

**CITY OF VAUGHAN**  
**REPORT NO. 45 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on June 9, 2003*

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The Committee of the Whole met at 1:09 p.m., on June 2, 2003.

Present: Councillor Mario G. Racco, Chair  
Mayor Michael Di Biase  
Regional Councillor Joyce Frustaglio  
Councillor Bernie Di Vona  
Councillor Mario F. Ferri  
Councillor Linda D. Jackson  
Councillor Susan Kadis

The following items were dealt with:

**1 JOINT STUDY, MARKHAM/VAUGHAN/THORNHILL MAIN STREET STUDY (YONGE STREET)**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Kadis, dated June 2, 2003:**

**Recommendation**

Ward 5 Councillor Susan Kadis recommends:

1. THAT the City of Vaughan provide additional financial support for the "Thornhill Main Street Study", (Yonge Street) in the amount of \$10,000, and
2. THAT this amount be provided from funds currently available in the Community Planning Department 2003 budget."

**2 AWARD OF TENDER T03-045**  
**STUMP REMOVALS AND THE SUPPLY AND PLANTING OF TREES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 2, 2003:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Executive Director of Buildings, Facilities and Parks, and the Director of Parks recommends:

1. That Tender T03-045 for the stump removal, supply and planting of Trees Contract be awarded to Ontario Landscaping in the amount of \$258,512.00, including GST; and

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2. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

**3                                    BARTLEY SMITH GREENWAY ADVISORY COMMITTEE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 2, 2003:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Executive Director of Buildings, Facilities and Parks, and the Director of Parks recommends:

1. That this report be received for information; and
2. That the City of Vaughan support the Terms of Reference for the Bartley Smith Greenway Advisory Committee as approved by the Toronto and Region Conservation Authority and the Water Advisory Board of the Toronto and Region Conservation Authority.

**4                                                            AWARD OF TENDER - T03-089  
ROAD RECONSTRUCTION AND WATERMAIN REPLACEMENT  
VARIOUS LOCATIONS - WOODBRIDGE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 2, 2003:**

**Recommendation**

The Commissioner of Engineering and Public Works in consultation with the Director of Purchasing Services recommends:

That Tender T03-089 for road reconstruction and watermain replacement (where necessary) on Gamble Street, Wakelin Court, Pine Grove Road, Hartman Avenue, Hayhoe Avenue, Woodview Road, Birch Hill Road, Pine Ridge Avenue and Davidson Drive in Woodbridge, be brought forward to Council.

**5                                    2003 ADOPTION OF RATES AND THE ISSUANCE OF PROPERTY TAX NOTICES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Finance, dated June 2, 2003:**

**Recommendation**

The Director of Finance, in consultation with the Manager of Property Tax & Assessment recommends:

That a by-law be enacted for the adoption of Municipal, Regional and Education property tax rates, tax ratios and area rates, as attached, and for the levy and collection of property tax levies and to provide for the issuance of tax notices requiring payment of taxes for the year 2003.

**6**

**REQUEST FOR FENCE HEIGHT EXEMPTION  
23 JOHNSWOOD CRESCENT**

**The Committee of the Whole recommends:**

- 1) That the fence height exemption be granted;**
- 2) That the Local Councillor meet with the affected parties and report on the results of the meeting at the Council meeting of June 9, 2003;**
- 3) That the following report of the City Clerk, dated June 2, 2003, be received;**
- 4) That the following deputations, written submissions and photographs, be received:**
  - a) Mr. Paul Lawson, 23 Johnswood Crescent, Woodbridge, L4H 2K7, applicant, written submission from area residents, dated June 1, 2003, and photographs submitted; and**
  - b) Mr. Dario Gabrovec, 19 Johnswood Crescent, Woodbridge, L4H 2K7, and written submission, dated April 17, 2003; and**
- 5) That the written submission of Mr. Giuseppe DiGravino, 29 Johnswood Crescent, Woodbridge, L4H 2K7, be received.**

**Recommendation**

The City Clerk recommends:

That direction be provided on this matter.

**7**

**MUNICIPAL ELECTIONS ACT**

**The Committee of the Whole recommends:**

- 1) That the Committee of the Whole meeting scheduled for October 7, 2003 and the Council meeting scheduled for October 14, 2003, be cancelled; and**
- 2) That the following report of the City Clerk, dated June 2, 2003, be received.**

**Recommendation**

The City Clerk recommends that this report be received for information and that Council provide direction respecting the possible cancellation of the Committee of the Whole meeting scheduled for October 7<sup>th</sup> and the Council meeting scheduled for October 14<sup>th</sup>, 2003.

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**SIGN VARIANCE APPLICATION  
FILE NO.: SV.03-10  
OWNER: 523910 ONTARIO LIMITED  
LOCATION: 434 STEELES AVENUE WEST, THORNHILL  
PART OF LOT 15, REGISTERED PLAN M-1607**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 2, 2003:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.03-10, 523910 Ontario Limited, be APPROVED subject to the reduction of the proposed ground sign to a maximum height of 7.5m.

9

**OFFICIAL PLAN AMENDMENT FILE OP.03.012  
ZONING BY-LAW AMENDMENT FILE Z.03. 022  
OAK RIDGES MORaine CONFORMITY AMENDMENTS  
REPORT #P.2003.35**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 2, 2003, be approved;
- 2) That the deputation of Mr. John Stevens, J. H. Stevens, Planning & Development Consultants, 29 Linden Crescent, Brampton, L6S 4A1, on behalf of the Block 12 Landowners Group, and written submission dated May 30, 2003, be received and referred to staff for review; and
- 3) That the written submission of Mr. R. Alcorn, Alcorn & Associates Limited, 1 Valleywood Drive, Suite 1A, Markham, L3R 5L9, dated May 30, 2003, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT staff continue to review refinements to the draft OPA 604 and draft amendments to By-law 1-88 and finalize the drafts as appropriate;
2. THAT the final amendments be brought forward to Council for adoption on June 23, 2003.

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**OFFICIAL PLAN AMENDMENT FILE OP.02.022  
ZONING BY-LAW AMENDMENT FILE Z.02.079  
MAPLEVIT ESTATES INC.  
REPORT #P.2003.29**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 2, 2003, be approved;
- 2) That the zoning by-law implement the Draft Plan of Subdivision layout as shown in Attachment 2; and

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- 3) That the deputation of Ms. Rosemarie Humphries, Weston Consulting Group Inc., on behalf of the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.02.022 (Maplevit Estates Inc.) BE APPROVED and that the implementing Official Plan Amendment redesignate the subject lands from "Office Commercial" to "Medium Density Residential" and include the appropriate development policies.
2. THAT Zoning Amendment File Z.02.079 (Maplevit Estates Inc.) BE APPROVED IN PRINCIPLE and that the development standards be included in the implementing zoning by-law to be brought forward for Council's consideration, together with the required draft plan of subdivision application 19T-03V04.

**11** **OFFICIAL PLAN AMENDMENT FILE OP.02.009  
ZONING BY-LAW AMENDMENT FILE Z.02.037  
DANLAUTON HOLDINGS LTD.  
REPORT #P.2002.39**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 2, 2003, be approved;
- 2) That the deputation of Mr. Remo Agostino, Weston Consulting Group Inc., on behalf of the applicant, be received; and
- 3) That the written submission of Mr. John Corbett, Director, Planning & Land Development Services, City of Brampton, 2 Wellington Street West, Brampton, L6A 4R2, dated May 29, 2003, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment application OP.02.009 and Zoning By-law Amendment application Z.02.037 (Danlauton Holdings Ltd.) BE REFUSED.

**12** **SITE DEVELOPMENT FILE DA.02.046  
NORWOOD PLAZA INC.  
REPORT # P.1998.1**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 2, 2003, be approved;
- 2) That the following be approved in accordance with the memorandum from the Director of Community Planning, dated June 2, 2003:

**“That the location and configuration of the loading facility for Building “B” be resolved to the satisfaction of the Engineering Department;”**

- 3) That the deputation of Mr. Brian Martin, A. Baldassarra Architect Inc., on behalf of the applicant, be received; and**
- 4) That the coloured renderings, submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the elevations for Buildings “C” and “D”, and the rear elevations for Buildings “A” and “B”, for Site Plan Application DA.02.046 (Norwood Plaza Inc.) BE APPROVED, subject to the final elevations and plans addressing the outstanding matters set out in this report.
2. THAT the location and configuration of the loading facility for Building "B" be resolved to the satisfaction of the Engineering Department.

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**SITE DEVELOPMENT FILE DA.02.071  
JEWISH RUSSIAN SPEAKING COMMUNITY OF TORONTO**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 2, 2003:**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.071 (Jewish Russian Speaking Community of Toronto) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
  - i) the final site plan and building elevations, including signage, shall be approved by the Commissioner of Planning;
  - ii) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
  - iii) the final site grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
  - iv) parking, access, and on-site circulation shall be approved by the Engineering Department and the Region of York;
  - v) that the required road widenings, site triangle and 0.3m reserves shall be dedicated to the Region of York, free of all charge and encumbrances.
  - vi) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied; and,
  - vii) the variances required to implement the site plan, shall be approved by the Committee of Adjustment, and be final and binding.

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**SITE DEVELOPMENT FILE DA.02.044  
JOHN ROMANO (ROMANO DISPOSAL SERVICES INC.)**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 2, 2003, be approved;
- 2) That the deputation of Mr. Brian Martin, A. Baldassarra Architect Inc., on behalf of the applicant, be received; and
- 3) That the coloured renderings, submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends

THAT the building elevations for Site Development Application DA.02.044 (John Romano) BE APPROVED.

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**SITE DEVELOPMENT FILE DA.03.017  
BELFIN CANADA INC.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 2, 2003, be approved; and
- 2) That the coloured renderings, submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.03.017 (Belfin Canada Inc.) BE APPROVED.

16

**SITE DEVELOPMENT FILE DA.03.020  
JANE-LOCKE PROPERTIES LTD.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 2, 2003, be approved; and
- 2) That the coloured renderings, submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.03.020 (Jane-Locke Properties Ltd.) BE APPROVED.

**17**

**ZONING BY-LAW AMENDMENT FILE Z.02.041  
SITE DEVELOPMENT FILE DA.02.038  
ROYBRIDGE HOLDINGS LIMITED  
REPORT #P.2002.45**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 2, 2003, be approved, subject to inserting the phrase “and the Local Councillor” at the end of Clause 2. i); and**
- 2) That the following deputations and written submission, be received:**
  - a) Ms. Elvira Caria, Vellore Woods Ratepayers Association, 15 Bunting Drive, Woodbridge, L4H 2E8, and written submission dated June 2, 2003; and**
  - b) Mr. Sam Speranza, on behalf of the applicant.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.02.041 (Roybridge Holdings Limited) BE APPROVED, subject to the following:
  - i) That the zoning by-law rezone the lands to C3 Local Commercial Zone; with the appropriate exceptions to implement the approved site plan.
  - ii) That the zoning by-law for the lot to be created by Consent Application B38/03 not be enacted until Council has approved a site plan.
2. THAT Site Development Application DA.02.038 (Roybridge Holdings Limited) BE APPROVED, subject to the following:
  - i) the site plan and elevations shall be to the satisfaction of the Commissioner of Planning.
  - ii) the site grading plan and parking study shall be to the satisfaction of the Engineering Department.
  - iii) the landscaping plan shall be to the satisfaction of the Urban Design Department.
  - iv) access to Weston Road shall be approved by the Region of York.

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**ZONING BY-LAW AMENDMENT FILE Z.02.056  
CLIFF WILCOX  
REPORT #P.2002.53**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 2, 2003:**

**Recommendation**

The Commissioner of Planning recommends:



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1. THAT Zoning By-law Amendment application Z.02.056 (Cliff Wilcox) BE APPROVED, subject to the following:
  - a) That the implementing zoning by-law:
    - i) rezone the subject lands from A Agricultural Zone to C3 Local Commercial Zone; and,
    - ii) provide any necessary exceptions to implement the approved site plan;
  - b) That prior to the enactment of the zoning by-law, Council shall have approved a site development application for the subject lands.

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**ELECTRONIC BULLETIN BOARD SIGN  
CHABAD LUBAVITCH  
CITY OF VAUGHAN**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Mayor Di Biase, dated June 2, 2003:

**Recommendation**

The Mayor recommends that the City of Vaughan indemnify the Region for all claims attributable to the encroachment of the electronic bulletin board of Chabad Lubavitch at the corner of Bathurst Street and Chabad Gate.

20

**FOREST FOUNTAIN DRIVE  
PROPOSED 40 KM/HR SPEED LIMIT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Jackson, dated June 2, 2003:

**Recommendation**

Councillor Linda D. Jackson recommends:

THAT the speed limit on Forest Fountain Drive be reduced to 40km/hr. between Rutherford Road and Sunset Ridge, and

THAT staff proceed immediately with installation of appropriate signage.

21

**NAPA VALLEY AVENUE AND SONOMA BOULEVARD  
3-WAY STOP CONTROL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Jackson, dated June 2, 2003:

**Recommendation**

Councillor Linda Jackson recommends:

That a 3-way stop control be installed at the intersection of Napa Valley Avenue and Sonoma Boulevard.

**22                      ONTARIO CONFEDERATION OF SICILY – REQUEST FOR SPACE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Community Services, dated June 2, 2003, be approved;
- 2) That space be provided at the location identified as the former C.M.H.C. Blue Willow site; and
- 3) That prior to allocating the space, that a report be provided addressing the space requirements and the cost implications.

**Recommendation**

The Commissioner of Community Services recommends:

That the following report be received for information.

**23                      VAUGHAN MILLS ROAD OPERATIONAL SAFETY REVIEW**

The Committee of the Whole recommends:

- 1) That the following report of the Commissioner of Engineering and Public Works, dated June 2, 2003, be received;
- 2) That staff proceed immediately with the installation of two speed humps, one between #36 and #40 Vaughan Mills Road and the second between #92 and #98 Vaughan Mills Road, and that one raised pedestrian crossing be installed immediately south of the Vaughan Mills bridge, before the first residential driveway, following endorsement at a public meeting to take place no later than Friday, June 20, 2003, and publication of the required Notice of Completion in two separate editions of the Vaughan Citizen, as per the Environmental Assessment Act;
- 3) That sections of raised, landscaped, centre medians be installed from the north end of Vaughan Mills bridge to just north of Humberview Drive;
- 4) That measures be undertaken to improve guidance to motorists through upgraded signage (steep grade, hidden intersection, speed advisory) and relocation of deficient signs between Roselawn Drive and Humberview Drive;
- 5) That stop bars be installed at the intersection of Royalpark Way;
- 6) That pavement reflectors be installed on Vaughan Mills Road, from Langstaff Road to the north end of the Vaughan Mills bridge;
- 7) That the draft report entitled “Vaughan Mills Road – Roselawn Drive to Langstaff Road Operational Safety Review” by SRM Associated Ltd., dated May 17, 2003, be received; and
- 8) That the written submission of Mr. Derek Kowlessar, dated June 1, 2003, be received.

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That this report be received for information;

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2. That the draft report entitled "Vaughan Mills Road – Roselawn Drive to Langstaff Road Operational Safety Review" by SRM Associates Ltd. dated May 17, 2003, be received;
3. That the necessary by-law be enacted to prohibit parking any time on the west side of Vaughan Mills Road from 308 Vaughan Mills Road to Humberview Drive; and
4. That a public meeting be held on the implementation of three speed humps on Vaughan Mills Road, and that should the humps be endorsed a Notice of Completion be posted in two separate editions of the Vaughan Citizen as per the Environmental Assessment Act, and the speed humps be constructed as soon as possible.

**24**

**DRAFT PLAN OF SUBDIVISION FILE 19T-02V09  
LANGSTAFF CONTWO INVESTMENTS LIMITED  
REPORT #P.2003.4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 2, 2003:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Draft Plan of Subdivision 19T-02V09 (Langstaff Contwo Investments Limited), prepared by Bousfield, Dale-Harris, Cutler & Smith Inc., dated January 31, 2003, BE DRAFT APPROVED, subject to the conditions set out in Attachment No. 1.
2. For the purposes of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid for the plan in accordance with the approved "Cash-in-Lieu of Parkland Policy".
3. That the following resolution be passed allocating sewage capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Draft Approved Plan of Subdivision 19T-02V09 (Langstaff Contwo Investments Limited) be allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water capacity from Pressure District No. 6 of the York Water Supply System, for a total of 20 residential units or an equivalent of 62 persons following the execution of a subdivision agreement to the satisfaction of the City."

**25**

**NO PARKING ON WEST SIDE OF 270 CHRISLEA ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Di Vona, dated June 2, 2003:**

**Recommendation**

Councillor Bernie DiVona recommends that:

"No Parking" be implemented on Chrislea Road on the west side, beginning at the corner of Carlauren Road and Chrislea Road up to the north property of 270 Chrislea Road.

**26      DRAINAGE CONCERNS – FRAN DRIVE, HURRICANE AVENUE, AND GORDON DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 2, 2003:

**Recommendation**

The Commissioner of Engineering and Public Works recommends that this report be received for information.

**27                                      ONTARIO DISABILITIES ACT**

Regional Councillor Frustaglio requested an update on the Ontario Disabilities Act.

The foregoing matter was brought to the attention of the Committee by Regional Councillor Frustaglio.

**28                                      DEPUTATION – MR. PAUL DE BUONO  
                                         WITH RESPECT TO “PRIDE IN THE CITY OF VAUGHAN”**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Paul De Buono, 9983 Keele Street, Suite 105, Maple, L6A 1R6, and written submission dated June 2, 2003, be received and referred to staff for a report to the Council meeting of June 9, 2003; and
- 2) That deputation of Ms. Cheryl Cooke Harrington, Co-Chair, Pride York Region, Box 182, Markham, L3P 3J7, be received.

**29                                      DEPUTATION – MR. RENATO VANIN  
                                         WITH RESPECT TO LOT GRADING CONCERNS ON NOVAVIEW CRESCENT**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Renato Vanin, 180 Novaview Crescent, Woodbridge, L4L 9L8, and photograph submitted, be received and referred to staff for a report to the Council meeting of June 9, 2003, addressing the lot grading and drainage concerns raised;
- 2) That staff provide a report addressing the issue of rear yard catch basins;
- 3) That the deputation of Mr. Rocco Scono, 192 Novaview Crescent, Woodbridge, L4L 9L8 be received; and
- 4) That the written submission of Mr. Joe Porcelli, 198 Novaview Crescent, Woodbridge, L4L 9L8, dated June 2, 2003, be received.

**30                                      DEPUTATION – MR. MICHAEL GOLDBERG  
                                         WITH RESPECT TO CENTRE STREET LAND USE STUDY  
                                         & 1304 CENTRE STREET FILE NO. 15.92**

The Committee of the Whole recommends that the deputation of Mr. Michael Goldberg, Armstrong Goldberg Hunter, 9251 Yonge Street, Suite 302, Richmond Hill, L4C 9T3, and written submission dated May 28, 2003, be received.

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The Committee of the Whole passed the following resolution:

That a closed session of Committee of the Whole be convened for the purpose of discussing the following matters:

- i) the security of the property of the City or local board;
- ii) personal matters about an identifiable individual including municipal or local board employees;
- iii) a proposed or pending acquisition or disposition of land by the municipality or local board;
- iv) labour relations or employee negotiations;
- v) litigation or potential litigation, including matters before administrative tribunals, affecting the City or local board;
- vi) the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- vii) a matter in respect of which Council, boards, Committee or other body has authorized a meeting to be closed under an Act of the Legislature or an Act of Parliament.

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The meeting adjourned at 3:50 p.m.

Respectfully submitted,

Councillor Mario G. Racco, Chair