

# Planning Board Committee Meeting Minutes

**September 16, 2021**

**Present**

Mayor Basil Stewart  
Deputy Mayor Norma McColeman  
Councillor Bruce MacDougall  
Councillor Barb Ramsay, Co-Chair  
Councillor Cory Snow  
Councillor Greg Campbell  
Councillor Brian McFeely, Chair  
Councillor Carrie Adams, Co-Chair  
Rob Philpott, Chief Administrative Officer  
Aaron MacDonald, Director of Technical Services  
Linda Stevenson, Development Officer  
Brian Hawrylak, HR Officer

**Call to Order**

The meeting was called to order

Agenda was approved

**725 Cardinal Street – Zoning Bylaw  
Amendment**

**SUPPORTING EXPLANATION:**

*Purpose:* The purpose of the zoning amendment is to allow a Manufactured Home Park Residential development in the proposed R5 zone.

**MANUFACTURED HOME** means a transportable, single or multiple section(s) dwelling ready for occupancy on completion of setup in accordance with the manufacturer's instructions. Manufactured homes include:

**Modular Home** is a manufactured home built to Canadian Standards Association A-277. Modular homes are typically designed to be placed on a permanent foundation.

**Mini Home** is a manufactured home built to Canadian Standards Association Z-240. Mini homes are typically designed to be placed on a concrete blocking or concrete pylons.

**Mobile Home** is a manufactured home built to Canadian Standards Association Z-240. Mobile homes are typically designed with a steel chassis to be placed on a concrete blocking or concrete pylons. Mobile homes are not to exceed twenty (20) years of age at the time of building permit application.

**MANUFACTURED HOME PARK** means a site on which a number of *manufactured home spaces* are provided, and which may include other directly related uses.

*Background:* An application was received from Travellers Rest Mobile Homes Ltd. for PID #836296 to amend the *City Zoning Bylaw* from Agricultural (A) zone to Manufactured home Park Residential (R5) zone. A public meeting was held on September 13, 2021 and Council gave first reading on the same date.

*Report:* Under section 5.7 of the zoning bylaw when Planning Board reviews a zoning bylaw amendment, it has to consider the following general criteria, as applicable. Under Section 8.4 of the Parks and Green Space Plan, the criteria of b,c,e,g and h must be considered:

a. *Conformity with all requirements of this Bylaw.*

Staff Comment: If Council approves the zoning map amendment, from A to R5, the applicant will be place manufactured home: modular and mini home) subject to the R5 development standards as noted below. The applicant will be subject to a major subdivision process.

R5 zone		Lot area	Lot depth	Frontage	Front yard	Side Yards	Rear yard	Max. height	Flankage Yard
Single-Wide (less than 4m unit width)	m	360	30	12	4.5	3	4.5	4.5	4.5
	ft	3,875.0	98.4	39.4	14.8	9.8	14.8	14.8	14.8
Double-Wide (more than 4m unit width)	m	450	30	15	4.5	3	4.5	4.5	4.5
	ft	4843.8	98.4	49.2	14.8	9.8	14.8	14.8	14.8

b. *Conformity with the Official Plan.*

Staff Comment: The rezoning conforms to the Official Plan Section 5.3.2 (Mobile Homes). The proposed amendment does impact the Parks and Green Space Plan.

### 5.3.2 *Mobile Homes*

A distinction is made here between mobile homes and ‘modular homes,’ the latter being built in off-site factories but in accordance with current City building standards and of compatible appearance with conventional subdivision housing. Under these conditions modular homes are synonymous with ‘single family,’ ‘semi-detached’ and ‘duplex’ dwellings, as the case may be. Mobile homes (including ‘mini homes’) are largely located in manufactured home parks in the City, although there are a few located on private residential lots in the former community of Wilmot. There are six conforming manufactured home parks in the City which are generally of a high quality, as well as two non-conforming parks.

**Objective**      **To limit expansion of new manufactured home parks**

**Polices**

**The following are Council's statements of policy**

1. *Restrict mobile homes/mini homes to manufactured home parks, and allow the possibility of limited expansion as policy#2 below.*
2. *Limit expansion of new zoning (R5) into adjacent contiguous property to the conforming manufactured home park, subject to Council re-zoning process.*
3. *Allow manufactured home parks which are presently zoned R5 to continue as conforming uses and, where applicable, to expand up to the limits of their zoning or into new areas as policy #2 above.*
4. *Leave existing manufactured home parks which are not zoned for that purpose as non-conforming uses.*
5. *Entertain rezoning applications for converting conforming manufactured home parks to other medium or high density residential uses, or to comprehensive development areas (CDA's).*
6. *Allow the option of factory manufactured modular homes (CSA-A277) in any applicable residential zone provided that they comply with all current City building standards and are of compatible appearance with conventional subdivision housing.*

As per Section 7.2 Future Growth Needs, the City will experience residential growth which will result in a necessity to expand Parks and Green Spaces to accommodate the residential growth. The program expansion is set out in Section 7.3.1 New Parklands, a portion of the subject property is identified as a potential expansion to Neighbourhood Park (South of Rotary Park), identified as 685, see table and Future and Existing Recreation and Green Spaces map, below.

The program includes potential for nine new or expanded parks:

<b>Park</b>	<b>Proposal</b>
<b>610 Lions Club Neighbourhood Park Extension</b>	It is proposed to extend the 4.40 a. (1.78 ha) Lions Club Park southwards by another 0.75 a. (0.30 ha.), to allow for a full-sized little league baseball field with a centre field length of 250 ft. (presently it is only 150 ft.)

<b>620</b>  <b>Neighbourhood Park (Platte River Area)</b>	The residentially-zoned areas around the north end of Central Street have considerable infill capacity  A neighbourhood park (5.0 a. or ~2.00 ha.) is proposed in the area west of Central Street and north of Pope Road Would link directly to the proposed Platte River Greenway (see P-740).
<b>630</b>  <b>Bluebell Mini/Neighbourhood Park Extension</b>	The existing Bluebell mini-park is 2.55 a. (1.03 ha.) in size  Located in an area with potentially high population growth and, accordingly, it is proposed to expand the site southwards by about 1 ha. and upgrade its status to that of a neighbourhood park  Trail connections would also be made from the park to provide a continuous link between MacEwen Road and Walker Avenue, and southwards into future developing areas.
<b>670 Mini-park (East of Henderson Heights)</b>	The new mini-park (2.5 a +. or 1.00 ha.) would be located close to the MacEachern Street stub to both service Henderson Heights and future residential areas to the east.
<b>680/685</b>  <b>Neighbourhood Park (South of Rotary Park)</b>	A proposed new neighbourhood park (5.0 a.+ or 2.00 ha.) would be accessed off the proposed East-West Connector Street joining MacEwen Road with Water Street East. The new park would link directly to the Hall Family Lane.

c. *Suitability of the site for the proposed development.*

Staff Comment: This 38.5 acre site is suitable for manufactured home park residential land use. A public street and municipal services are being proposed for this development, as the proposed lots will be owned individually.

d. *Compatibility of the proposed development with surrounding land uses, including both existing and projected uses.*

Staff Comment: The subject property abuts four uses, the property to the west is Agricultural, the property to the south is zoned Residential (R1), the property to the north is parkland (Rotary Park) and the land to the east is Residential (R5 and R3). The surrounding future land uses are residential, with exception of the parkland use. The rezoning from Agricultural to the proposed R5 would be compatible with the surrounding properties. The subject property is intended to be further subdivided and will be subject to a major subdivision process upon development. Road connections, drainage, design and setbacks will

be addressed during the subdivision process to ensure compliance with City standards.

e. *Any comments from residents or other interested persons.*

Staff Comment: A public meeting was held on September 13, 2021. The public meeting notice was advertised in the August 30<sup>th</sup>, edition of the Guardian. Thirty-six (36) letters were mailed to twenty-six (26) property owners. Trevor and Ken Moase (Travellers Rest Mini Homes Ltd.) provided an overview of the development and noted that the housing is needed in the Community. No one from the public spoke at the meeting. An email was received from Heritage Holdings Inc. (Kay Rogers) supporting the rezoning and a letter via email was received from CAPREIT (owners of Woodridge Park), both correspondences are attached to this report. The concerns from CAPREIT have been addressed throughout this report.

f. *Adequacy of existing water, sewer, road, storm water and electrical services, city parking and parklands for accommodating the development, and any projected infrastructure requirements.*

Staff Comment: The City's water supply and sewer treatment systems can handle the loading created by the change in use. Staff have not received the preliminary water and sewer servicing information from the developer, as a result, staff are not able to comment on how the developer is proposing to service the property. The city's sewer system in the area is shallow (only 5 feet) at Cardinal Street therefore possibly requiring a lift station in the southern portion of the property or a sewage line that connects to a southern streets sewer stub outside the developments extents. Streets are required to be designed and built to City standards. Storm drainage will be directed to the existing open ditch system along the confederation trail. Single-phase electrical service is available to be extended from Cardinal Street to service the proposed mobile housing. Summerside Electric can provide overhead services to support the new development. Underground electrical services must be designed by the developer's electrical engineer and approved by Summerside Electric. There is ample existing parkland (Rotary Park – 53 acres) located adjacent to the subject property. Parkland dedication is not required until the property is further subdivided.

g. *Impacts from the development on pedestrian/vehicular access and safety, and on public safety generally.*

Staff Comment: The existing street network will handle the additional traffic to Water Street East, via Cardinal Street and Small Avenue. Street design will accommodate pedestrian traffic.

h. *Compatibility of the development with environmental, scenic and heritage resources.*

Staff Comment: There are no compatibility issues regarding environmental, scenic or heritage resources.

i. *Impacts on City finances and budgets (City cost).*

Staff Comment: Not applicable

j. *Other matters as specified in this Bylaw.*

Staff Comment:

k. *Other matters as considered relevant.*

Staff Comment: The protection of trees/vegetation along the boundary of Woodridge Mobile Home Park and the subject property is a matter of the property owners.

**STAFF REVIEW:** City Staff supports the application, from Travellers Rest Mini Homes Ltd. to rezone from Agricultural to R5.

As per Section 5.10 (b, iii) of the Zoning Bylaw, the Planning Board shall make a recommendation to Council on this application before it is approved or denied.

The planning board recommendation whether carried or defeated will be brought forward to Council for a final decision.

**PLANNING BOARD RECOMMENDATION:** The application received from Travellers Rest Mini Homes Ltd. for PID #836296 to amend the *City Zoning Bylaw* from Agricultural (A) zone to Manufactured Home Park residential (R5) zone be recommended to be approved by Council:

Moved by: Councillor Ramsay      Seconded by: Councillor Adams

**Discussion:**

Councillor Ramsay asked staff if they had the opportunity to review the letter and concerns of CarPriet. Staff stated that the trees on property lines would be an issue of the property owners and not the city, the road construction will be a public street and there are no connections planned at this time, but there are future plans to connect the subdivisions that will be reviewed with detailed plans. The setbacks will follow the city setbacks.

Councillor MacDougall asked if the streets would be built to the city standard. Staff confirmed that they would. MacDougall also stated a concern with more traffic headed toward Water Street.

Councillor Adams inquired how many letters were sent out, staff stated 26. She also inquired how many homes exist in Woodridge, staff did not have that answer on hand. She stated that the advertisement for the notification was in the Guardian and not everyone gets the Guardian. She stated that 26 letters is a small number of notifications considering the number of houses in the area. Councillor Adams stated that if this project did go ahead, she would like to make sure that it is not a speedway. She stated that the last storm, drainage on Water Street east could not handle the flow, and has concerns with adding to it.

Mayor Stewart asked if there are right-of-ways in the area for an east-west connector, staff stated that right-of-ways do exist now. He stated that this new development should justify traffic lights at the end of Small Avenue.

Staff stated when property gets developed, water does not absorb into the ground as much due to roofs, structures and paved driveways. Drainage would have to be looked at with this new development. The current infrastructure will have to be inspected.

Mayor Stewart stated that it is important to have the infrastructure in place when there is growth.

Councillor McFeely stated the concern around water flow is legitimate.

**Motion:**

Carried	X
Defeated	

For	4
Against	0

**Email to Development Officer (Sunday, September 5, 2021 @ 10:45am)**

Heritage Holdings Incorporated, has no objection to the rezoning of the above mentioned parcel of land. This approval gives an affordable option for family housing.

Regards

Kay Rogers  
Heritage Holdings Inc.

**Letter received via email to Development Officer (Monday, September 13, 2021 @ 5:45pm)**

**RE: 725 Cardinal Street, Summerside PE (the "Subject Property")**

CAPREIT Apartments Inc. (CAPREIT) is the owner of the Woodridge Place Mobile Home Park, municipally known as 18 Cameron Avenue, which is situated to the east of the subject property and share a boundary. We have received notification for the proposed Zoning Bylaw Amendment for 725 Cardinal Street to amend the Zoning Bylaw from *Agricultural (A)* zoning to *Manufactured Home Park Residential (R5)* zoning.

CAPREIT does not object to the re-zoning of the adjacent lands in principle; however, as adjacent landowners, CAPREIT has concerns regarding the tree protection, road connections, drainage, community design and setbacks from the proposed development.

1. Tree protection: Currently, there is a row of trees that are situated between Woodridge Mobile Home Park and the subject property. Landscaping or grading plans have not been provided with the current application and therefore we are unable to confirm whether any trees located on the boundary will be impacted. We request that a tree inventory and protection plan be implemented as part of the development approvals to ensure that the mature trees on the property boundary and within CAPREIT's property are maintained and protected during construction.
2. Road connection: It is our understanding that the proposal for the subject lands is for one (1) public street with homes on either side; however, no site plan has been provided for review. CAPREIT is of the opinion that no new roads from this proposed development should connect to the existing private road network in Woodridge Place.
3. Drainage: As the subject application shares a significant boundary condition with Woodridge Place, we are concerned that drainage be considered between the properties. Appropriate grading plans and drainage to ensure that the Woodridge lands are not impacted from overland flow from any new development is important. We request that consideration during construction for drainage and siltation control on the boundary also be implemented through the detailed engineering design and approval.
4. Community Design: CAPREIT takes pride in the appearance of the Woodridge Place Community and ensures that our properties are maintained. We ask that the Municipality apply design standards for the infrastructure, layout, and maintenance of the proposed project so as to not derogate from the quality of the Woodridge Place community.
5. Setbacks: CAPREIT is unable to confirm that the proposed setbacks are sufficient from the existing homes adjacent to the shared boundary as no site plan was provided. We request a site plan with adequate setbacks are provided.

CAPREIT is not opposed to the Zoning Bylaw Amendment for 725 Cardinal Street, but requests that the above noted concerns be considered in the design and approvals for the proposed development.

Thank you kindly,

Samantha Flomen

Development Coordinator I CAPREIT  
11 Church Street, Suite 401, Toronto, Ontario M5E 1W1  
s.flomen@capreit.net

**268 All Weather Highway – Restricted use**

**SUPPORTING EXPLANATION:**

**Purpose:** The purpose of the Restricted Use is to allow a “small retail store” in a proposed Farm Gate Outlet, in the Agricultural (A) zone. Hy-Croft Farms Inc. intends to sell products, which are not grown on their farm, in addition to the products they harvest.

**Background:** An application was received from Hy-Croft Farms Inc. for 268 All Weather Highway (PID #1081520) to allow a “Small Retail Store” as a Restricted Use. The small retail store is intended to occupy a portion of the proposed farm gate outlet building to be built on the subject property. The existing farm gate building is to be relocated.

**FARM GATE OUTLET** means land or a building where produce is harvested and sold by the grower, and is an accessory use to a general or intensive agricultural use, excluding sale of farm products not grown on the premises or any non-farm products, or a *plant nursery*.

**RETAIL STORE** means a building in which merchandise is offered for sale to the consumer, including:  
**Small Retail Store** with 230 m<sup>2</sup> (2,475 ft<sup>2</sup>) or less floor area.

**Report:** Under section 5.7 of the zoning bylaw when Planning Board reviews a restricted use, it has to consider the following general criteria, as applicable:

c. *Conformity with all requirements of this Bylaw (Zoning Bylaw).*

Staff Comment: This application requires a restricted use approval in the Agricultural zone in order to conform to this Bylaw. The current zoning, Agricultural (A) does not change. One of the purposes of the Restricted Use designation is to accommodate uses where rezoning would result in undesirable land uses due to the “as of” rights in that zone. A small retail store is permitted in other zones, if the property were to be rezoned to one of these zones (ie. Commercial) just to accommodate the small retail store, it would result in other undesirable land uses in the area. The specific use of a small retail store can be achieved by designating a portion of the property as a restricted use allowing only the small retail store use.

d. *Conformity with the Official Plan.*

Staff Comment: The restricted use conforms to the Official Plan, as the land use will remain as Agricultural. Should the small retail store cease to operate for 12 months, the restricted use lapses and the zoning remains as Agricultural (A) and can be utilized as such. The restricted use is property specific, a change in property ownership would not require an approval.

c. *Suitability of the site for the proposed development.*

Staff Comment: The site has been utilized as a farm gate outlet for many years. The existing building no longer meets the needs, as the business has grown. The proposed building can

be serviced for this development. The proposed small retail store will occupy a portion of the proposed 2500 sq.ft. farm gate outlet.

*d. Compatibility of the proposed development with surrounding land uses, including both existing and projected uses.*

Staff Comment: The existing land uses surrounding this property is Agricultural (A) and Single Family Residential (R1) to the South. The property to the east is within the Community of Sherbrooke. The future land use for the subject property is Agricultural. The site has been utilized as a farm gate outlet for many years, as a farm gate outlet is permitted in the Agricultural zone as of right. The restricted use for a small retail store would be compatible with the farm gate outlet and should have minimal impact on surrounding properties.

*e. Any comments from residents or other interested persons.*

A public meeting was held on September 13<sup>th</sup>, 2021. The public meeting notice was advertised in the August 30<sup>th</sup>, edition of the Guardian. Nineteen (19) letters were mailed to twelve (12) City property owners. Matthew Compton spoke, providing an overview of the proposed intent for the restricted use.

Staff Comment: The applicant provided an explanation of his request for a restricted use (small retail store). There were no concerns raised by the public at the public meeting and no members of the public spoke at the public meeting.

*f. Adequacy of existing water, sewer, road, storm water and electrical services, city parking and parklands for accommodating the development, and any projected infrastructure requirements.*

Staff Comment: The City's water supply and sewer treatment systems can handle the loading created by the restricted use "small retail store. Vehicle access will be via the All Weather Highway (provincial jurisdiction). Storm drainage is an existing ditch system (provincial jurisdiction). 268 All Weather Highway has existing 1-phase electrical service. 3-phase electrical service is available on All Weather Highway to service the area. Any electrical infrastructure relocation, service upgrades, and/or additional service requirements for the retail store are at the cost of the owner. On site parking will be available for the proposed farm gate outlet. Parkland dedication is not required for a restricted use application.

*g. Impacts from the development on pedestrian/vehicular access and safety, and on public safety generally.*

Staff Comment: The development will utilize the All Weather Highway (existing provincial right-of-way shoulder) for pedestrian access to serve and accommodate the development. The applicant has secured permission from the Province for the proposed farm gate outlet.

*h. Compatibility of the development with environmental, scenic and heritage resources.*

Staff Comment: There are no compatibility issues regarding environmental, scenic or heritage resources.

i. *Impacts on City finances and budgets (City cost).*

Staff Comment: This development does not impact City finances or budgets.

j. *Other matters as specified in this Bylaw.*

k. *Other matters as considered relevant.*

Staff Comment: Access and parking area may require paved surfaces for this proposed development. Should the proposed farm gate outlet (small retail store) be required to have plumbing facilities, these services are to be connected to the water and sewer mains along All Weather Highway and will be billed as a separate commercial metered service.

**RECOMMENDATION:** City Staff supports the application, from Hy-Croft Farms Inc. to allow a small retail store as a restricted use within the proposed farm gate outlet building, in the Agricultural (A) zone.

As per Section 5.10 (b, iii) of the Zoning Bylaw, the Planning Board shall make a recommendation to Council on this application before it is approved or denied.

The planning board recommendation whether carried or defeated will be brought forward to Council for a final decision.

**PLANNING BOARD RECOMMENDATION:** The application received from Hy-Croft Farms Inc. to allow a "small retail store" (within the proposed farm gate building) as a Restricted Use, for 268 All Weather Highway (PID #1081520) in the Agricultural (A) zone be recommended to be approved by Council:

Moved by: Councillor Adams      Seconded by: Councillor Ramsay

**Discussion:**

Councillor MacDougall inquired on potentially requiring a paved surface. Staff stated that the bylaw has wording saying commercial properties must be paved. Staff stated that they just have the layout and not a site plan so that would still have to be reviewed.

Councillor McFeely asked what the rest of the building was going to be used for. Staff stated that it would be used for cold storage.

**Motion:**

Carried	X
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For	4
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Defeated	
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Against	0
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## **415 Water Street – Major variance**

*Purpose:* The purpose of the major variance is to allow a lot area less than what is required in the R3 zone development standards.

*Background:* The property owners (Trent Smith & Jennifer McKenny) of 419 Water Street (PID #301291) would like to extend their existing driveway to create vehicle access to their detached garage located in their rear yard. In order to do so, they must acquire a small parcel of land from the abutting neighbour (PID #301317) to the east. A subdivision application was received from Trent Smith (acting on behalf of the property owner, Weishang Feng) to subdivide a portion of PID #301317 (415 Water St), creating a 39.4 sq. m parcel (Parcel A). Parcel A is to be consolidated to PID #301291 (419 Water Street). Upon review of the subdivision application, staff determined a major variance of 13%, for the lot area was required.

*Report:*

The proposed lot area for the existing single family home is 415.6 sq. m, the City of Summerside Zoning Bylaw states a minimum lot area of 480 sw. m is required in the R3 zone. The applicant is requesting approval of a variance of 13% to the lot area.

*Justification for Variance:* As required by Section 7.2 of the *City Zoning Bylaw SS-15 (2007)* Council, Planning Board and the Development Officer shall consider the variance, against the following tests for justifying a variance:

- a. *That the hardship is due to unique physical conditions of the lot or property, including small lot size, irregular lot shape, existing building location on the property, or exceptional topographical conditions, which make it impractical to develop in strict conformity with Bylaw standards. Exceptional topographical conditions may include, but are not limited to: trees, slope of the land, etc.*  
Staff Comment: **Yes**, this variance request would meet this test. The characteristics of the lot has impact on the requirement for the variance as the lot size is existing, not a newly created lot.
- b. *That the proposed variance meets the general intent of the official plan.*  
Staff Comment: **Yes**, this variance request would meet this test. The existing lot land use is residential.
- c. *That the proposed variance meets the general intent of the zone.*  
Staff Comment: **Yes**, this variance request would meet this test. The proposed extension of the driveway will not impact the required setbacks on the existing neighbours. The variance impacts the property owners seeking the minor subdivision only.
- d. *That the proposed variance would not impact negatively on adjacent properties, or on the essential character of the surrounding neighborhood, including taking into consideration any comments from neighbors.*  
Staff Comment: **Yes**, this variance request would meet this test. Fourteen (14) letters were delivered to twelve (12) properties within 30m of the boundaries of the subject property. The

property is bordered by neighbours on west, east and north boundaries, and the street on the south boundary. Comments from adjacent property owners were due on or before September 15<sup>th</sup>. The development officer received a phone call from Shelly Williams (411 Water Street) requesting clarification on the variance being requested. The development officer provided an explanation and emailed Ms. Williams a copy of the proposed subdivision plan. No further comments were received.

The City's zoning by-law provides regulations for the uses of land and location of buildings on a property. It is difficult for zoning by-law provisions to take into account all circumstances such as pertaining to lot sizes, lot shapes, pie shaped lots, property line yard setbacks or topographic conditions, which may impact the development of a particular property. The hardship for a variance cannot be an economic one, but must be technical in nature.

The size and shape of the property or the design of a building/ project may prevent the owner from fully meeting all of the provisions of the zoning by-law. In such cases, a variance is a mechanism which is used to provide some degree of flexibility and discretion in applying the strict provisions of the by-law. As a general principle, a variance must maintain the general intent and purpose of the zoning by-law. It should never be used as a mechanism to circumvent or frustrate the intent of the by-law. For example, a variance cannot be used to create a land use or to fully eliminate a required yard setback.

Any person who is dissatisfied by a decision of Council or the Development Officer made under the Zoning Bylaw, may appeal to the Island Regulatory and Appeals Commission within twenty-one (21) days of the decision in accordance with the Planning Act.

**STAFF REVIEW:** Staff support the lot area variance of 13% to allow the minor subdivision, which would allow the proposed extension of the driveway for the property located at 419 Water Street.

As per Section 5.10 (b, iii) of the Zoning Bylaw, the Planning Board shall make a recommendation to Council on this application before it is approved or denied.

The planning board recommendation whether carried or defeated will be brought forward for Council for a final decision.

**PLANNING BOARD RECOMMENDATION:** The application from Trent Smith (acting on behalf of the property owner, Weishang Feng) for a lot area variance of 13% for PID #301317, be recommended to be approved by Council.

Moved by: Councillor Ramsay    Seconded by: Councillor Adams

**Discussion:**

Staff stated that the owner who owns the land has designated the neighbor who want to piece of land to act on their behalf.

Motion:

Carried	X
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For	4
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Defeated	
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Against	0
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**Adjournment**

Motion            It was moved and seconded;

That              The meeting be adjourned.

Motion Carried