

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JULY 16, 2007 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brice, Brownoff, Derman, Gillespie, Hunter, Ngai (8:15 p.m.), Sanders and Wergeland
Staff: Chris Nation, Municipal Solicitor; Carrie MacPhee, Manager of Legislative Services; Anne Topp, Manager of Community Planning; Dwayne Halldorson, Manager of Underground Services; and Shirley Leggett, Senior Committee Clerk

Minutes **ADOPTION OF MINUTES**

MOVED by Councillor Brownoff and Seconded by Councillor Gillespie: "That the Minutes of the Council and Committee of the Whole Meetings held July 9, 2007 be adopted."

CARRIED

Bylaws **BYLAWS**

No. 173 **ROAD CLOSING AND HIGHWAY DEDICATION REMOVAL BYLAW**
West Saanich Rd. **(WEST SAANICH ROAD).**

Bylaw 8842 Final Reading of the "Road Closing and Highway Dedication Removal Bylaw, 2007 (West Saanich Road), No. 8842". To close surplus road allowance fronting 4396 West Saanich Road.

MOVED by Councillor Brownoff and Seconded by Councillor Hunter: "That Bylaw No. 8842 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 174 **ROAD DEDICATION BYLAW (ELK LAKE DRIVE).**

Elk Lake Dr. Final Reading of the "Road Dedication Bylaw, 2007 (Elk Lake Drive), No. 8861". To dedicate for road a 2.0 metre wide strip on the Elk Lake Drive frontage of 4595 Elk Lake Drive for the Royal Oak Transit Exchange.
Bylaw 8861

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: "That Bylaw No. 8861 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 175 **3903 BRAEFoot ROAD.**

Braefoot Road First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2007, No. 8863". Rezoning from RS-10 to RS-8.
Bylaw 8863

MOVED by Councillor Derman and Seconded by Councillor Sanders: "That Bylaw No. 8863 be introduced and read."

CARRIED

RESOLUTIONS FOR ADOPTION

No. 176
PQS100
Tender 13/07

TENDER 13/07 – SITE SERVICING AND BASEBALL FIELD – LAYRITZ PARK PHASE II.

Report of the Director of Purchasing dated July 4, 2007 recommending Tender 13/07 for the site servicing and baseball field for Layritz Park Phase II be awarded to Chew Construction Ltd. in the amount of \$1,704,397.89.

MOVED by Councillor Hunter and Seconded by Councillor Derman: “That Tender 13/07 for the site servicing and baseball field for Layritz Park Phase II be awarded to Chew Construction Ltd. in the amount of \$1,704,397.89.”

CARRIED

No. 177
PLD60
Affordable Housing

HOUSING AFFORDABILITY CONTRIBUTIONS FROM NEW DEVELOPMENT.

Report from Councillor Wergeland dated July 12, 2007 recommending Planning staff be requested to prepare a report for consideration by Council before October 31, 2007 outlining options that would require housing affordability contributions during the rezoning process, and that the report be referred to the Planning, Transportation and Economic Development Advisory Committee prior to consideration by Council.

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: “That:

- 1. Planning Department staff be requested to prepare a report for consideration by Council prior to October 31, 2007 outlining options that would require housing affordability contributions during the rezoning process; and**
- 2. The report be referred to the Planning, Transportation, and Economic Development Committee for review prior to consideration by Council.”**

Councillor Wergeland stated:

- We all have a role in addressing the serious issue of housing affordability in our region; the cost of housing is impacting the social, cultural, economic and environmental fabric of our community in many ways.
- All levels of government have been discussing the lack of affordable housing for many years yet we do not seem to make any progress in resolving the problem.
- The provincial government should be sharing a portion of the cost for providing affordable housing through the surplus \$900 million dollars they collected in property transfer taxes last year.
- New developments can play a significant role in providing more affordable housing; they increase the general supply of housing but they can also provide affordable dwelling units and/or make funding contributions.
- The rezoning process adds value to land and should provide for both private benefits and public benefits in the form of amenities and

contributions to affordable housing.

Councillor Brownoff stated:

- The issue of affordable housing has been the topic of discussion for many years.
- She would like to know how Planning Department staff will be dealing with the issue of affordable housing and how it will be incorporated into the objectives of Saanich's Strategic Plan and the review of the Official Community Plan (OCP) process that is currently underway; if the proposed motion is approved it should capture what staff are already working on.

The Manager of Community Planning stated:

- The proposed motion is for staff to prepare a separate report outlining options for contributions towards affordable housing during the rezoning process; there would be policies in the OCP that would attempt to address some of these issues.

Councillor Gillespie stated:

- He has attended many conventions over the past several years where the issue of affordable housing has been discussed but there has been very little action taken to address the problem.
- Senior levels of government have cut back on their funding for housing over the past decade and local governments are expected to show leadership in solving the problem.
- With current real estate prices it is not economical for developers to construct rental units; young families cannot afford to pay the high cost of housing in our region.

Councillor Derman stated:

- In the past he and Councillor Gillespie brought forward a report to Council asking the provincial government to share 20 percent annually of the property transfer tax which last year totaled more than \$900 million dollars in surplus funds; that kind of sustainable senior government level funding is critical to solving the affordable housing issue.
- We also need to contribute at the local level and increase our efforts; Council can negotiate with the development community and ask for amenities that include help with affordable housing as part of the rezoning process.
- There are fewer and fewer single family dwellings being built in Saanich and that trend will likely continue; we need to address the housing issue in our OCP, and how we visualize and plan for the major and minor centres identified in the Regional Growth Strategy.

Councillor Brice stated:

- Affordable housing is a complex issue and we all need to play a role in solving the problem.
- A report from Planning Department staff outlining various options for contributions towards housing affordability during the rezoning process will help Council decide on how to deal with the issue; it will also be important that we fold this initiative and priority into future decisions that Council makes.

Councillor Hunter stated:

- In the 1980's there was a lot of downloading and government cuts in funding for housing and now we are trying to repair systems that failed in many areas.
- Presently our economy is at the point where we can attend to some of those systems; the timing is right and there is an opportunity for the Municipality to support these initiatives.

Councillor Sanders stated:

- She is pleased that the issue of affordable housing will be addressed by Planning Department staff in the review of the OCP.
- Terminology is very important; she agrees that it should be referred to as housing affordability and not affordable housing because it is very subjective.
- It is important for new developments to have a mix of market value units and those that are affordable for people just getting into the housing market; we need to move away from developments that are labeled social or low income housing because it places a stigma on people.

The Motion was then PUT and CARRIED

REPORTS FROM CHAIRS OF SAANICH ADVISORY COMMITTEES

No. 178
ADM85
CRD Updates

Council members provided updates on the various Saanich Advisory Committees they chair.

Councillor Ngai entered the meeting at 8:15 p.m.

Adjournment

On a Motion from Councillor Hunter, the meeting adjourned at 8:17 p.m.

The meeting reconvened at 9:55 p.m.

From the Committee of the Whole Meeting held July 20, 2007

No. 179
ADM40
Bylaw 8864

SANITARY SEWER BYLAW, 2006, AMENDMENT BYLAW, 2007
First Three Readings of the "Sanitary Sewer Bylaw, 2006, Amendment Bylaw, 2007" (to include portions of 4640 West Saanich Road and 1901 Leyns Road in the Sewer Service Area)

MOVED by Councillor Brownoff and Seconded by Councillor Brice:
"That Bylaw No. 8864 be introduced and read."
CARRIED

MOVED by Councillor Brownoff and Seconded by Councillor Brice:
"That Bylaw No. 8864 be read a second time."
CARRIED

MOVED by Councillor Brownoff and Seconded by Councillor Brice:
"That Bylaw No. 8864 be now passed."
CARRIED

Adjournment On a motion from Councillor Gillespie, the meeting adjourned at 9:56 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
 HELD IN THE COUNCIL CHAMBERS
 SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JULY 16, 2007 AT 8:18 P.M.

Present: **Chair:** Councillor Brownoff
Council: Mayor Leonard and Councillors Brice, Derman, Gillespie, Hunter, Ngai, Sanders and Wergeland.
Staff: Chris Nation, Municipal Solicitor; Carrie MacPhee, Manager of Legislative Services; Anne Topp, Manager of Community Planning; Dwayne Halldorson, Manager of Underground Services; and Shirley Leggett, Senior Committee Clerk.

West Saanich Rd.
 Rezoning
 Application

5621 WEST SAANICH ROAD – REZONING APPLICATION – JAMES RESLEIN.

Report of the Director of Planning dated June 26, 2007 recommending the rezoning from A-1 to A-7 not be approved.

Mr. J. Reslein, 5621 West Saanich Road, stated:

- When Council considered his previous application last year, there were some concerns with the possible commercial or agri-tourism component of the application; this current application does not include that component as part of his farm plan.
- When the parcel was created in 1995, it was thought that the land west of West Saanich Road was all floodplain; there was no survey done to determine where the flood water levels were and that is why the buildings are located on one side of West Saanich Road and the farm land is located on the other side of the road.
- The one acre site where the existing house is located is on a 25 percent grade with no room to keep or store any farm equipment; the 3.5 acre farm yard across West Saanich Road is flat and dry with a three percent grade, room for a new dwelling, as well as outbuildings.
- West Saanich Road is a very busy road and it is not safe for moving animals and farm equipment back and forth across the road; leaving equipment and animals unattended on the farm side does not make sense for security reasons.
- He owns the property with two other owners; the farm has 20 acres of fields and access to an additional 30 acres that can all be farmed as a single unit; he is planning to grow organic produce and raise organic beef.
- For the past 20 years very little has been done to improve the viability of the land.

In response to questions from Council, Mr. Reslein stated:

- He is hoping to grow U-pick crops such as cucumbers and field tomatoes.
- The only way to set up an irrigation system necessary to grow organic vegetables and beef is to dig a pond and drill a well to stock it; the estimated cost for a system is approximately \$100,000.

Ms. S. MacPherson, on behalf of the Prospect Lake Community Association, stated:

- The Association supports the recommendation in the Planner's report to not approve rezoning the subject property.
- During the past winter the farm land was almost entirely under water.
- Moving farm equipment across West Saanich Road may be an inconvenience but it would not be necessary to do so everyday; there are farm operations all across the country that have their houses in a different location from the actual farm land and outbuildings.
- The Association supports the land being farmed again but it is not necessary to subdivide it.

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Sanders: "That the application to rezone Lot E, District Lot 84, Lake District, Plan VIP63062 (5621 West Saanich Road) from A-1 (Rural Zone) to A-7 (Rural Zone Lots Divided by Road), not be approved."

Councillor Derman stated:

- If one of the main concerns is moving farm equipment and animals back and forth across West Saanich Road, it would make sense to construct farm buildings on the other side of the road.
- One of the issues is trying to create value in the property through subdividing and being able to sell the existing property and dwelling; there is no guarantee however, that that value will be reinvested into the development of the property.
- He does not support rezoning the property but he would consider permitting the construction of farm outbuildings across the road.

Councillor Gillespie stated:

- Many farm properties are flooded during the winter months, drained in the spring and then farmed again.
- The Environmental Advisory Committee and Peninsula Agricultural Commission were supportive of the proposed rezoning and many of them are farmers.
- He does not support the motion.

Councillor Wergeland stated:

- The property is already essentially subdivided by West Saanich Road so he finds it difficult to support the motion.
- If we consider permitting the construction of outbuildings on the other side of the road then perhaps we could consider restricting the size of the footprint that would be allowed on the site for a new dwelling.

Councillor Brice stated:

- She supports the motion; there has not been any compelling new information come forward that would convince her to change her mind from the previous meeting.
- While we all may support agriculture in our region, there is no guarantee in this case that the property will not be sold and then used for purposes other than farming.

Councillor Hunter stated:

- He does not support the motion; we are not contemplating taking

land out of the Agricultural Land Reserve.

- The applicant is trying to make his farming operation more viable; West Saanich Road is one of the main routes to Central Saanich and it is a very busy road.
- Over the years agri-tourism has helped many farmers remain viable; the Peninsula Agricultural Commission is a well respected group and they have indicated that the proposed development would not be harmful to agriculture.
- He respects the fact that staff are following the policies of the Saanich General Plan, however, sometimes we need to explore other opportunities to fit the situation.

Councillor Sanders stated:

- She supports the motion; she agrees that there has not been any new information provided by the applicant to persuade her to change her previous position.
- There are approximately 20,000 vehicles that travel along West Saanich Road each day; the same amount travel along Reynolds Road.
- The fact that the property is divided by a road is not a unique situation; it is also not unusual to have the residence separate from the farm property.
- She would be supportive of the applicant constructing farm buildings on the other side of the road.

Councillor Ngai stated:

- She agrees that agri-tourism is an important component in order to keep farming viable and that is why she supported the rezoning application the previous time it came forward to Council; there were some innovative and creative ideas presented that would help make the farm operation more viable.
- There are fewer assurances with the present application and she is not convinced by the information provided by the applicant that rezoning the property is the best way to proceed; she will support the motion.

**The Motion was then PUT and CARRIED,
with Councillors Gillespie, Hunter and Wergeland voting against.**

West Saanich
Road/XRef: EPW65
Request for
Inclusion in Sewer
Service Area

4640 WEST SAANICH ROAD – REQUEST FOR INCLUSION IN SEWER SERVICE AREA.

Report of the Director of Engineering dated June 18, 2007 further to a letter from RCL Consulting Ltd. dated February 26, 2007, recommending the request for inclusion in the Sewer Service Area be denied.

Mr. R. Lloyd, RCL Consulting Ltd., on behalf of the owners, stated:

- The owners purchased the subject property in 1964; in 2004 Saanich extended the sewers to the Cheeseman Road area in order to resolve health issues related to failing septic fields.
- At the same time, staff considered several properties that could be built upon but were too close to Colquitz Creek to permit in-ground disposal fields; the subject property is one of those sites.

- The parcel is comprised of two legal lots; one lot has an existing dwelling and garage; the other lot is vacant and immediately adjacent to Colquitz Creek.
- Saanich agreed to provide two sewer services to Lot A with the intent that one service would eventually be extended via easement across the rear of Lot A in order to service Lot B; that service has now been extended.
- In 2006 the owners transferred ownership of Lot B to their daughter and son-in-law so they could build a house for themselves; the Planning Department advised them to get a Biology Assessment as well as a Streamside Development Report because of the close proximity to Colquitz Creek.
- The assessments were completed and an architect was hired to design the new house.
- The house design plans were submitted for approval in January 2007; in February they received a letter advising that their plans did not include the septic system which was required as the property was outside the Sewer Service Area.
- As there is no current health issues associated with Lot B, the policy does not support inclusion of the lot in the Sewer Service Area; it has also been noted that soils in the area are not conducive to an onsite disposal system.
- Lot dimensions make constructing a house and an onsite sewage system impossible; there is insufficient room to maintain a 30 metre setback to Colquitz Creek.
- The owners have expended significant funds to prepare the necessary documents and are hoping that Council will permit them to connect to the sewer system; the subject property is isolated and this is a unique situation.

Ms. P. Charlesworth, Architect, stated:

- The subject Lot is a unique piece of property; Colquitz Creek surrounds it on two sides.
- The proposed dwelling will have a 35 foot setback from the high water mark; native species will be planted in order to mitigate water runoff and enhance the rural nature of the property.
- The location, size, and configuration of the proposed dwelling take into consideration the findings of both the Biology Assessment and Streamside Development Reports.
- The Planning Department does not consider this to be a major extension of the sewer service and the service has already been extended to the area; she hopes that Council will approve the application.

Mrs. A. Dyck, 4640 West Saanich Road, stated:

- She and her husband purchased two separate adjacent lots in 1964 prior to the Urban Containment Boundary being established; each lot had its own septic system plan in place.
- Since 2003 the property assessment of Lot B has increased dramatically; in 2002 the property assessment was \$29,000 and the 2007 assessment is now \$302,000.
- In 2004 the sewer system was extended along West Saanich and Cheeseman Roads; she contacted the Planning Department and

was told that Saanich would install two connections and that they should put in both lines and get a right-of-way to allow Lot B to cross Lot A.

- When both connections were inspected by Saanich staff, there was no mention at that time that Lot B was not within the Sewer Service Area, and they did not realize that Council would have to approve the sewer extension to Lot B.
- In order to prepare for the transfer of Lot B to their daughter in 2006, they spoke with Planning Department staff and subsequently hired a biologist who completed a Biology Assessment Report; when that report was submitted to Saanich they were then informed that they also needed a Streamside Development report.
- The property transfer was finalized in November 2006, house design plans were completed and submitted to Saanich in January 2007; in February they met with Planning staff to discuss the letter they received advising they could not connect to the sewer system.
- They have saved and cherished the property for more than 40 years and would not have transferred ownership if they had been informed that Lot B was not in the Sewer Service Area.
- They are hoping that Council will exercise their discretionary power and approve their application for inclusion in the Sewer Service Area.

Ms. K. Whitworth, president, Royal Oak Community Association, stated:

- The addition of one Lot to the Sewer Service Area can be considered a minor change and is supportable by the Community Association.
- The owners are not developers and have been straight forward with their plans for the subject property; Lot B should have been grandfathered when the sewers were extended in that area.

Ms. S. MacPherson, 398 Goward Road, stated:

- The applicants are not developers; they have been active members of the community for many, many years.
- She supports the application; this is an opportunity for Council to make an exception and allow the sewer connection.

Mayor Leonard stated:

- Even though including the subject property in the Sewer Service Area is not considered to be a major extension, the policies in the Saanich General plan are worded so that staff had no choice but to recommend that the application be rejected.
- This is a unique situation; the policies do not need to be rewritten, Council can just make an exception in this case.

MOTION:

MOVED by Mayor Leonard and Seconded by Councillor Derman: "That the application to include Lot B, Section 9, Lake District, Plan 16328 (4640 West Saanich Road) within the Sewer Service Area, be approved."

Councillor Derman stated:

- He is happy to support the application; the applicants followed the correct procedures but the fact that the subject property was located

outside the Urban Containment Boundary was not identified until late in the process.

- The proposed development of the property will likely enhance the riparian area of the Colquitz Creek.

Councillor Gillespie stated:

- He supports the application; it makes sense to include the subject property in the Sewer Service Area.

Councillor Sanders stated:

- She supports the application; the owners are not developers.
- It is a unique situation and will not set a precedent.

Councillor Wergeland stated:

- He appreciates the fact that the community has expressed support for the application; he is happy to make an exception.

Councillor Brice stated:

- The subject property is very lovely and the family deserves to enjoy it; it makes sense to include the property in the Sewer Service Area.

Councillor Brownoff stated:

- Staff was only following procedures and policies when they recommended rejection of the application; she is happy to make an exception to those policies.

The Motion was then PUT and CARRIED

4390 WILKINSON ROAD – REQUEST FOR INCLUSION IN SEWER SERVICE AREA.

Wilkinson
Road/XRef:EPW65
Request for
Inclusion in Sewer
Service Area

Report of the Director of Engineering dated June 21, 2007 further to a letter from Richard Margetts on behalf of Marino Schicchi dated August 30, 2006, recommending the request for inclusion in the Sewer Service Area be denied.

Mr. R. Margetts, Q.C., Solicitor, on behalf of Mr. Schicchi, stated:

- Canadian Sewage Solutions Inc. has provided an update pertaining to new regulatory requirements governing onsite sewage systems, and how they pertain to his client's property on Wilkinson Road.
- The relevant point concerning onsite sewage systems revolves around the concept of "unsaturated vertical separation".
- The subject property has no more than three to four inches of unsaturated native soil vertical separation before a restrictive clay layer or seasonal high water table is encountered; the new regulation requires a minimum of 12 inches.
- If a sand mound was built, not all of the sewage effluent would be able to enter the native soil because it is not very permeable and too thin a layer.
- Therefore, the effluent would travel along the sand/native soil interface and break out at the toe of the sand mound; Type 3 effluent after disinfection, could still have a fecal coliform density of around 400 cfu/100ml; according to the regulations the site would be considered unsuitable for an onsite sewage system.

- His client has lived in his present location since 1968; there are two residences on the property and he and his wife reside in one house while his mother lives alone in the other house.
- His client has no intention of developing the property; he has had problems with his septic system in the past and wants to address the issue before it becomes more serious.

In response to questions from Council, Mr. Schicchi stated:

- It is estimated to be somewhere between \$60,000 and \$80,000 to extend the sewer service to his property but there could be additional costs as well.
- He is not prepared to commit to paying for the extension until it has been determined what the final cost will be; if the extension is approved then they can work out the details such as the size of the pipe, etc.
- He had the septic field re-perked and the water in the test holes only drained to a depth of about 18 inches; he has the field checked each year and the tanks pumped twice a year.
- If his application is rejected he is not sure how he will proceed.
- The septic system only services the one house that he and his wife live in.
- His farm consists of almost 500 egg laying chickens, lambs, steers, ducks, and turkeys.
- When the house that his mother lives in was constructed, a conventional septic system that drains into the front portion of the lawn was installed.

Ms. S. Henry, vice president, Strawberry Vale Residents' Association, stated:

- The subject property is located outside the Urban Containment Boundary and the policies in the Saanich General Plan do not support the extension; it is also within the Agricultural Land Reserve.
- The Vancouver Island Health Authority (VIHA) has indicated that the onsite system can be replaced although it will be expensive.
- The Association does not support the application; if it was approved it could set a precedent for other properties in the area.

Mr. R. Jolly, 4368 Wilkinson Road, stated:

- The subject property is not suitable for a drainage field located at the rear of the property as it does not drain properly.
- There have been drainage problems in the past and he is concerned that the effluent from the subject property will end up draining onto his own land.

Councillor Gillespie stated:

- The owner has maintained the septic system over the years but has still had some problems with it; the property is very rocky.
- He supports the applicant's request to connect to the sewer system; if the problems are not resolved it could cause future health issues.
- There needs to be some kind of agreement on what the final cost will be.

MOTION: MOVED by Councillor Gillespie and Seconded by Councillor

Wergeland: “That the application to include Lot 1, Section 98, Lake District, Plan 23742 (4390 Wilkinson Road) within the Sewer Service Area, be approved.”

Councillor Wergeland stated:

- He supports the application to connect to the sewer system subject to the owner paying for the cost of the extension as well as the connection fees.

Councillor Brice stated:

- She does not support the application; VIHA has advised that a new septic system can be constructed.
- Not only is the subject property outside the Urban Containment Boundary it is in the ALR.

Councillor Derman stated:

- He does not support approving the application; the existing septic system only services two people and he is not convinced that there are not other solutions for dealing with the issue.

Councillor Sanders

- She does not support the application; VIHA has stated that the existing septic system could be replaced.
- She is concerned that if the application is approved, that it could set a precedent.

Councillor Hunter stated:

- He agrees that it could set a precedent if the sewer connection is approved; the property is also located within the ALR.

The Motion was then PUT and DEFEATED, with Mayor Leonard and Councillors Brice, Brownoff, Derman, Hunter, Ngai, and Sanders voting against.

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Brice: “That the application to include Lot 1, Section 98, Lake District, Plan 23742 (4390 Wilkinson Road) within the Sewer Service Area, not be approved.”

CARRIED,

with Councillor Gillespie voting against.

Leyns Road
XRef:EPW65

Request for
Inclusion in Sewer
Service Area

1901 LEYNS ROAD (A PORTION) – REQUEST FOR INCLUSION IN SEWER SERVICE AREA.

Report of the Director of Engineering dated July 11, 2007 further to a letter from J.E. Anderson and Associates, dated May 3, 2007, recommending the request for inclusion of a portion of 1901 Leyns Road be approved.

Mr. B. Boardman, owner, 1901 Leyns Road, was present in support of his application.

MOTION:

MOVED by Councillor Hunter and Seconded by Councillor Gillespie: “That the application to include Lot A, Section 84, Victoria District,

Plan 79197 (1901 Leyns Road) within the Sewer Service Area, be approved.”

CARRIED

Adjournment

On a motion from Councillor Hunter, the meeting adjourned at 9:54 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK