**Niagara Escarpment Commission**

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# MINUTES OF M830/11-2023

**NIAGARA ESCARPMENT COMMISSION**

**HYBRID MEETING**

**November 16, 2023**

## MEMBERS PRESENT:

J. Chevalier, J. Collard (Chair), M. Curley, G. Driedger, M. Francis, R. Gibson,
L. Golden, D. Hutcheon, L. Kiernan G. Krantz, G. Little, K. Lucyshyn, D. McKinlay,
D. Measures, D. Nielsen, A. Witteveen.

## REGRETS:

J. Vida.

## STAFF PRESENT:

K. Woeller, K. Peters, M. Cairns, S. Dobbyn, J. Sperling, B. Henderson, O. MacDonald, A. Obradovic, K. Bannister, L. Wang, R. Burns, L. Rodriguez Miguel, A. Bochenek,
J. Olah.

## ALSO PRESENT:

D. Kappos, A. Landre, K. Hare, Counsel; B. Henson, Senior Policy Advisor, Ministry of Natural Resources and Forestry.

## MEETING CALLED TO ORDER 10:20 a.m.

Chair Jim Collard presided.

## INTRODUCTIONS / ANNOUNCEMENTS:

The Chair welcomed all participants to the meeting, noting it was the UNESCO International Day for Tolerance.

The Chair, on behalf of the Commission, offered condolences to Commissioner Hutcheon on the passing of his daughter.

The Chair and Commission congratulated Director Kathy Woeller on her upcoming retirement at the end of November and thanked her for her dedication to the Niagara Escarpment Commission, and her 35-year career in the Ontario government. The Chair noted that she leaves very large shoes to fill. The Director thanked the Chair and Commission, noting it was a pleasure working with the Commission, and wished them her best in the very important role that they play for the province. She advised the recruitment for a new director has commenced.

## LAND ACKNOWELDGEMENT:

The Chair read the Land Acknowledgment.

**DIRECTOR’S REMARKS:**

The Director introduced interim Director Trevor Griffin, who will fill the role while recruitment takes place. She advised that an introduction with the Chair will be scheduled soon.

## BUSINESS ARISING FROM PREVIOUS MEETINGS:

No business arising.

**APPROVAL OF MINUTES**

**M830R1/11-2023**

*Moved By: Hutcheon*

*Seconded By: McKinlay*

*“That the Commission approve the October 16, 2023 Commission Minutes
M829-10-2023 as written.”*

**Motion Carried**

## DISCUSSION

Commissioner McKinlay noted that he had made a motion on application G/C/2023-2024/259 that was seconded but was not in the October minutes. The Director clarified that the Chair had not accepted the motion and suggested more thought be given to the motion and brought back in November. As a result, consideration of the application was referred to the November meeting, and the motion, having been refused by the Chair, had no standing at the October meeting.

## MOTION FOR SPEAKERS

**M830R2/11-2023**

*Moved By: Nielsen*

*Seconded By: Gibson*

*“That the persons representing the applications listed on the agenda be invited to address the Commission.”*

**Motion Carried**

## CONFLICTS OF INTEREST – Declaration of Conflicts of Interest

## No conflicts were declared.

## DISCUSSION AGENDA: A and B PACKAGES

## (*Staff Reports, External submissions)*

**A1**

**STAFF AMENDMENT REFERRAL REPORT AND**

**NOVEMBER 2023 ADDENDUM REPORT**

**PROPOSED Niagara Escarpment Plan Amendment PC 225 22**

**On-farm Diversified Uses and Agricultural-related Uses in Escarpment Protection Area, and other agricultural-related policy housekeeping matters**

**BACKGROUND:**

On November 16, 2022, the Commission endorsed proceeding with public consultation on a proposed Niagara Escarpment Plan (NEP) policy amendment that would broaden permitted agricultural uses within the NEP Area. The proposal seeks to amend the NEP to allow for on-farm diversified uses and agricultural-related uses outside of prime agricultural areas by amending the Escarpment Protection Area Permitted Uses to be the same as those of the Escarpment Rural Area; and, to amend the NEP Part 2.7 policies respecting Development Affecting Natural Heritage to permit certain agricultural uses in Key Natural Heritage Features under certain conditions. Additionally, the proposed amendment is intended to better align Escarpment Natural Area Permitted Uses with Ontario Regulation 828/90 exemptions respecting a specific agricultural use with the Permitted Uses of the NEP.

Staff advised that the scoped proposal does not address the full extent of the agricultural policy amendments that key agricultural stakeholders suggested.

Additional topic areas will continue to be discussed and given appropriate consideration, including with ministry partners and a broader range of agriculture stakeholders. Staff also identified that some of the changes being requested by the agricultural community are regulatory in nature and cannot be dealt with through an amendment to the NEP or may be more appropriately dealt with through the next formal plan review.

NEC staff circulated the proposal through direct email, through newspaper advertisements and through a posting on the Environmental Registry. Twenty-one written objections were received on the proposal and therefore, per Section 10(3) of the Niagara Escarpment Planning and Development Act (NEPDA), NEC staff are seeking the Commission’s endorsement to refer the amendment to the Ontario Land Tribunal (OLT).

**RECOMMENDATIONS:**

That the Commission direct NEC staff and counsel to:

1. Refer the proposed NEP amendments to the OLT for a hearing;
2. Seek party status for the NEC in the OLT hearing;
3. Undertake discussions with the parties to the hearing to:
	1. identify the proposed NEP amendments that they do not object to, in order to potentially seek to advance the approval of those non-contentious amendments; and,
	2. identify the proposed NEP amendments that they object to, to confirm the scope of the dispute, and to potentially engage in discussions between the parties to determine if they are able to arrive at a consensus position on these policies.
4. Report back to the Commission for instructions prior to the NEC taking a position in the hearing on the NEP amendments.

Note:

* Sandy Dobbyn, Senior Strategic Advisor, provided a summary of the staff report and answered questions.
* Jim Muzyka, Owner, Fennario Farms (S/A/2020-2021/469), presented.

**M830R3/11-2023**

*Moved By: Curley*

*Seconded By: Chevalier*

*“That the Commission direct staff to prepare a letter to the Minister of Natural Resources and Forestry requesting a timely decision on development permit application S/A/2020-2021/469, an outline of the Fenarrio Farm development permit application history and a note that the Commission continues to support the application.”*

***For the Motion: 13 votes***

*Chevalier, Curley, Driedger, Francis, Gibson, Golden, Kiernan, Krantz, Lucyshyn, McKinlay, Measures, Nielsen, Witteveen.*

***Against the Motion: 2 votes***

*Hutcheon, Little*.

**Motion Carried**

**M830R4/11-2023**

*Moved By: Kiernan*

*Seconded By: Hutcheon*

*“That the Commission direct NEC staff and counsel to:*

1. *Refer the proposed NEP amendments to the OLT for a hearing;*
2. *Seek party status for the NEC in the OLT hearing;*
3. *Undertake discussions with the parties to the hearing to:*
	1. *identify the proposed NEP amendments that they do not object to, in order to potentially seek to advance the approval of those non-contentious amendments; and,*
	2. *identify the proposed NEP amendments that they object to, to confirm the scope of the dispute, and to potentially engage in discussions between the parties to determine if they are able to arrive at a consensus position on these policies.*
4. *Report back to the Commission for instructions prior to the NEC taking a position in the hearing on the NEP amendments.”*

***For the Motion: 15 votes***

*Chevalier, Curley, Driedger, Francis, Gibson, Golden, Hutcheon, Kiernan, Krantz, Little, Lucyshyn, McKinlay, Measures, Nielsen, Witteveen.*

***Against the Motion: 0 votes***

None.

**Motion Carried**

**DISCUSSION:**

The Commission requested information on timelines for a decision to be made on the plan amendment and if objections can be considered vexatious. Staff advised that the OLT determines if objections are vexatious, and the hearing will likely be scheduled later in 2024.

The Commission discussed the impact of the plan amendment, if approved, on
Mr. Muzyka’s Application S/A/2020-2021/469, which was approved by the Commission in 2021 and subsequently appealed in late. A 12-day hearing took place in January 2023. The OLT decision differed from the Commission decision and the file was sent to the Minister of Natural Resources and Forestry for a final decision in February 2023.

Commissioner Measures asked if the Commission could pass a motion to approve the application temporarily while the file is with the Minister for a decision. He noted concern that waiting for a decision from the Minister could be considered financial interference. The Chair advised that passing such a motion would put the Commission in conflict with the Niagara Escarpment Planning and Development Act. He advised that once an application is referred to the OLT or the Minister, the Commission no longer has a decision-making role. He advised that he is meeting with the Minister next week and will raise Commissioners’ concerns then. The Commission discussed sending the Minister a letter requesting a decision be issued as quickly as possible, and a motion was passed accordingly.

**C1**

**2023 ANNUAL COMPLIANCE OPERATIONS REPORT**

Staff provided an annual update on the Niagara Escarpment Commission (NEC) Compliance Program for the 2022/23 Fiscal Year. The data collected over several fiscal years shows that the number of occurrences, including those identified as “high risk” has continued to rise since the occurrence tracking system was put in place in 2014-2015. The implication of the increasing number of medium and high-risk occurrences is that effective implementation of the NEC’s compliance program requires increased resources and staffing support. The compliance team’s intent is to reach voluntary compliance with offenders, and work in tandem with the Ministry of Natural Resources and Forestry Enforcement Branch to address the most serious offences.

In addition to working with ministry partners on enforcement, the NEC compliance team has also started participating in the Town of Caledon’s Joint Enforcement Team, which has members from the local Ontario Provincial Police, the fire department, building inspectors and conservation officers. Caledon has also amended some of their by-laws to ensure a collaborative approach to enforcement with other agencies.

Staff also provided an update on recent program enhancements, lessons learned from the COVID-19 pandemic, and information on additional enhancements that are being undertaken.

**RECOMMENDATION:**

That the Commission receive the report for information purposes.

**M830R5/11-2023**

*Moved By: Nielsen*

*Seconded By: Hutcheon*

*“That the Commission receive the information report.”*

***For the Motion: 15 votes***

*Chevalier, Curley, Driedger, Francis, Gibson, Golden, Hutcheon, Kiernan, Krantz, Little, Lucyshyn, McKinlay, Measures, Nielsen, Witteveen.*

***Against the Motion: 0 votes***

None.

**Motion Carried**

Note:

* O.J. MacDonald, Compliance team lead, presented and answered questions.

**DISCUSSION:**

The Commission noted the value of the Town of Caledon’s Joint Enforcement Team and inquired if other municipalities had similar working groups. Staff advised that conversations have commenced with other municipalities about starting similar working groups.

**A2**

**ADDENDUM STAFF REPORT**

**Development Permit Application H/C/2021-2022/787**

9459 Guelph Line

Town of Milton, Region of Halton

### PROPOSAL:

To implement a new commercial use (warehousing and commercial storage) within an existing ±1,394 sq m (15,000 sq ft) vacant industrial building on an existing 4.82 ha (11.9 ac) lot that also supports a single dwelling.

### RECOMMENDATION:

That the conditions of approval be approved.

Note:

* Kim Peters, Manager of Planning, answered questions.

**M830R6/11-2023**

*Moved By: Nielsen*

*Seconded By: Chevalier*

*“That the Commission* *approve the application subject to the following conditions of approval:*

1. *Development shall occur in accordance with the Terms and Conditions of the Development Permit.*
2. *The Development Permit shall expire three (3) years from the date it has been issued or once the development has been completed in accordance with the*

*Development Permit.*

1. *No site alteration of the existing contours of the property including the placement or stockpiling of fill (excess or imported soil) on the property is permitted.*
2. *No vegetation shall be cut or removed* *except for that required to maintain the lawn area on the subject property and vegetation identified for removal within the development envelope in accordance with the Final Site Plan.*
3. ***Prior to the issuance of a Development Permit by the Niagara Escarpment Commission,*** *an accurate and detailed* ***Final Site Plan*** *shall be submitted for Niagara Escarpment Commission approval. The following are required to be shown on the Final Site Plan:*
	1. *All drawings submitted must be drawn to scale, reference the application number and address of the proposal, be dated (revisions as well), and include the name of the relevant individual or consultant who prepared the drawing.*
	2. *Location of all existing structures, sewage disposal system, wells, driveways, and designated parking areas for commercial vehicles and staff.*
	3. *Setbacks of the warehousing facility from the property lines and any wooded areas.*
	4. *The uses of all existing structures shall be labelled directly on the final site plan.*

*The Site Plan should be deemed suitable by the Town of Milton. Development shall proceed in accordance with the details of the approved Final Site Plan.*

1. ***Prior to the issuance of a Development Permit by the Niagara Escarpment Commission,*** *the landowner shall submit for the approval of the Niagara Escarpment Commission,* ***Final Renovation Details and Plans*** *for the conversion of the existing vacant building to a commercial warehouse building, including* *exterior elevations, total floor area, floor plans, height to roof peak from lowest grade, and any exterior security lighting.*

 *Development shall proceed in accordance with the details of the approved Final Renovation Details.*

1. ***Prior to the issuance of a Development Permit by the Niagara Escarpment Commission,*** *a* ***Final Landscape Plan*** *shall be prepared by a qualified person and address all vegetation retention and planting requirements in accordance with the standard practices. The Final Landscape Plan shall address the provision of native trees and shrubs to provide foreground screening of the warehouse facility and parking areas. The following are required to be shown on the Final Landscape Plan:*
	1. *Identify the areas of existing vegetation to be retained.*
	2. *The location of proposed native plantings (trees and shrubs) that satisfies visual screening to help blend the built form into the natural environment.*
	3. *A table detailing the native tree and shrub planting including quantities, species, and size.*

*Development shall proceed in accordance with the details of the approved Final Landscape Details.*

1. *Planting and the rehabilitation of all disturbed areas shall be completed on or before the date of expiry of the Development Permit to the satisfaction of the Niagara Escarpment Commission.*
2. *All new tree and shrub species (including seed mixes) shall be native to Ontario. Plant material shall be sourced from local plant nurseries; bush dug plant material is not acceptable.*
3. *All plant material shall be guaranteed for 24 months following installation. All plant material found during this time to be dead or dying must be replaced with a size and species to the satisfaction of the Niagara Escarpment Commission. At the end of the 24-month plant material guarantee period, a letter certifying the plant material has survived or has been replaced in accordance with the approved Landscape Plan shall be provided to the Niagara Escarpment Commission by a qualified person.*
4. *All exterior lighting shall be limited to the purpose of security lighting and be designed to be minimal, subdued, of low height, and downward facing. There shall be no driveway lighting permitted.*
5. *This development permit does not permit the installation of signs on the subject property.*
6. *This development permit does not permit the expansion of any parking areas for the warehousing facility on subject property.*
7. *This development permit does not permit additions or extensions of the warehousing facility on the subject property, or the construction of* *additional accessory structures on the property.*
8. *There shall only be a maximum of six two-way truck trips per day which begin or end at the subject property.*
9. *There shall be no more than two commercial vehicles parked on the subject property at any given time. The stored commercial vehicles are to be exclusively used to support the warehousing facility on the subject property. The storage of commercial vehicles for any other use is not permitted.*
10. *The lot shall not be severed to create separate lots for the commercial building and existing dwelling.*
11. *Conditions #5, 6, and 7 must be fulfilled within eighteen (18) months from the date of confirmation of the Commission’s decision or this conditional approval shall lapse, and a Development Permit will not be issued.*

***Advisory Notes:***

1. *A Development Permit does not relieve the permit holder of any other permission (e.g., Ontario Building Code, Conservation Authorities Act, Endangered Species Act, etc.). A Niagara Escarpment Commission Development Permit is required prior to the issuance of any other permission.*
2. *The landowner is made aware to apply for Site Plan Approval prior to Building Permit issuance from the Town of Milton. The landowner is made aware to undertake pre-consultation with the Town of Milton for Site Plan Approval. The landowner is made aware that the NEC will not be issuing a permit until the Town of Milton has confirmed that they are satisfied with the submitted Site Plan and associated documents.*
3. *The Niagara Escarpment Commission supports the protection of the night sky from excessive lighting and recommends the applicant* *obtain information on the use and operation of appropriate lighting fixtures in keeping with dark sky approaches.”*

***For the Motion: 10 votes***

*Chevalier, Curley, Francis, Gibson, Kiernan, Lucyshyn, McKinlay, Measures, Nielsen, Witteveen.*

***Against the Motion: 5 votes***

*Golden, Hutcheon, Krantz, Little, Driedger.*

**Motion Carried**

**Note:**

Commissioner Driedger requested that he abstain from voting as he was not at the October meeting when the application was referred to the November meeting. The Commission’s *Guidelines for Procedure at Meetings* note that an absention counts as a vote against the motion.

**DISCUSSION:**

Commissioner Hutcheon reminded the Commission that the application is not supportable because it is not a permitted use, is not in compliance with the NEP, and the Commission’s role is to uphold the NEP and refuse development that is not consistent with the NEP.

**Broke for lunch:** 12:00 p.m.

**Reconvened:** 1:00 p.m.

**M830R7/11-2023**

*Moved By: Nielsen*

*Seconded By: Hutcheon*

*“That the Commission move in camera.”*

**Motion Carried**

**M830R8/11-2023**

*Moved By: Measures*

*Seconded By: Witteveen*

*“That the Commission move out of camera.”*

**Motion Carried**

**M830R9/11-2023**

*Moved By: Nielsen*

*Seconded By: Francis*

*“That the Commission direct NEC counsel to proceed with the recommended action.”*

**Motion Carried**

**A4**

**Development Permit Application G/C/2023-2024/259**

**576799 Concession 9**

W Part Lot 3, Concession 10 EGR

Municipality of Chatsworth (Holland), County of Grey

### PROPOSAL:

To recognize the existing use of Ridgewood Springs Organic Farm and Retreat Centre (renamed Bubble Grove) that historically included the following activities:

* Hosting group retreats and providing short-term accommodations and on farm camping for ±50 people
* Events:
	+ Workshops and classes (farming & spiritual classes)
	+ Tours (farm tours, wagon rides apple picking, etc.)
	+ Celebrations (honeymoons, weddings, family reunions)
	+ Camps (youth groups)
	+ Retreats (multi-day and week-long retreats for groups)
* On-site sales (apples, produce, honey, books & spiritual items)
* Offering recreational, fitness, and educational experiences including trail hikes, swimming, volleyball and cross-country skiing on the property.

### BACKGROUND:

The application was reviewed at the October 19, 2023 meeting. A motion to approve the application was tabled. The Chair did not accept the motion and advised the Commission to consider the motion carefully.

**M830R10/11-2023**

*Moved By: McKinlay*

*Seconded By: Measures*

*“Whereas the NEC has been aware of the retreat use of the farmhouse existing since 1983;*

*Whereas the NEC has knowledge that the retreat use has been supported by Municipal economic dev and tourism agencies;*

*Whereas the NEC has been provided evidence that the retreat has been active since 1983 except through the COVID time;*

*Be it resolved that this Commission interpret that the retreat use is an existing use which predates the 1985 NEP adoption and further resolves to recognize the existing use of Ridge Wood Springs Organic farm and retreat center (renamed Bubble‎ Grove) that historically included the following activities:*

* *hosting group retreats and providing short-term accommodations*
* *events‎*
	+ *workshops and classes (farming and spiritual)*
	+ *tours (farm tours, wagon rides, apple picking, etc.)*
	+ *celebrations (honeymoons, weddings, family reunions)*
	+ *camps (youth camps)*
	+ *retreats (multi-day and week-long retreats for groups)*
* *on-site sales (apples, produce, honey, books, spiritual items)*
* *offering recreational, fitness, and educational experiences including trail hikes, swimming, volleyball, and cross-country skiing on the property conditional on site plan approval by the Township of Chatsworth.*

*And therefore* ***approve*** *the application with the following conditions of approval:*

1. *Development shall occur in accordance with the Terms and Conditions of the Development Permit.*
2. *Additional accommodation structures beyond the farmhouse must be approved through a future development permit application.*
3. *Site alteration of the existing contours of the property including the placement or stock piling of fill (excess or imported soils) on the property is NOT permitted.*
4. *No vegetation shall be cut or removed except for what is required to maintain the lawn area on the subject property and vegetation identified within the development envelope in accordance with the final site plan. Normal farm practices are an exception to this condition.*
5. ***Prior to the issuance of a Development Permit*** *by the Niagara Escarpment Commission a detailed Final Site Plan shall be submitted For Niagara Escarpment Commission approval.*
6. *Retreat accommodations in the farmhouse or other structures must be included in the final site plan and meet the Ontario Building Code to the satisfaction of the Municipality of Chatsworth.*
7. *Condition 5 must be fulfilled within eighteen (18) months from the date of confirmation of the Commission’s decision or this conditional approval shall lapse and a Development Permit will not be issued.*

***ADVISORY NOTES:***

1. *A Development Permit does not relieve the permit holder of any other permission (e.g., Ontario Building Code, Conservation Authorities Act, Endangered Species Act, etc.). A Niagara Escarpment Commission Development Permit is required prior to the issuance of any other permission.*
2. *Accommodation will be subject to any short-term accommodation bylaw or licensing bylaw as implemented by the Township of Chatsworth.*
3. *Provision of utilities, food services, potable water, wastewater treatment, heating and cooling and electricity must be approved by the applicable authority.*

***For the Motion: 13 votes***

*Chevalier, Curley, Driedger, Francis, Gibson, Golden, Kiernan, Krantz, Lucyshyn, McKinlay, Measures, Nielsen, Witteveen.*

***Against the Motion: 2 votes***

*Hutcheon, Little.*

**Motion Carried**

**DISCUSSION:**

The Chair cautioned the Commission about acting as planners, advising that is not the role of the Commission.

Commissioner Hutcheon reminded the Commission that if the Commission decision is appealed, no NEC planner will participate in the hearing process to speak to the Commission’s decision.

The Commission asked if NEP amendment PC 225 18, if approved, would bring the application into conformity with the NEP. The Manager advised that the use is not permitted, regardless of the outcome of the NEP amendment proposal.

Commissioner Measures confirmed his support of the motion, noting that the County of Grey acknowledges the use and supports the business in its tourism promotions.

**C2**

**STAFF INFORMATION REPORT**

**2015 – 2017 Review of the Niagara Escarpment Plan**

The Niagara Escarpment Planning and Development Act (NEPDA) requires a review of the NEP every ten years in coordination with the Greenbelt Plan. The last review commenced in 2015 and concluded in 2017. The next review is anticipated to begin in 2025. At this time, the government has not provided direction as to how the review will be conducted. Staff has maintained a list of known policy issues since the 2017 NEP was approved, that may benefit from further research and consultation during the 2025 review. NEP staff will continue to add any other issues to the policy list that may come forward prior to the start of the review process and will bring that list back to the Commission.

### RECOMMENDATION:

That the Commission receive this report for information.

**M830R11/11-2023**

*Moved By: Hutcheon*

*Seconded By: Witteveen*

*“That the Commission receive the report for information.”*

**Motion Carried**

**DISCUSSION:**

The Commission asked if items can be added to the 2025 plan review list, including how to make the Escarpment more accessible, e.g., tourist accommodations, parking lots, and year-round camping.

Commissioner Measures raised the issue of municipalities requiring an NEC permit for road maintenance, noting possible conflicts with other provincial legislation. The Manager noted that regular road maintenance is usually exempt under O. Reg. 828/90, and that review of such exemptions is ongoing and could be expanded. The regulation may be changed outside of the 10-year NEP review.

Commissioner Hutcheon suggested that the plan review address the need to monitor whether NEP policies are protecting and enhancing the Niagara Escarpment. The Manager noted that a Greenbelt Indicators report was provided at the start of the 2015 plan review and that the Auditor General has recommended improved monitoring, which NEC and MNRF staff are following up on.

## CONSENT AGENDA/ITEMS MOVED FOR DISCUSSION:

Information only Items

G1 Director Approvals and Dashboard for October 2023

G2 Appeals and Hearings Status Chart as of October 31, 2023

G3 Director’s Report for October 2023

G4 Plan Amendments Status Update as of October 31, 2023

G5 2024 Commission Meeting Schedule

**M830R12/11-2023**

*Moved By: Hutcheon*

*Seconded By: Nielsen*

*“That the Commission receive the information reports.”*

**Motion Carried**

**NEW BUSINESS**

Commissioner Curley thanked the Director for her work with the Auditor General and for providing stability to the Commission over the last year, noting that there have been four different directors during his tenure as a commissioner. He inquired about the status of the NEC responses to the Auditor General’s report. The Director advised that work is ongoing, some actions are in the MNRF purview, some will be tracked to see if they will be in scope for the upcoming plan review.

## ADJOURNMENT

**M830R13/11-2023**

*Moved By: McKinlay*

*“That this meeting be adjourned.”*

**Motion Carried**

**Time of Adjournment:** 3:00 p.m.

ORIGINAL SIGNED BY:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

James (Jim) Collard

Chair