August 17, 2020

TBM Town Clerk

RE: Pending Library Board Resignation

This letter is to advise that Ms. Odeen Probert has provided the Town Clerk with her letter of resignation from The Blue Mountains Public Library Board, effective immediately. This resignation is in accordance with the Public Libraries Act, RSO, 1990, as Ms. Probert is moving from the community.

At the July Board Meeting Ms. Probert noted that she intended to move, having placed her home on the market. At that time the Board took the opportunity to discuss the preference of the complement through the remainder of this Board term, and have made the recommendation that this position not be replaced.

In Spring 2018, when a second round of appointments were made to the Board, the single replacement was filled with two (2) members. This means the BMPL Board will still be at a full complement of seven (7) members. The Public Libraries Act requires a Board must be comprised of no less than five (5) members, so the BMPL Board still remains within the legal limits.

**BMPL-Resolution 2020-082**

Moved by Laurey Gillies and seconded by Joanne Vivona, THAT this Board recommend to The Town of the Blue Mountains Council, that a Board of seven (7) members, as was appointed in January 2018, is sufficient to complete the work of the Library Board for the duration of the 2018-2022 term. CARRIED.

Sincerely,

Dr. Sabrina Saunders, CEO/Board Secretary
The Blue Mountains Public Library
LibraryCEO@TheBlueMountains.ca; ext. 148
August 18, 2020

Mayor Alar Soever and Members of Council
The Town of The Blue Mountains
P.O. Box 310, 32 Mill Street
Thornbury, Ontario NoH 2P0

Your Worship and Town Councillors,

I would like to start by acknowledging the tremendous leadership and action of elected officials and staff of the Town of Blue Mountains to respond to the multi-faceted challenges that COVID-19 presents to the health and economic growth of our community. Thank you.

I am particularly grateful to the parks, grounds and bylaw officers who have been very visible and active across TBM in providing cleaning and maintenance services, and enforcing existing bylaws in the service of local residents.

I am also compelled to draw to your attention several concerns and inconsistencies with enforcement of COVID-19 emergency measures.

While organized outdoor gatherings were allowed to increase to a maximum of 100 people in Stage 3, individual outdoor gatherings are allowable when individuals continue to maintain physical distancing of at least two metres with people from outsiders their households or social circles which are still defined as ten people.

In my experience, this is not being self-enforced by tourists visiting Bayview Park.

As one example on Sunday August 16, eight vehicles arrived between 11:40 and 11:50 am and parked at the east side of Bayview Park. Approximately 24 (or more) people then gathered in the Pavilion. I do not include a photo of the gathering to respect the privacy of the individuals and children attending.

They were clearly not from the same household nor did they display the 2 meter social distancing requirement.

I can also share that on the previous Saturday, there were several gatherings of groups in Bayview Park, ranging from 15-20 individuals who appeared to arrive in multiple vehicles and one would assume from separate households. It was virtually impossible
to walk or bike along the waterfront pathway as tourists were gathered on either side often inhibiting a safe and socially distanced passage.

At many other parks in the area including Craigleith Beach and Christie Beach, there is active enforcement to control the maximum number of visitors allowed at each location. Currently at Northwinds Beach, Peasemarsh, the Thornbury Harbour, and Lora Bay Park, the TBM is enacting paid parking of $5 an hour, for a maximum of four hours. These restrictions are serving to increase the flow of tourists to Bayview Park.

My questions are the following.

What are the actions being considered in advance of the remaining weekends of summer and autumn to control gatherings and total crowd sizes, including the September long weekend, to protect local residents as well as the natural beauty of these spaces like Bayview Park?

When will Council consider and approve paid parking requirements at either end of Bayview Park, as an attempt to recover the costs of the additional resources required to keep the Park clean and safe?

I am attaching a photo journal which captures the damage imposed on Bayview Park in particular, as well as the escalating trends given the proactive measures introduced at other beaches and by neighbouring communities.

I look forward to your response.

Sincerely,

Sandra Banks
Bayview Park

Summer 2020
Parking & Congestion Challenges - Bayview Park

August 15, 5:00 pm

and yes, this car is locking our driveway

August 16, 11:50 am
Food and packaging waste
BBQ coals and waste
(Un)sanitary Wipes
August 17, 2020,
Letter to the Town of Blue Mountain Council

I would like to bring to your attention a very urgent matter: The section below highway 26, between Peel St North and 10th Line, which is the site of 4 different large residential developments, is in dire need of a public park/beach/water access. The intense residential development in this area and the lack of water access is starting to create problems for all residents, old and new.

This has nothing to do with Covid. As density increases fast, it will only get worse.

You will notice that in all other Thornbury neighborhoods below Highway 26, numerous parks, beaches and water accesses have been planned along the shore: Christie Beach, Lora Bay Beach, Little River Beach, Harbor Hill Park, Bayview Park, to name a few. These are in addition to private beach access well planned by some developers, and numerous fire lanes named, landscaped and made public by the City along Bay St (for example).

Yet, it’s puzzling to see that although four different residential developments a stone throw from the waterfront have been bringing lots of revenue to the City, no water access of any kind has been planned for people in the new subdivisions between Peel St North and 10th Line. First it was the subdivision of High Bluff Lane, then Timber Lane and then Pheasant Run, and soon a cluster of townhouses will appear just below the Georgian Trail. All the residents of these subdivisions can easily walk to the shore of Georgian Bay without creating any car pollution. Yet, none of them can legally access the water. Human nature being what it is, this is creating various problems.

Between Peel St North and 10th Line, along Cameroun St, most residences either are on the water or have a deeded access to the water. There has been a growing number of arguments between these residents on Cameroun and people from the subdivisions who are found on private properties. (The proximity to the waterfront was often a misleading selling point to them.) Some trespassers have refused to leave, claiming that the developer or the real estate agent told them that “this was a public area”. Some trespassers leave when threatened with a call to the police, others do not. Not only these confrontations are stressful, but they could easily become physically aggressive.

Having to constantly look out for potential trespassers (even nice ones) makes one feel unsafe. In addition, various garbage, plastic bottles, beer cans, toilet paper and dog feces are now found regularly on private properties or behind the water treatment plant.

Indeed, a large number of these residents who have no legal water access are using a tiny 10X10 piece of land that has appeared with the high-water level this year behind the water treatment plant at the foot of Peel St North. This tiny cul-de-sac, which leads to only 3 driveways and the water treatment plant, and ends at the river, has become a high traffic area with a constant back and forth of cars, loaded trucks and crowds of all sorts. Once at the bottom of the cul-de-sac, to drive back up the hill, cars and trucks have to gun their motor, which makes it
very dangerous at the Cameroun/Peel intersection. In addition, imagine the noise and pollution this creates all day long!

I am attaching 2 recent photos. You will see a number of cars in the cul-de-sac, as well as a tent, umbrellas and many people on this 10X10 sandy piece of land. People set up early morning and often stay all day with coolers, chairs, dogs, etc. making it even more difficult for many others all day long who want a quick swim or wish to put a paddleboard or a kayak in the water.

This very small place is not designed nor equipped to receive a crowd. This is not even a designated public access. In addition, the traffic and the noise are not easy on residents in the cul-de-sac and along Peel St. I can't imagine this is ideal for people using the place either as they are on top of each other, and the lot is so overuse it's very dirty.

Fortunately, there is currently a waterfront lot available for sale. I strongly suggest that Thornbury purchase it and makes it a safe park/beach access. This is the only solution to a problem that is only getting bigger as more subdivisions are built. The enormous amount of development must have brought good money to Thornbury. I would respectfully suggest that the City uses some of it to create in our neighborhood what all other waterfront neighborhoods have in Thornbury: a decent public park/beach/water access for its residents who can easily walk to it. This has clearly been a huge oversight and its needs to be rectified.

Thank you for your consideration.

Véronique Ponce
Thornbury resident
What one can gather is that general public feels disenfranchised and almost dangerously apathetic with the political process. Just prior to almost every municipal election, when it is too late as changes to election-related bylaws must be in place at least one year in advance of the election, ideas surface ranging from the ward system (and other systems including the direct democracy model using the Swiss Canton model as a template) along with the idea of increasing our number of elected councillors to achieve greater public representation and consultation.

On the topic of increasing voter turnout I believe using electronic voting increased participation of one section of the electorate while unintentionally marginalising those who are more comfortable using traditional election methods.

Will the Council of the Town of The Blue Mountains implement a referendum to investigate if the citizens of the Town of The Blue Mountains are interested in implementing a different political election system for the next municipal election and to build upon the present electronic voting system to include the traditional paper ballot to ensure that no one’s vote is marginalised? At no point in time should dollars be factored into the decision making when greater democratic principles and representation are being explored.

Alex Maxwell  resident of The Town Of The Blue Mountains
To Town of Blue Mountains

This note, on behalf of The Thornbury Pickleball Club and its members, is our endorsement for putting the new outdoor courts at the Tomahawk location. Thank you.

Paul Clements
Thornbury Pickleball Club
www.pickleballthornbury.com
Notice of Decision and Right to Appeal

This is a notice about a decision of the Committee of Adjustment on Minor Variance Application A10-2020 (Owner: Di Giovanni)

A certified copy of the Committee of Adjustment’s decision is attached to this notice.

If you disagree with this decision you may file an appeal with the Local Planning Appeal Tribunal. An appeal must include the required Appellant Form and Fees of $300 made out to the Minister of Finance. The Appellant Form must also set out the objection to the decision and the reasons in support of the objection.

The Appellant Form and fees must be delivered in person or by registered mail to the Secretary-Treasurer of the Committee of Adjustment:

Secretary-Treasurer
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, Thornbury, ON, N0H 2P0

The last date for filing an appeal is September 15, 2020, by 4:30 pm.

More information about how to file an appeal, including the forms and fees, is available on the Local Planning Appeal Tribunal website at http://elto.gov.on.ca/tribunals/lpat/about-lpat/.

If there is an appeal to the Local Planning Appeal Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by the Local Planning Appeal Tribunal.

If no appeal on this decision is received within twenty days of the decision, the decision of the Committee is final and binding. The Secretary-Treasurer will notify the Applicant and file a certified copy of the decision with the Clerk of the Town of The Blue Mountains.
Town of The Blue Mountains
Committee of Adjustment
Decision

In the matter of application for Minor Variance File No. A10-2020 to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended,

Date of Hearing: August 26, 2020
Property Location: 163 West Ridge Drive
Owner/Applicant: Larysa Di Giovanni

Purpose of Application:
The purpose of this application is to consider a request for minor variance to the Residential R1-1 zone provisions of Zoning By-law 2018-65. The effect of the application is to permit the construction of a 18sq.m. covered deck in the rear yard. The following variances are included:

1. To permit a maximum stair encroachment of 3.35m, whereas a maximum of 1.5m is permitted; and
2. To permit a minimum rear yard setback of 6.37m for an attached covered porch, whereas a maximum of 1.5m is permitted.

WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, CONCUR in the following decision and reason(s) for decision:

DECISION:

THAT the Committee of Adjustment GRANT Minor Variance Application No. A10-2020 to permit the development of the lands in accordance with the site sketch.

Conditions and Reasons For Decision:
See Attached Schedules "A"

[Signatures]
Robert B. Wainio
Bill Remus
Peter Franklyn
Chairman

Date of Decision: August 26, 2020
*The last date for filing an appeal to the decision is September 15, 2020*

CERTIFICATION
Planning Act, R.S.O. 1990, c.P13, Sec 45(10)

I, Travis Sandberg, Acting Secretary-Treasurer of the Town of The Blue Mountains Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

[Signature]
Signature of Secretary-Treasurer
Town of The Blue Mountains Committee of Adjustment
32 Mill Street East, Thornbury, Ont., N0H 2P0

Dated: August 26, 2020
CONDITIONS:

1. That a Building Permit Application shall be submitted to the Town of The Blue Mountains Building Services Division no later than fifteen (15) days from the date that the variance comes into full force and effect;

2. That the purpose of the variance to the Zoning By-law is for the purpose of obtaining a Building Permit and is only valid for a period of ninety (90) days. If a Building Permit is not issued by the Town within ninety (90) days the variance shall expire.

REASON FOR DECISION:

The Committee is satisfied that the application meets the four tests for minor variance of S.45. (1) of the Planning Act, as noted in the Planning and Development Services Staff Report PDS.20.70.

An additional variance request to permit an increase in maximum lot coverage was refused by the Committee as it was determined that the additional lot coverage was not required to facilitate the proposed site development.

The Committee received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

APPLICANT’S SITE PLAN:
Notice of Decision and Right to Appeal

This is a notice about a decision of the Committee of Adjustment on Minor Variance Application A11-2020 (Owner: Sloane)

A certified copy of the Committee of Adjustment’s decision is attached to this notice.

If you disagree with this decision you may file an appeal with the Local Planning Appeal Tribunal. An appeal must include the required Appellant Form and Fees of $300 made out to the Minister of Finance. The Appellant Form must also set out the objection to the decision and the reasons in support of the objection.

The Appellant Form and fees must be delivered in person or by registered mail to the Secretary-Treasurer of the Committee of Adjustment:

Secretary-Treasurer
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, Thornbury, ON, N0H 2P0

The last date for filing an appeal is September 15, 2020, by 4:30 pm.

More information about how to file an appeal, including the forms and fees, is available on the Local Planning Appeal Tribunal website at http://elto.gov.on.ca/tribunals/lpat/about-lpat/.

If there is an appeal to the Local Planning Appeal Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by the Local Planning Appeal Tribunal.

If no appeal on this decision is received within twenty days of the decision, the decision of the Committee is final and binding. The Secretary-Treasurer will notify the Applicant and file a certified copy of the decision with the Clerk of the Town of The Blue Mountains.

This document can be made available in other accessible formats as soon as practicable and on request.
In the matter of application for Minor Variance File No. A11-2020 to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended,

Date of Hearing: August 26, 2020
Property Location: 104 Springside Crescent
Owner/Applicant: Terra Brook Homes / Michelle Sloan

Purpose of Application:
The purpose of this application is to consider a request for minor variance to the Residential R1-1-112 zone provisions of Zoning By-law 2018-65. The effect of the application is to permit the construction of an unenclosed covered deck in the rear yard. The following variances are requested by the applicant:

1. To permit a maximum lot coverage of 34.75%, whereas a maximum of 30% is permitted in the R1-1-112 zone;

WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, CONCUR in the following decision and reason(s) for decision:

DECISION:
THAT the Committee of Adjustment GRANT Minor Variance Application No. A11-2020 to permit the development of the lands in accordance with the site sketch.

Conditions and Reasons For Decision:

See Attached Schedule “A”

Robert B. Wand
Bill Remus
Peter Franklyn
Chairman

Date of Decision: August 26, 2020
*The last date for filing an appeal to the decision is September 15, 2020*

CERTIFICATION
Planning Act, R.S.O. 1990, c.P13, Sec 45(10)
I, Travis Sandberg, Acting Secretary-Treasurer of the Town of The Blue Mountains Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

Signature of Secretary-Treasurer
Town of The Blue Mountains Committee of Adjustment
32 Mill Street East, Thornbury, Ont., N0H 2P0

Dated: August 26, 2020
CONDITIONS:

1. That the development be constructed in a manner substantially in accordance with the site sketch attached;

2. This variance to the zoning by-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. If a building permit has not been issued by the Town within two years, the variance shall expire on August 26, 2022.

REASON FOR DECISION:

The Committee is satisfied that the application meets the four tests for minor variance of S.45. (1) of the Planning Act, as noted in the Planning and Development Services Staff Report PDS.20.83.

The Committee received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

APPLICANT’S SITE PLAN:

As prescribed under the Accessibility for Ontarians with Disabilities Act – this document can be made available in other accessible formats as soon as practicable and upon request.
Notice of Decision and Right to Appeal

This is a notice about a decision of the Committee of Adjustment on Minor Variance Application A12-2020 (Owner: Groh and Keates)

A certified copy of the Committee of Adjustment’s decision is attached to this notice.

If you disagree with this decision you may file an appeal with the Local Planning Appeal Tribunal. An appeal must include the required Appellant Form and Fees of $300 made out to the Minister of Finance. The Appellant Form must also set out the objection to the decision and the reasons in support of the objection.

The Appellant Form and fees must be delivered in person or by registered mail to the Secretary-Treasurer of the Committee of Adjustment:

Secretary-Treasurer
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, Thornbury, ON, N0H 2P0

The last date for filing an appeal is September 15, 2020, by 4:30 pm.

More information about how to file an appeal, including the forms and fees, is available on the Local Planning Appeal Tribunal website at http://elto.gov.on.ca/tribunals/lpat/about-lpat/.

If there is an appeal to the Local Planning Appeal Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by the Local Planning Appeal Tribunal.

If no appeal on this decision is received within twenty days of the decision, the decision of the Committee is final and binding. The Secretary-Treasurer will notify the Applicant and file a certified copy of the decision with the Clerk of the Town of The Blue Mountains.
In the matter of application for Minor Variance File No. A12-2020 to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended,

Date of Hearing: August 26, 2020

Property Location: 227 Marsh Street

Owner/ Applicant: Joanne Groh and Bradley Keates

Purpose of Application:
The proposed minor variance seeks relief from the Residential R1-1 zone provisions of Zoning By-law 2018-65 to permit the construction of a 45sq.m. addition to the existing structure. The following variances are included:

1. To permit a rear yard setback of 7.2m, whereas a minimum of 9.0m is required in the R1-1 zone; and

2. To permit a maximum encroachment of 6.2m into the Hazard zone for the proposed building addition, whereas no development is permitted in the Hazard zone.

WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, CONCUR in the following decision and reason(s) for decision:

DECISION:

THAT the Committee of Adjustment GRANT Minor Variance Application No. A12-2020 to permit the development of the lands in accordance with the site sketch.

Conditions and Reasons For Decision:

See Attached Schedule “A”

Robert B. Waard
Chairman

Bill Remus

Peter Franklyn

Date of Decision: August 26, 2020

*The last date for filing an appeal to the decision is September 15, 2020*

CERTIFICATION
Planning Act, R.S.O. 1990, c.P.13, Sec 45(10)

I, Travis Sandberg, Acting Secretary-Treasurer of the Town of The Blue Mountains Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

Signature of Secretary-Treasurer

Town of The Blue Mountains Committee of Adjustment
32 Mill Street East, Thornbury, Ont., NOH 2P0

Dated: August 26, 2020
CONDITIONS:

1. That the development be constructed in a manner substantially in accordance with the site sketch attached;

2. This variance to the zoning by-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. If a building permit has not been issued by the Town within two years, the variance shall expire on August 26, 2022.

REASON FOR DECISION:

The Committee is satisfied that the application meets the four tests for minor variance of S.45. (1) of the Planning Act, as noted in the Planning and Development Services Staff Report PDS.20.84.

The Committee received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

APPLICANT'S SITE PLAN:
Notice of Decision and Right to Appeal

This is a notice about a decision of the Committee of Adjustment on Minor Variance Application A13-2020 (Owner: Whiston)

A certified copy of the Committee of Adjustment’s decision is attached to this notice.

If you disagree with this decision you may file an appeal with the Local Planning Appeal Tribunal. An appeal must include the required Appellant Form and Fees of $300 made out to the Minister of Finance. The Appellant Form must also set out the objection to the decision and the reasons in support of the objection.

The Appellant Form and fees must be delivered in person or by registered mail to the Secretary-Treasurer of the Committee of Adjustment:

Secretary-Treasurer
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, Thornbury, ON, N0H 2P0

The last date for filing an appeal is September 15, 2020, by 4:30 pm.

More information about how to file an appeal, including the forms and fees, is available on the Local Planning Appeal Tribunal website at http://elto.gov.on.ca/tribunals/lpat/about-lpat/.

If there is an appeal to the Local Planning Appeal Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by the Local Planning Appeal Tribunal.

If no appeal on this decision is received within twenty days of the decision, the decision of the Committee is final and binding. The Secretary-Treasurer will notify the Applicant and file a certified copy of the decision with the Clerk of the Town of The Blue Mountains.
Town of The Blue Mountains
Committee of Adjustment
Decision

In the matter of application for Minor Variance File No. A13-2020 to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended,

Date of Hearing: August 26, 2020

Property Location: 102 Springside Crescent

Owner/ Applicant: Terra Brook Homes Inc / Roy Whiston

Purpose of Application:
The proposed minor variance seeks relief from the Residential R1-1-112 zone provisions of Zoning By-law 2018-65 to permit the construction of a 21.5 sq.m. unenclosed covered deck in the rear yard of the lot. The following variances are included:

1. To permit a maximum lot coverage of 32.4%, whereas a maximum of 30% is permitted in the R1-1-112 zone.

WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, CONCUR in the following decision and reason(s) for decision:

DECISION:

THAT the Committee of Adjustment GRANT Minor Variance Application No. A13-2020 to permit the development of the lands in accordance with the site sketch.

Conditions and Reasons For Decision:

See Attached Schedule “A”

Robert B. Waino
Chairman

Bill Remus

Peter Franklyn

Date of Decision: August 26, 2020

*The last date for filing an appeal to the decision is September 15, 2020*

______________________________
CERTIFICATION

Planning Act, R.S.O. 1990, c.P13, Sec 45(10)

I, Travis Sandberg, Acting Secretary-Treasurer of the Town of The Blue Mountains Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

______________________________
Signature of Secretary-Treasurer
Town of The Blue Mountains Committee of Adjustment
32 Mill Street East, Thornbury, Ont., NOH 2P0

Dated: August 26, 2020
Town of The Blue Mountains
Committee of Adjustment
Decision

- Schedule A -

CONDITIONS:

1. That the development be constructed in a manner substantially in accordance with the site sketch attached;

2. This variance to the zoning by-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. If a building permit has not been issued by the Town within two years, the variance shall expire on August 26, 2022.

REASON FOR DECISION:

The Committee is satisfied that the application meets the four tests for minor variance of S.45. (1) of the Planning Act, as noted in the Planning and Development Services Staff Report PDS.20.85.

The Committee received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

APPLICANT'S SITE PLAN:

As prescribed under the Accessibility for Ontarians with Disabilities Act – this document can be made available in other accessible formats as soon as practicable and upon request.