



November 23, 2022

MINUTES OF PLANNING BOARD MEETING - November 22nd, 2022

At a Meeting of the Manitoulin Planning Board held at the Planning Board Office, Gore Bay, Ontario, on November 22nd, 2022, the following Members of Planning Board were present:

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|----|-------------|----|--------------|
| 1. | R. Stephens | 4. | T. Mackinlay |
| 2. | E. Russell | 5. | R. Brown |
| 3. | D. Osborne | 6. | K. Noland |

Regrets: D. Head, I. Anderson, D. McDowell and L. Hayden

Also in attendance for the meeting were:

Judith Jones, ecological consultant, Winter Spider Eco-Consulting;
Paul Best, interested party;
Bryan Barker, interested party; and
T. Sasvari, reporter, Manitoulin Expositor.

There were no other interested parties or members of the general public or press in attendance.

The Meeting was called to Order, after the Public Meeting, at 7:27 P.M. by Vice Chair K. Noland, who welcomed all present.

The Vice Chair asked if there were any Board Members who wished to declare a conflict of interest with any of the items listed on the agenda or having to do with the previous Board Meeting of September 27th, 2022. There were no conflicts declared.

The Vice Chair asked if there were any Board Members who wished to declare a conflict of interest with any of the items listed on the agenda or having to do with the previous Special Board Meeting of September 28th, 2022. There were no conflicts declared.

1. ORDER OF BUSINESS

The Vice Chair requested the adoption of the order of business.

MOTION

It was moved by D. Osborne and seconded by T. Mackinlay that the Order of Business be adopted,
- Carried.

2. MINUTES OF PREVIOUS BOARD MEETING - September 27th, 2022

The Vice Chair announced that the Minutes of the Board Meeting held on September 27th, 2022 had been circulated to the Board Members and requested that any errors or omissions be stated.

A motion was moved by R. Brown and seconded by E. Russell that the Minutes be adopted,
- Carried.

MINUTES OF PREVIOUS SPECIAL BOARD MEETING - September 28th, 2022

The Vice Chair announced that the Minutes of the Special Board Meeting held on September 28th, 2022 had been circulated to the Board Members and requested that any errors or omissions be stated.

A motion was moved by R. Stephens and seconded by R. Brown that the Minutes be adopted,
- Carried.

BUSINESS ARISING FROM THE MINUTES OF THE PREVIOUS BOARD MEETING
- September 27th, 2022

There was none.

BUSINESS ARISING FROM THE MINUTES OF THE PREVIOUS SPECIAL BOARD MEETING
- September 28th, 2022

There was none.

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3. VARIABLE EXPENDITURES

There were no questions of the variable expenditures as circulated.

MOTION

It was moved by T. Mackinlay and seconded by D. Osborne that the variable expenditures be accepted as presented,
- Carried.

The Vice Chair asked if the Board had any objections to changing the order of business and considering item 7 a) - NHSS before item 4. - Application for Amendment

There were no objections.
Therefore item 7. a) was considered prior to item 4.

4. APPLICATION FOR AMENDMENT TO ZONING BY-LAW NO. 96-01

- l) File No.: 96ZBL-22-004
Owner: Sharon and Darren Domik
Location: Part Lot 2, Conc. V, (#169 Beach Road)
Being Part of Part 3, Plan 31R-1859
Township of Robinson, District of Manitoulin

The Secretary-Treasurer reported that the required Public Meeting was held by the Manitoulin Planning Board on Tuesday, September 27th, 2022 at 7:00 p.m. Decision had been deferred as the Plan of Survey to describe the land subject to Amendment, had not been completed. She requested another deferral of the Board as the survey has not yet been received.

Board Member, T. Mackinlay asked if the By-law could be passed without the survey being completed? And if there is a time line to complete the Amendment?

The Secretary-Treasurer advised that this is not recommended. It is best to describe lands by plan of survey whenever possible to avoid description and mapping errors/omissions. There is no time line on completing an amendment.

MOTION

It was moved by T. Mackinlay and seconded by E. Russell that Decision for Amendment File No. 96ZBL-22-004 be deferred until the next Planning Board Meeting to allow additional time for the Plan of Survey has been completed and provided to the Planning Board, in order to describe the land subject to the amendment,
- Carried Unanimously.

6. PRESENTATION OF APPLICATIONS FOR CONSENT

The Vice Chair announced that the applications for consent to sever would now be heard.

Note: For the sake of continuity the details and decisions of the presentations will be so recorded in the usual fashion toward the end of the Minutes.

7. GENERAL, REGULAR AND NEW BUSINESS

- a) Natural Heritage System Strategy (NHSS)

The Secretary-Treasurer reported that there had been several written comments received after the Board Agenda was sent out on November 15th, 2022, including a request from the First Nations for an additional 30 days to provide their comments. An updated Draft NHSS (3rd draft) had been completed posted on the Planning Board website on November 15, 2022. She noted that there had been a few changes since the 2nd Draft NHSS that had been posted on the website in April 2022.

The Public Meeting to consider the NHSS had been held, prior to the Regular Planning Board Meeting.

Discussion resulted in the general consensus of the Board Members that additional time was required to allow the First Nations additional time to comment, and to review the written submissions received after November 15th, 2022, and to consider the presentation by Judith Jones at the Public Meeting.

The following motion resulted:

MOTION

It was moved by T. Mackinlay and seconded by R. Brown that Decision for adoption of the NHSS be deferred until the next Planning Board Meeting,
- Carried Unanimously.

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7. b) Bill 23 - More Homes Built Faster Act 2022

Board Members had been provided with a link to Bill 23 with their Board Agenda. The Secretary-Treasurer explained that if the various proposals are approved as written, the following seems to have the most impact for the Manitoulin District:

- Residential zoning automatically permits up to 3 residential units in serviced settlement (Urban) areas;
- Cannot put requirements for floor space or more than 1 parking space in serviced settlement (Urban) areas;
- Most third parties to a planning application for zoning amendment, Official Plan amendment, consent to sever, or variance (except for utilities and public bodies) no longer have standing for appeal;
- Public Meetings would no longer be required for draft plans of subdivision;
- Site Plan Control will no longer apply to developments of 10 residential units or less;
- The Ontario Land Tribunal will have increased power to dismiss appeals for delays and ability to order unsuccessful party to pay the costs of the successful party;
- Ontario Wetland Evaluation System is being updated and the rules for what makes a Provincial Significant Wetland (PSW) will change - Provincial Policy Statement will allow offsetting to be done and is proposing to streamline the review of natural heritage features and make changes to streamline policy and allow more residential uses in rural and agricultural lands, and permit easier expansion of settlement (Urban) areas;
- Overall 'streamlined' policy framework that is proposed is to be more flexible, and will require less studies, and focus on increasing the housing supply.

7. c) Updated Municipal Zoning By-laws

The Secretary-Treasurer provided a review leading up to the new Zoning By-law No. 2022-05 for the Unincorporated Townships of Robinson and Dawson. She explained that a Special Meeting of the Manitoulin Planning Board (MPB) was held at the Silver Water Community Hall on Wednesday, September 28th, 2022. The MPB passed a motion to adopt the New Zoning By-law No. 2022-05; notice of the Passing of the By-law was given; there were no appeals; By-law No. 2022-05 is in effect as of September 28th, 2022.

She thanked the Board Members for attending the Special Meeting of Planning Board on September 28th, 2022.

She also reported that:

- Zoning By-law No. 2022-24, for the Town of Gore Bay is in effect as of September 29th, 2022;
- Zoning By-law No. 2022-57, for the Municipality of Billings and Allan East is in effect as of October 5th, 2022;
- Zoning By-law No. 2022-016 for the Municipality of Gordon/Barrie Island is close to being adopted;
- Zoning By-law No. 2022-18, for the Municipality of Central Manitoulin is close to being adopted;
- A new Zoning By-law for the Municipality of Burpee and Mills is being reviewed; and she did not have an update for the Municipalities of Assiginack or Tehkummah.

7. d) Planning Administration Grant - 2022-2023 - Unincorporated Area

The Secretary-Treasurer informed the Board that she had received a letter from the Ontario Minister of Municipal Affairs and Housing (MMAH) allotting \$16,073.00 to the Manitoulin Planning Board (MPB) for the delivery of planning Services for the Unincorporated Townships of Robinson and Dawson. She noted that amount of the funding has remained the same since 2009. MMAH requires a Resolution and a signed Transfer of Payment Agreement to release the funds. She required a Resolution from the Board in order for the funds to be released by MMAH.

The following motions resulted:

MOTION

It was moved by T. Mackinlay and seconded by D. Osborne that the Manitoulin Planning Board authorizes Chair L. Hayden and Secretary-Treasurer T. Carlisle to execute the funding agreement for the allocation of \$16,073.00 to the Manitoulin Planning Board for the delivery of planning services in the unincorporated townships of Robinson and Dawson for 2022-2023,
- Carried Unanimously.

MOTION

It was moved by R. Brown and seconded by T. Mackinlay that BE IT RESOLVED the motion be adopted as read,
- Carried Unanimously.

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7 e) December Office Hours

The Secretary-Treasurer requested the Board's support to have the Planning Board Office closed between Christmas and New Years as has been common practice the past few years and staff members will use three (3) of their 2022 holidays for Wednesday, December 28th, Thursday, December 29th, and Friday, December 30th, 2022.

Discussion resulted in the following motion:

MOTION

It was moved by T. Mackinlay and seconded by E. Russell that the Planning Board Office will be closed from Monday, December 26th, 2022 until Tuesday, January 3rd, 2023 and that the staff members will use three (3) of their 2022 Holidays,
- Carried Unanimously.

Application File No: B40-22 No. of Members Present: 6
Date of Decision: November 22, 2022
Location of Property: Part Lot 28, Conc. IX, Township of Assiginack,
District of Manitoulin

DECISION

The purpose of this application made under Section 53(1) of the Planning Act by Janet May Heastont is to provide for a lot addition containing a storage shed having a width of ± 15 M. and a depth of ± 137 M. and an area of ± 0.21 Hec. This addition is to be added to a lot to the west, surveyed as Parts 1 and 2 on Plan 31R-4240, located at #348 Leask Bay Shores Lane, containing a seasonal dwelling, having a frontage of ± 30.5 M. on Lake Huron and an average depth of ± 137 M. and containing an area of ± 0.42 Hec. This lot addition will result in a new lot having a minimum frontage of ± 46 M. on Lake Huron, and a depth of 147.4 M., thereby having an total area of ± 0.6 Hec.

The land to be retained, will have a minimum frontage of ± 46 M. on Lake Huron, and an average depth of ± 138.7 M., thereby containing an area of ± 0.64 Hec. The applicant's outhouse is located within this land.

The applicant is seeking approval for a lot line adjustment between a lot she owns, and an abutting lot that is owned jointly by her and her husband.

There is a hydro line traversing the north side of the subject land. A request for comments was sent to Hydro One as part of the review and they provided the following comments, via email, on November 4th, 2022 that:

1. *Hydro does have an unregistered easement;*
2. *No new easement is required;*
3. *Hydro One owns the poles;*
4. *Hydro One has no concerns or any conditions.'*

During the preliminary review of the application, Ms. Heastont was advised that the outhouse that is to be located on the retained parcel is not accessory to a dwelling and would not conform to the municipal zoning By-law and that it may need to be removed. She advised that it will be removed.

Access is via an existing private right-of-way, known as Leask Bay Shores Lane. The applicant owns the ± 18.29 metre wide right-of-way along the northerly boundary of the subject land. According to the application the access/right-of-way, known as Leask Bay Shores Lane is owned by the land owners in the area, and is maintained year round by the Municipality of Assiginack.

The subject land has been designated as Shoreline Area and zoned Shoreline Residential (SR). According to the application seasonal residential uses are proposed to continue.

According to the application services consist of private well and private individual septic system for the existing seasonal dwelling. There are no new services required as a result of this application for lot addition.

From information available, the subject land does not appear to have any natural heritage features or species at risk (SAR) concerns. This proposal is considered to be in conformity with the Provincial Policy Statement (PPS) 2020.

The application was circulated on November 4th, 2022 to the Municipality of Assiginack, Bell Canada, and to all property owners within 60 metres and by the posting of a notice, clearly visible and legible from a public highway or other place to which the public has access, as required by Ontario Regulation 197/96.

The Municipality recommends that Consent be granted and advised of the following resolution, No. 266-20-22:

'BE IT RESOLVED THAT we inform the Manitoulin Planning Board that we have no objections to Consent Application B40-22, with the knowledge that the Municipality is not currently providing maintenance of the private road and with the request that the applicant provide written proof of the right-of-way access to the public road, to the Municipality and Board prior to final approval.'

Mary McCartney, Bell Canada, advised via email on November 7th, 2022 that Bell Canada does not have any comments or concerns regarding this application.

There were no inquiries or concerns received as a result of circulation to property owners within 60 metres or the posting of the notice.

Discussion among the Board included;

- the Township's Resolution and request for proof of right-of-way access to the maintained municipal road; is it a reasonable condition for the Consent to Sever approval; could be that the legal right-of-way got dropped from title; applicant could do a search to establish status of the access; the access may not get to the Township Road; could be trespass issues; consider the Townships recommendation; Township would need to be satisfied of the right-of-way access.

There was no one in attendance who wished to speak in support or opposition to the application.

Consent is tentatively granted subject to the following conditions:

The following documents must be submitted to the Secretary-Treasurer of the Board within two years from the date of the notice of decision for certification:

- a) the Transfer of Land form(s) prepared by a solicitor/lawyer, and
- b) a Schedule to the Transfer of Land form on which is set out the entire legal description of the parcel(s) given conditional approval. This Schedule must also contain the names of the parties indicated on the Transfer of Land form and state this conveyance is a consolidation of the severed lands with lands identified by the property identification number (PIN) and confirmed by a copy of the Parcel Register.

Accompanying the transfer documents shall be:

- i) a reference plan of survey, which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel(s) and the right-of-way, to which the consent approval relates;
- ii) an undertaking from a Solicitor stating that the severed parcel will be consolidated on title with the benefiting lands at the time of registration of the Transfer, and a copy of the resulting Transfer, and the new resulting Property Identification Number (PIN) will be provided to the Manitoulin Planning Board;
- iii) a written confirmation from the municipality, that the applicant has provided written proof of the right-of-way access to the public road to the Municipality prior to final approval, satisfactory to the municipality;
- iv) a written confirmation from the municipality of conformity to the requirements of the Municipal Zoning By-law, satisfactory to the municipality, i.e location of the existing structures;
- v) a fee of \$125.00 for each Transfer of Land submitted for Certification; and
- vi) a written confirmation from the municipality that all outstanding municipal taxes have been paid.

Note: Subsection 3 or 5, as the case may be, of Section 50 of the Planning Act shall apply to any subsequent conveyances of or in relation to the parcel of land being the subject of this application.

Note: Any shoreline improvements shall be done only with the consultation of The Ministry of Natural Resources and Forestry (MNR), the Department of Oceans and Fisheries of Canada, (DFO) and the Municipality.

Application File No's.: B41-22 and B42-22 No. of Members Present: 6
Date of Decision: November 22, 2022
Location of Property: Part Lot 1, Conc. XI, Surveyed as Part 2, Plan 31R-2608 excepting Part 1 Plan 31R-3056, Township of Carnarvon, Municipality of Central Manitoulin, District of Manitoulin

DECISION

The purpose of this application made under Section 53(1) of the Planning Act by Normand Cyr on behalf of Gary and Patricia McFarlane is to provide for the creation of two new lots for residential uses.

File No. B41-22 proposes to create a new lot having a frontage of ± 40.1 M. on Mary Street, a maintained municipal street, and a depth of ± 75.2 M., thereby containing an area of ± 0.3 Hec. There are no structures on this proposed lot.

File No. B42-22 proposes to create a new lot having a frontage of ± 40.1 M. on Mary Street, a maintained municipal street, and a depth of ± 75.2 M., thereby containing an area of ± 0.3 Hec. There are no structures on this proposed lot.

The retained land has a frontage of ± 27.8 M. on Highway No. 551, a provincially maintained highway, and a depth of ± 100 M., thereby containing an area of ± 0.28 Hec. The applicants' dwelling and two accessory sheds are located within this land.

There has been a previous application for Consent to Sever, File No. B29-00, that provided for a lot addition of Part 1 on Plan 31R-3056 which was added to Part 1 on Plan 31R-3056. The retained land of that application is the land subject to the current application.

Services consist of private well and private septic system for the retained land. Services for the severed land will consist of private individual septic systems and private wells when required. The Public Health Sudbury and District have advised they have no concerns as it appears that the proposed severed and retained lots are capable of development for installation of a septic tank and leaching bed system.

The applicants were advised that proof of potable water may be required at the building permit stage, for a year round (permanent) dwelling.

The subject land has been designated Village Area and zoned Hamlet Residential (RH).

The current Zoning By-law, No. 2002-07 for the Municipality of Central Manitoulin - Section 7.4 - Hamlet Residential (RH) Zone - requires a minimum frontage of 30.5 m. and a minimum side yard setback for accessory structures of 3.0 m. The proposed (draft) Zoning By-law, No. 2022-18 also has these requirements. According to the application the retained land will only have a frontage of 27.8 metres on Hwy 551 which is less than required. Mr. Cyr advised that the setback distance of the north side (for the accessory sheds) is not 3 m. (9 ft. 10 ins); that it is closer to 4 or 5 ft. (1.22 m. or 1.52 m.). Mr. Cyr was advised that the proposed severed and retained lots must conform to the Municipal Zoning By-law. Support from the Municipality would be required and a condition of the Consent to Sever application may be that an amendment to the municipal Zoning By-law is approved to permit a reduced frontage and a reduced northerly side yard for the two accessory structures if required.

As part of the preliminary review of the application, comments were requested from the Municipality regarding the retained lot having only 27.8 m. of frontage along Hwy 551 and not the required 30.5 m. R. McPherson, Municipal Chief Building Official, provided the following comments, via email on October 3rd, 2022:

' I would have no problem with the reduced frontage as it seems there are several lots that don't meet that criteria along Hwy 551.'

Access for the two severed lots is via Mary Street, a maintained municipal street. Access for the retained land is via an existing entrance, #5161 Highway No. 551.

Application File No's. B41-22 and B42-22
November 22nd, 2022 - continued

As part of the preliminary review, the Ontario Ministry of Transportation (MTO) was circulated for comments. Cameron Cole, Corridor Management Planner, MTO, advised via email on September 28th, 2022:

' The Ministry of Transportation of Ontario (MTO) has reviewed Consent Application for the lands known as 5161 Hwy 551 to sever two new lots accessed from Mary Street with retained lands remaining as 5161 Hwy 551 and keeping highway frontage. The subject lands are located within MTO's permit control and is subject for review under the Public Transportation and Highway Improvement Act R.S.O 1990 and will require proper permits with the MTO. The MTO support the application in principle with the following comments to consider:

- a. *The applicant applies for an MTO entrance permit for 5161 Hwy 551 in order to legally register their entrance. The permit will come at no charge to the client. This can be done by following the link: <https://www.hcms.mto.gov.on.ca/>*
- b. *Any future proposed development on the retained lands will require a full review from the MTO.*

Any questions regarding setback distances or permits can be directed towards Corridor Management Officer Debra Burke debra.a.burke@ontario.ca

And

' In addition to my previous comments.

An application for a Building Land Use permit can be made for severed lands once the consent application has been finalized. Please attach site plan/sketch with application. An application can be made online at: <https://www.hcms.mto.gov.on.ca/>

If you have any questions or concerns, don't hesitate to contact me.'

For clarification the Secretary-Treasurer requested additional comments and asked if MTO would issued an entrance permit for the retained land, which has only 27.8 M. Of frontage on Hwy 551.

The following (additional) comments wer provided from Laurel Muldoon, Corridor Management Senior Project Manager, MTO, via email:

' As a general rule, the required minimum highway frontage for a new lots of records are 45 m where the posted speed limit is 70km/h or greater and 32 m where the posted speed is less than 70km/h.

Minimum total pre-severance lot frontage for the creation of a new lot of record is 250 m for a new access and 125 m for a mutual access.'

' MTO would not support such a reduction. The absolute minimum is 32 metres of frontage for a lot of record and due to this requirement the MTO would be unwilling to support an entrance at this location.'

And

' My apologies. I reviewed the application last week and the MTO will accept this variance for this one time as the applicant only has that amount of frontage on the Highway and the two new lots of creation are off a side road. We will allow them to complete a change of ownership. Sorry for the confusion.'

Mr. Cyr was advised of the comments received from MTO and the Municipality. He advised he wished to proceed with the application, as proposed.

From information available the subject proposal does not appear to have any natural heritage features or species at risk (SAR) concerns.

This proposal is considered to be in conformity with the Provincial Policy Statement (PPS) 2020.

The application was circulated on November 7th, 2022 to the Municipality of Central Manitoulin, Bell Canada and to all property owners within 60 metres and by the posting of a notice, clearly visible and legible from a public highway or other place to which the public has access, as required by Ontario Regulation 197/96.

Application File No's. B41-22 and B42-22
November 22nd, 2022 - continued

The Municipality of Central Manitoulin advised that the application, as proposed, does not conform to the Municipal Zoning By-law and requires that:

' A condition to the Consent to Sever that an approved amendment permitting the reduced lot frontage and a reduced northerly side yard setback for the two sheds.'

Mary McCartney, Bell Canada advised on November 7th, 2022 that Bell Canada does not have any comments or concerns regarding the application.

There was an email inquiry from J. Bryan (#77 Mary Street), requesting a copy of the Notice of Application and for a copy of the Decision of Planning Board. She did not advise of any concerns.

There have been no other inquiries or concerns received as a result of circulation to property owners within 60 metres or the posting of the notice.

During consideration of the application, the Board discussed the retained land not meeting the minimum frontage requirement on the Hwy of 30.5 metres and if this would be in good planning.

R. Stephens, Board Member for the Municipality of Central Manitoulin, advised that there are several properties along Hwy 551 in this area that have less than the required frontage of 30.5 metres and that the Municipality supports an amendment for the retained land to have a reduced frontage on Hwy 551 and a reduced side yard setback for the existing sheds (if required).

There was no one in attendance who wished to speak in support or opposition to the application.

Consent is tentatively granted subject to the following conditions:

The following documents must be submitted to the Secretary-Treasurer of the Board within two years from the date of the notice of decision for certification:

- a) the Transfer of Land form(s) prepared by a solicitor/lawyer, and
- b) a Schedule to the Transfer of Land form on which is set out the entire legal description of the parcel(s) given conditional approval. This Schedule must also contain the names of the parties indicated on the Transfer of Land form.

Accompanying the transfer documents shall be:

- i) a reference plan of survey, which bears the Land Registry Office registration number of its deposit therein, which illustrates the parcel(s), to which the consent approval relates;
- ii) a copy of an approved amendment to the municipal Zoning By-law permitting a reduced frontage on Hwy 551 of 27.8 metres, and permitting a reduced northerly side yard setback for the two accessory sheds if required for the retained land, satisfactory to the Municipality;
- iii) a written confirmation from the municipality that entrance permits from Mary Street, for the proposed two lots, have been or can be issued, satisfactory to the municipality;
- iv) a written confirmation from the Ministry of Transportation (MTO) that an entrance permit for the retained land, located at #5161 Hwy 551, has been issued and is satisfactory to the requirements of MTO;
- v) a fee of \$125.00 for each Transfer of Land submitted for Certification; and
- vi) a written confirmation from the municipality that all outstanding municipal taxes have been paid.

Note: Subsection 3 or 5, as the case may be, of Section 50 of the Planning Act shall not apply to any subsequent conveyances of or in relation to the parcel of land being the subject of this application.

Note: Owners of the subject land should be made aware that building permit restrictions apply.

Note: Entrance permits from Highway 551 are required from the Ontario Ministry of Transportation (MTO) to reflect the change in ownership of the subject lands.

Application File No's. B41-22 and B42-22
November 22nd, 2022 - continued

PRESENTATION OF APPLICATIONS FOR CONSENT TO SEVER

The Vice Chair announced that the purpose of this phase of the meeting is:

- (a) to consider applications for consent under Section 52 of the Planning Act,
- (b) to make decision in regard to the applications scheduled to be heard, and, explained that this phase is open to the public and any interested parties will be given the opportunity to speak in support or oppose an application.

The Chair then asked if any Board Members have or wish to declare a "Conflict of Interest", at this meeting or previous meeting.

There were no conflicts declared.

Following is the list of Applications for Consent considered at this meeting.

	<u>Moved By</u>	<u>Seconded By</u>
1. B39-22	R. Brown	R. Stephens
	<i>*That this application be deferred</i>	
2. B40-22	R. Stephens	R. Brown
3. B41-22 and B42-22	D. Osborne	T. Mackinlay

It was moved and seconded that the above applications be conditionally approved, subject to all conditions being fulfilled as stated in the Decisions.
- Carried Unanimously.

The above motion applies to all applications excepting File No. B39-22.

The time now being 8:50 p.m. and all business before the Board having been dealt with, the Meeting was adjourned on a motion moved by T. Mackinlay

K. NOLAND
VICE CHAIR



T. A. CARLISLE,
SECRETARY-TREASURER