

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015**

Item 10, Report No. 26, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 23, 2015, as follows:

***By taking no action on the report of the Commissioner of Planning, dated June 16, 2015;***

By approving the following:

That staff report back in Q4 2015 on their progress on this matter; and

That the follow Communications be received:

- C3. Mr. Jeff Greene, Weston Consulting, Millway Avenue, Vaughan, dated June 15, 2015;**
- C5. Mr. Alan Heisey, Papazian Heisey Myers Barristers & Solicitors, King Street West, Toronto, dated June 16, 2015;**
- C7. Ms. Rosemarie Humphries, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated June 16, 2015;**
- C14. Commissioner of Planning, dated June 18, 2015; and**
- C30. Ms. Amber Stewart, Amber Stewart Law, First Canadian Place, Toronto, dated June 22, 2015.**

*Regional Councillor Di Biase declared an interest with respect to this matter insofar as it relates to Block 27, as his children own land in Block 27 given to them by their maternal Grandfather, and did not take part in the discussion or vote on the matter.*

*Regional Councillor Ferri declared an interest with respect to this matter, as his son is employed by a legal firm that represents landowners within the study area, and did not take part in the discussion or vote on the matter.*

*Regional Councillor Rosati declared an interest with respect to this matter insofar as it relates to correspondence submitted from Di Poce Management, as he is a named defendant in a lawsuit by Di Poce Management, and did not take part in the discussion or vote on the matter.*

**10 NATURAL HERITAGE NETWORK INVENTORY AND IMPROVEMENTS,  
STUDY COMPLETION AND RECOMMENDATIONS  
AMENDMENT TO THE VAUGHAN OFFICIAL PLAN 2010  
FILE #25.5.4  
WARDS 1 TO 5**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 23, 2015;**
- 2) That the following deputations and Communications be received:**
  - 1. Ms. Kataryna Sliwa, Davies Howe Partners, Spadina Avenue, Toronto, and Communications C13, dated April 13, 2015, C14, dated June 15, 2015, C15, dated April 13, 2015, and C20 dated June 15, 2015;**
  - 2. Mr. Rom Kaubi, Preserve Thornhill Woods Association, Ner Israel Drive, Thornhill; and**
  - 3. Ms. Gloria Marsh, York Region Environmental Alliance, Dariole Drive, Richmond Hill; and**
- 3) That the following Communications be received:**

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- C2 Ms. Lezlie Phillips, Liberty Development, Steelcase Road, Markham, dated June 11, 2015;**
- C3 Mr. Billy Tung, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 15, 2015;**
- C4 Mr. Mark McConville, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated June 15, 2015;**
- C8 Mr. Don Given, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 16, 2015;**
- C9 Mr. Jason Park, Devine Park LLP, Yonge Street, Toronto, dated June 15, 2015;**
- C11 Mr. Jeff Greene, Weston Consulting, Millway Avenue, Vaughan, dated June 15, 2015;**
- C12 Ms. Courtney Heron-Monk, Weston Consulting, Millway Avenue, Vaughan, dated June 15, 2015;**
- C16 Mr. Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated June 15, 2015;**
- C17 Mr. Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated June 15, 2015;**
- C18 Mr. Cam Milani, Milani Group, dated June 15, 2015;**
- C19 Mr. Tim Jessop, Weston Consulting, Millway Avenue, Vaughan, dated June 15, 2015;**
- C21 Commissioner of Planning, dated June 16, 2015;**
- C22 Ms. Deb Schulte, dated June 16, 2015;**
- C23 Mr. Daniel Belli, M.A.M. Group Inc., Dufferin Street, Vaughan, dated June 16, 2015;**
- C24 Mr. Daniel Belli, M.A.M. Group Inc., Dufferin Street, Vaughan, dated June 16, 2015;**
- C25 Mr. Daniel Belli, M.A.M. Group Inc., Dufferin Street, Vaughan, dated June 16, 2015;**
- C26 Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 15, 2015; and**
- C27 Commissioner of Planning, dated June 16, 2015.**

**Recommendation**

The Commissioner of Planning in consultation with the Acting Director of Policy Planning recommends:

1. THAT the report to the Committee of the Whole of April 14, 2015 (Item 1, Report No. 17) forming Attachment 3 to this report BE RECEIVED;
2. THAT the final consultant's report, "Phase 2-4 Natural Heritage Network Study, City of Vaughan", forming Attachment 1 to this report as prepared by North-South Environmental Inc., BE APPROVED, subject to the policy changes set out in Attachment 2 being incorporated into the consultant's report;
3. THAT the recommended amendments to the policies and Schedule 2 "Natural Heritage Network" to the Vaughan Official Plan Volume 1 (VOP 2010), set out in Attachment 2, be endorsed and that the resulting implementing amendment, which reflects the additional period of consultation, be brought forward for adoption by Council, subject to final staff review, for approval by York Region and the Ontario Municipal Board (OMB), as required;
4. THAT staff continue to update the Natural Heritage Network database through the ongoing addition of information to: Characterize habitat type and habitat quality; to inform progress in meeting ecosystem targets; track modifications resulting from the development application review process; and in doing so seek out partnerships in the municipal, agency, non-government and academic sectors to participate in maintaining and enhancing the database;

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5. THAT staff report to Council regarding the development of a management, restoration and land stewardship program to identify potential ecological restoration and stewardship projects, in consultation with appropriate City departments and partner agencies, to identify implementation options and funding strategies on a project by project basis;
6. THAT staff, in consultation with stakeholders, develop a habitat compensation protocol and guidelines based on the habitat compensation principles identified in the report forming Attachment 3 to this report as a supporting tool to implement the previously endorsed policies of the VOP 2010 on habitat compensation regarding the Natural Heritage Network and to identify the main elements of the protocol and guidelines; and that such measures be developed through the Secondary Plan process currently underway for the New Community Areas, and that the resulting draft protocol and guidelines be brought forward for Council consideration as part of or coincident with the Secondary Plan approval processes; and
7. THAT Schedule 13 (Land Use) to VOP 2010 be amended accordingly to revise the Natural Areas designation and be included in the implementing amendment.

#### **Contribution to Sustainability**

Two specific action items in Green Directions Vaughan (2009), the City's Community Sustainability and Environmental Master Plan, relate to the need to complete a natural heritage system.

*1.3.2. Through the development of the City's new Official Plan, and in partnership with the Toronto and Region Conservation Authority, ensure protection of remaining natural features and explore opportunities for habitat restoration in headwater areas, along riparian corridors, and around wetlands.*

*2.2.4. Develop a comprehensive Natural Heritage Strategy that examines the City's natural capital and diversity and how best to enhance and connect it. As part of this action:*

- *Develop an inventory of Vaughan's natural heritage, and identify opportunities for habitat restoration;*
- *Ensure that policies in the City's new Official Plan protect all ecological features and functions as per current provincial and regional policies, and also include consideration for locally significant natural features and functions;*
- *Develop policies to create opportunities for near urban agriculture within Vaughan's rural areas, through policies described in the City's new Official Plan.*

The refinement of the Natural Heritage Network and development of a stewardship strategy in Phases 2 through 4 of the Natural Heritage Network Study are key elements that support Green Directions Vaughan.

Consistent with Green Directions Vaughan, the Environmental policies in Chapter 3 of VOP 2010 direct that appropriate studies be undertaken to determine the precise limits of "natural heritage features and any additions to the mapped network". VOP 2010 is also consistent with the York Region Official Plan, which directs local municipalities to develop local greenlands systems.

#### **Economic Impact**

The budget for undertaking the Natural Heritage Network Study was included in the 2011 Capital Budget (PL-9025-11) on the basis of a two part allocation. Phase 1 was treated as a stand-alone project and was funded in the amount of \$52,400. In the 2012 Capital budget, the funding for

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Phases 2, 3, and 4 was approved at \$199,700. The total budget for the preparation of the Natural Heritage Network Study was \$252,100. A contract Change Order was approved by Council on September 2, 2014 in the amount of \$46,372.36, for the purposes of completing the Natural Heritage Network Study, recognizing the interest from stakeholders for more detailed consultation. This Change Order also addressed the need for additional work taking into account the approval of the City-adopted amendments to the Vaughan Official Plan 2010. The contract change order was funded based on: (i) the balance remaining from the existing Capital Project (PL-9025-11) in the amount of \$28,299.64; and (ii) additional funds in the amount of \$18,072.72, sourced 40% or \$7,229.09 from City-Wide Development Charges (CWDC) – Management Studies and 60% or \$10,843.63 from the 2014 Policy Planning Operating Budget – Professional Fees.

**Natural Heritage Network Study- PL-9025-11**

Phase 1 Budget (approved in 2011)	52,400
Phase 2, 3, 4 Budget (approved in 2012)	199,700
Change Order (approved in 2014)*	<u>18,073</u>
Total Budget	270,173
Less: Commitments/Expenses to Date	243,877
(includes 1.76% HST)	
3% administration fees	<u>7,316</u>
Remaining Budget	18,980

\* Note: 40% funded by City-Wide Development Charges (CWDC)- Management Studies and 60% by Policy Planning 2014 Operating Budget- Professional Fees

**Communications Plan**

A communications and public consultation plan was implemented as part of the process of conducting Phases 2 to 4 of the Natural Heritage Network Study. A summary of the stakeholder and broader public consultation processes and resulting outcomes was provided in the staff report to the Committee of the Whole (Public Hearing) on June 17, 2014 and in the staff report to the Committee of the Whole on April 14, 2015 (Attachment 3).

**Purpose**

The purpose of this report is to obtain approval of recommended amendments to select policies of Chapter 3 (Environment) and Schedule 2 of the VOP 2010 and to proceed with the finalization of the implementing official plan amendment for Council’s adoption; and in the case of Schedule 2, which is under OMB appeal, to support its timely approval which in turn will result in withdrawal or scoping OMB appeals. The amendment to VOP 2010 is a result of ongoing consultation with stakeholders to resolve policy issues raised through correspondence and through deputations following the staff report and presentation to the April 14, 2015 Committee of the Whole meeting.

**Background - Analysis and Options**

**Executive Summary**

The details of the amendment to VOP 2010 set out in Attachment 2 forms the main content of this report. The covering staff report provides the following background information:

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- The background as reflected in the Council action of April 21, 2015;
- A brief outline of the NHN Study milestones and deliverables;
- A summary of further stakeholder consultations following the staff report to the meeting of the Committee of the Whole on April 14, 2015; and
- The City's approach to preparing a habitat compensation protocol for future consideration by Council.

#### Background

The completion of the NHN Study was the subject of a staff report to the April 14, 2015 meeting of the Committee of the Whole (Item 1, Report No. 17) and included recommended amendments to Schedule 2 and the policies of VOP 2010. (See Attachment 3.) There was discussion at the meeting over concerns raised by stakeholders in respect of a number of issues. The Committee discussed the importance of completing the Study, but also sought additional time to work towards a resolution of concerns raised in the submissions. In consideration of this input and the resulting discussion Committee adopted the following recommendation:

That the report along with all communications, deputations and the related presentation be referred to staff for further review and brought back to a June 2015 meeting of the Committee of the Whole for consideration.

This recommendation was ratified by Council on April 21, 2015. This report provides an update on the status of deliberations with the stakeholders to-date and recommends further action leading to the adoption of the implementing official plan amendment, the approval of the Natural Heritage Network Study and the implementation of measures identified therein.

#### 1. NHN Study Milestones

The Committee of the Whole staff report of April 14, 2015 summarized the findings of the Natural Heritage Network (NHN) Study. This included:

- A description of the public consultation process, including City responses to the submissions received during the public comment period following the staff report and presentation to the June 17, 2014 meeting of the Committee of the Whole (Public Hearing);
- Documentation of specific changes to the mapping information and notations recommended for Schedules 2, 2A, 2B and 2C;
- Amendments to Schedule 2 (Natural Heritage Network) and the environmental policies of VOP 2010, following extensive stakeholder and agency consultation, to improve the implementation of VOP 2010, to guide efficient urban growth and improve the ecological viability of the NHN;
- Identification of key aspects of a long-term management, restoration, land stewardship and compensation programs for the NHN for the purposes of reporting back to Council on the development of implementation measures; and
- A comprehensive GIS database of the NHN and component features that can be used immediately by Development Planning staff in the review of applications, to be shared with other City departments, and as critical base information to implement a long-term management, restoration and land stewardship program.

All four phases of the NHN Study are complete. The remaining revisions to the policies and to Schedule 2, as set out in Attachment 2 to this report, will be incorporated into the final consulting team report.

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#### 2. Further Stakeholder Consultations and Resolution of Issues

In response to Council direction of April 21, 2015, City staff met with stakeholders on the following dates to discuss further revisions to clarify the intent of the amendments:

- May 1, 2015;
- May 15, 2015;
- May 25, 2015; and
- May 26, 2015.

The policy discussions on the above dates were a continuation of consultations that were initiated on April 9, 2015 in advance of the April 14, 2015 meeting of the Committee of the Whole. A stakeholder submission dated April 30, 2015 provided a list of issues, which were used as the basis for further consultations.

Attachment 2 identifies the elements of the amendment and discusses the purpose of each. Of the issues raised in the correspondence, 11 have been resolved. These issues are identified in Attachment 2 as:

- Item 1 by the addition of a notation on Schedules 2A, 2B and 2C;
- Item 5 to clarify the policy equating Core Features to key natural heritage features and key hydrologic features in the Provincial Plan areas;
- Item 7 to clarify the policy permitting infrastructure projects in Core Features;
- Item 10 to clarify a new policy describing Enhancement Areas not depicted on Schedule 2;
- Item 12 to add a policy that the minimum vegetation protection zone that applies within the Greenbelt Plan and Oak Ridges Moraine Conservation Plan areas is not required to extend beyond these Provincial Plan boundaries;
- Item 14 to clarify a new policy that introduces the term, headwater drainage features (HDFs);
- Item 15 to clarify the assessment of other wetlands;
- Item 18 by adding standard reporting documents for the evaluation of sensitive surface water features;
- Item 24 by adding a definition of “negative impact”;
- Item 28 to further revise the definition of “waterbody”; and
- Item 29 to further revise the definition of “woodland”.

The following policy areas have been revised by the City based on the consultations with the stakeholders, but do not necessarily reflect a resolution of their issues. The City’s responses were informed by consultation with York Region, the Toronto and Region Conservation Authority, and local municipalities. These include:

- A revision to the definition of “valley and stream corridors” in relation to significant valleylands; and
- Revising woodland compensation policies with the objective of achieving net gain in woodland area, rather than a net ecological gain to the Natural Heritage Network.

These issues are discussed below.

#### a) Valley and Stream Corridors

Concerns were heard regarding the VOP 2010 policies that valley and stream corridors are equivalent to significant valleylands under the Provincial Policy Statement (PPS2014) and in the

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Greenbelt Plan and Oak Ridges Moraine Conservation Plan areas. In response, the City is amending the definition of valley and stream corridor as shown in Item 27 in Attachment 2. The revision continues to equate valley corridors to significant valleylands, and recognizes that stream corridors are evaluated in accordance with the policies of the VOP 2010, which in turn recognizes the jurisdiction of the Toronto and Region Conservation Authority. The City recognizes that this provides more protection to valleylands in the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan areas in two respects:

- In the two Provincial Plans, there may be instances of valley corridors that do not meet the technical criteria for significant valleylands as articulated in the technical papers for these Plans;
- In the case of the Greenbelt Plan, the City requires a minimum 30 metre vegetation protection zone to valleylands whereas the Greenbelt Plan is silent on this matter.

The concerns regarding this approach expressed to the City are summarized below:

- A blanket statement equating valley corridors to significant valleylands is opposed in principle;
- Landowners/developers prefer to defer to the Greenbelt Plan and Oak Ridges Moraine Conservation Plan regarding valley and stream corridors in these Provincial Plan areas;
- There may be more restrictive policies regarding the siting of infrastructure in significant valleylands;
- Small valley corridors, for which a top of bank can be staked, should not be elevated to the status of Provincially significant; and
- Valley corridors as defined by the Toronto and Region Conservation Authority include contiguous natural areas to define the feature extent, which differs from the language in the Greenbelt Plan and Oak Ridges Moraine Conservation Plan.

The City's approach is based on the following principles:

- In an urbanizing municipality such as Vaughan, valley and stream corridors are the critical protected components of the Natural Heritage Network, being the natural heritage system in Vaughan. As noted in the definition for "significant" in the Provincial Policy Statement 2014, it is preferred that valley and stream corridors be valued as "ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*".
- Valley and stream corridors are protected according to Ontario Regulation 166/06, which is administered by the TRCA.
- Identifying valley corridors as significant valleylands in the urban area does not create further restrictions for development and policies are in place to allow for modifications to watercourses and to valleylands in specific circumstances.
- It is recognized that the valley and stream corridor policies exceed those in the Provincial Plans, and the Province and Region accept that local municipal official plans may be more restrictive.

#### b) Woodlands and Woodland Compensation

The City has clarified the approved VOP 2010 policies that allow for woodlands, that meet the definition of a woodland and do not meet tests of a significant woodland in the Region Official Plan, to be modified subject to compensation. Recent revisions to the policies, being policies 3.3.3.3 and 3.3.3.4, are intended to recognize some stakeholder concerns:

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- Text has been added to the definition of a woodland to exclude certain species from the calculation of stem densities. The City recognizes the consequence of such a change will be the reduction in woodland areas that will meet the definition of a woodland. This text is consistent with the definition of a woodland in the York Region Official Plan.
- The reference to woodland compensation has been revised to provide a net gain in woodland area, rather than a net gain to the Natural Heritage Network. This revision does not exclude compensation from being located in the Greenbelt Plan or Oak Ridges Moraine Conservation Plan areas.

Remaining concerns expressed to the City are provided below:

- The threshold size for defining a woodland remains unchanged at 0.2 hectares;
- Identifying woodlands as Core Features implies that they are *de facto* significant;
- Landowners/developers prefer an explicit recognition that woodland compensation can occur in the Greenbelt Plan and Oak Ridges Moraine Conservation Plan areas; and
- The City does not accept woodland compensation in areas verified as Core Features, including their appropriate vegetation protection zone.

The changes proposed by staff allow for the following issues to be addressed based on the landscape context in which compensation is being calculated:

- The principle of equivalence is particularly important to justify habitat compensation to ensure that the City is replacing “like for like”.
- The intent of the woodlands compensation policy is not to justify woodland removals, but to recognize that some isolated woodlands surrounded by development will experience habitat degradation. In such cases where smaller, isolated woodlands cannot be included in the sustainable urban design of a community, and to avoid City costs to manage such woodlands, the woodland compensation policies allow for the replacement of woodlands, ideally adjacent to confirmed Core Features to improve the ecological viability of the Natural Heritage Network.
- Parameters such as size, habitat condition and landscape context should be used to demonstrate an improvement to the Natural Heritage Network and identify the best ecological options for compensation. This approach does not exclude compensation from being located in the Provincial Plan areas, but places the onus on identifying the best options to improve the Natural Heritage Network.

In summary, the Amendment provides for the following revisions to VOP 2010:

- Adds five new definitions;
- Amends 3 existing definitions;
- Deletes one definition;
- Amends 11 existing policies;
- Adds three new policies; and
- Requires three technical amendments to address changes to policy numbers and definitions.

In general, the revisions reflect refinements that clarify the policy intent and implementation of the VOP 2010.

### 3. Habitat Compensation

The City proposes to develop a habitat compensation protocol for Council consideration to assist in the interpretation of the select policies that contemplate modification of Core Features subject

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to compensation. The following policies in VOP 2010 address the modification of Core Features subject to compensation:

- Policy 3.2.3.7 regarding specific projects permitted in Core Features, such as for infrastructure;
- Policy 3.3.1.4 regarding public works in valley and stream corridors and policy 3.3.1.5 regarding alterations to watercourses;
- Policy 3.3.2.2 regarding wetland compensation for wetlands that are not Provincially significant or Provincial Plan area wetlands; and
- Policies 3.3.3.3 and 3.3.3.4 regarding woodland compensation for woodlands that do not meet tests of significance set out in the Region Official Plan.

One of the concerns identified by the stakeholders was that the compensation protocol would take place in a context where public participation might be limited. On this basis it was suggested that the implementing amendment should not be adopted. Staff has proposed an alternative which is reflected in Recommendation 6. It is recommended that the development of the implementing compensation protocol and guidelines take place through the Block 27 and Block 41 Secondary Plan process. This would provide a concurrent public process that would inform the development of the implementing protocol and guidelines. This approach allows for the practical testing of the alternatives in the context of these active processes both of which provide different conditions and opportunities. On this basis the amendment can proceed independently, while providing for a rigorous process to develop and test the implementing compensation protocol.

Having addressed compensation for select policies in VOP 2010, it is the City's preference to identify the elements of the compensation protocol through the Secondary Plan process for Blocks 27 and 41. This functions as a public process to evaluate details of a City-wide compensation protocol.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

The Natural Heritage Network Study report is consistent with the Vaughan Vision 2020 Strategic Plan, through the following initiatives, specifically:

Service Excellence:

- Lead & Promote Environmental Sustainability

Management Excellence:

- Manage Growth & Economic Well Being
- Demonstrate Leadership & Promote Effective Governance

This report is consistent with the priorities previously set by Council.

#### **Regional Implications**

Policies in the ROP 2010 support the efforts of local municipalities to identify local greenlands systems. York Region staff was consulted during the study process. York Region is the approval authority for amendments to the VOP 2010 that will be adopted as a result of this study.

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#### Conclusion

The NHN Study has involved policy analysis, field studies and ecological research undertaken from 2011 to 2015; and throughout the process, public and landowner consultation was undertaken. The recommendations herein are directly related to the key Study deliverables and respond to the Council direction of April 21, 2015.

Much progress has been made in responding to the policy concerns identified by the stakeholders. The areas where agreement has been achieved to-date are identified in the report and referenced to the pertinent item in Attachment 2; and commentary has been provided in respect of the areas where full consensus has not been reached. Staff recommend that the City proceed with the approval of the amendment as cited above and that the amendment proceed to adoption. The adoption of the amendment is targeted for the September 2015 Council meeting.

While full consensus has not been reached, staff is of the opinion that it is appropriate to move ahead with the approval of the NHN Study and adoption of the resulting Official Plan Amendment. This will clarify the City's position on a number of matters relating to Chapter 3 – Environment of VOP 2010, which are largely approved and in effect. This will further inform development applications, moving forward and will address issues raised by York Region respecting the need to provide for changes to Schedule 2 of VOP 2010 and the addition of Schedules 2a, 2b and 2c. Also, there are implementation measures arising from the NHN Study that should be pursued such as the stewardship strategy. The development of the compensation protocol and guidelines will benefit from being considered in conjunction with the Blocks 27 and 41 Secondary Plans.

On this basis, the measures set out in the Recommendation Section of this report are recommended for adoption.

#### Attachments

1. Phase 2-4 Natural Heritage Network Study, City of Vaughan. Prepared by North-South Environmental Inc. March 2015.
2. Details of the Amendment to the VOP 2010.
3. Covering Staff Report to the April 14, 2015 Meeting of the Committee of the Whole (Item 1, Report No. 17, save and except for Attachment 1 thereto – see Attachment 1 to this report).

#### Report prepared by:

Tony Iacobelli, Senior Environmental Planner, ext. 8630

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

*Regional Councillor Ferri declared an interest with respect to the foregoing matter, as his son is employed by a legal firm that represents landowners within the study area, and did not take part in the discussion or vote on the matter.*

*Regional Councillor Rosati declared an interest with respect to this matter insofar as it relates to correspondence submitted from Di Poce Management, as he is a named defendant in a lawsuit by Di Poce Management, and did not take part in the discussion or vote on the matter.*

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*Regional Councillor Di Biase declared an interest with respect to this matter insofar as it relates to Block 27, as his children own land in Block 27 given to them by their maternal Grandfather and did not take part in the discussion or vote on the matter.*

*Councillor lafrate declared an interest with respect to this matter insofar as it relates to Lucia Milani, as she has learned that Lucia Milani has submitted a Compliance Audit request of her Municipal Election Campaign Finances, and did not take part in the discussion or vote on the matter.*