Duncan McKinlay

Seconded by: Greg Aspin

THAT the Committee of Adjustment receive Staff Report PDS.24.026, entitled "Recommendation Report – Minor Variance A48-2023 – 122 Sebastian Street (Bluemountains Cottage Inc.);"

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**

Moved by: Duncan McKinlay

Seconded by: Jim Oliver

AND THAT the Committee of Adjustment GRANT the requested variance to permit a front yard with 36.5% landscaping subject to the following conditions:

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
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.

Should a building permit not be issued by the Town within two years, the variance shall expire on January 17, 2026.

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**

Moved by: Duncan McKinlay

Seconded by: Jim Oliver

AND THAT the Committee of Adjustment approves the requested variances for a maximum height of 9.56 meters and three stories' conditional on:

1. Roof line being of a flat roof design; and
2. Conditional on the third story being limited to a loft being no greater than 1100 square feet.

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**

**C. Other Business**

**D. Committee Member Expenses**

**E. Notice of Meeting Date**

February 21, 2024

Town Hall, Council Chambers and Virtual

March 20, 2024

Town Hall, Council Chambers and Virtual

## **F. Adjournment**

Moved by: Jim Oliver

Seconded by: Duncan McKinlay

THAT the Committee of Adjustment does now adjourn at 4:11 p.m. to meet again at the call of the Chair.

Yay (4): Greg Aspin, Jim Oliver, Robert Waind, and Duncan McKinlay

Absent (1): Michael Martin

**The motion is Carried (4 to 0)**