



TOWNSHIP OF WEST LINCOLN
PLANNING/BUILDING/ENVIRONMENTAL
COMMITTEE AGENDA



MEETING NO. NINE HELD: Monday, November 1, 2010, Township Administration Building, 318 Canborough Street, Smithville – 6:30 p.m.

1. **CHAIR:** Alderman John Glazier

2. **DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST:**

NOTE: **PUBLIC MEETINGS UNDER THE PLANNING ACT**

Planning Meetings required under the Planning Act will commence at 6:30 P.M.

- (a) Zoning By-law Amendment – Roy & Elise Farrell & Charles Farrell (File Nos. 1601-011-10 & 1601-012-10)
- (b) Zoning By-law Amendment – Jean Martin (File No. 1601-008-10)

3. **REQUEST TO ADDRESS ITEMS ON THE AGENDA:**

Chair to inquire if there are any members of the public present who wish to address any items on the Planning/Building/Environmental Committee Agenda.

4. **APPOINTMENTS:**

There are no appointments.

5. **CONSENT AGENDA ITEMS:**

All items listed below are considered to be routine and non-controversial and will be approved by one resolution. There will be no separate discussion of these items unless a Council Member requests it, in which case the item will be removed from the consent resolution and considered immediately following adoption of the remaining consent agenda items.

(a) **ITEM P117-10**

- (1) Recommendation Report PD-148-10 – Exemption from Part Lot Control – 676658 Ontario Inc. (Georgakakos) – Lot 8 and Lot 110, Plan 30M-372, Anastasio Estates – Phase IV
- (2) Recommendation Report PD-150-10 – Signing Authority for the Johnson Consent Warning Clause Agreement
- (3) Recommendation Report PD-152-10 – Opt-in agreement with Province of Ontario Under the Provincial Offences Act (POA)
- (4) Recommendation Report PD-151-10 – Amending Site Plan Authorizing By-law for the Trustees of the Congregation of the Canadian Reformed Church at Smithville, Ontario (File No. 2100-003-09)

RECOMMENDATION:

The Planning/Building/Environmental Committee hereby approve the following Consent Agenda Items:

- 1. Items 1 to 4 be hereby received and the recommendations contained therein be adopted,
with the exception of Items #(s)_____.

6. **COMMUNICATIONS:**

There are no communications.

7. **STAFF REPORTS:**

(a) **ITEM P118-10**

Planning Technician (Adam Huycke) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-146-10 – Recommendation Report – Roy & Elise Farrell and Charles Farrell (File Nos. 1601-011-10 & 1601-012-10)

RECOMMENDATION:

- (1) That, Report No. PD-146-10, dated November 1, 2010, relating to two Rezoning application on behalf of Roy & Elise Farrell and Charles Farrell, BE RECEIVED; and,
- (2) That, Zoning By-law Application 1601-011-10 submitted by Roy and Elise Farrell, BE APPROVED; and,
- (3) That, Zoning By-law Application 1601-012-10 submitted by Charles Farrell, BE APPROVED; and,
- (4) That, no further public meeting is required pursuant to Section 34(17) of the *Planning Act* as the proposed modifications to the original application are minor in nature.

(b) **ITEM P119-10**

Planner (Rachelle Larocque) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-145-10 – Recommendation Report – Jean Martin Rezoning (File No. 1601-008-10)

RECOMMENDATION:

- (1) That, Report No. PD-145-10, dated November 1, 2010, relating to an application for rezoning by Jean Martin, BE RECEIVED; and
- (2) That, Zoning By-law Amendment Application 1601-008-10 which affects the Jean Martin lands, BE APPROVED; and
- (3) That, no further public meeting is required pursuant to Section 34(17) of the *Planning Act* as the proposed modifications to the original application are minor in nature.

(c) **ITEM P120-10**

Planning Technician (Adam Huycke) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-147-10 – Recommendation Report – Draft Plan of Condominium By R.V.L. Contracting Inc. for Wes Li Heights (File No. 2000-075-10 CDM)

RECOMMENDATION:

- (1) That, Report No. PD-147-10, dated November 1, 2010, relating to an application for Draft Plan of Condominium by R.V.L. Contracting Inc. for Wes-Li Heights, BE RECEIVED; and,
- (2) That, draft plan of Phased Condominium, File 2000-075-10 CDM, Wes-Li Heights, BE APPROVED as per Attachment No. 2, in accordance with the provisions of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, and

regulations there under, subject to the Conditions contained in Attachment No. 3 to PD-147-10; and,

- (3) That all parties be advised of Council's decision on this application in accordance with the Planning Act, R.S.O. 1990, Chapter P.13, as amended, and regulations there under; and,
- (4) That the Director of Planning, or Clerk, be authorized to endorse the Phased Draft Plan of Condominium provided as Attachment 2 and that it shall be deemed as approved only if no appeals against the decision are lodged within 20 days of its circulation; and
- (5) That the applicant be advised that the Township's draft approval of this Plan of Phased Condominium will lapse **three years** from the date of draft approval unless Township Council grants an extension of the approval period. If an extension is requested, an updated review will occur and revisions to the conditions of approval may be necessary at that time.

(d) ITEM P121-10

Planning Technician (Adam Huycke) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-149-10 – Recommendation Report – Site Plan Authorizing By-law for Wes-Li Heights Plan of Condominium Development by R.V.L. Contracting Inc. (File No. 2100-004-10)

RECOMMENDATION:

- (1) That Report No. PD-149-10, dated November 1, 2010 regarding a Site Plan Authorizing By-law for Wes-Li Heights Plan of Condominium Development by R.V.L. Contracting Inc., BE RECEIVED; and
- (2) That a By-law be adopted for the purpose of authorizing the Mayor and Clerk to enter into a Site Plan Agreement between the Township of West Lincoln and R.V.L. Contracting Inc.

(e) ITEM P122-10

Chief Building Official (Tom Neufeld) & Director of Planning & Building (Brian Treble)
Re: Report No. RFD-BLDG-02-10 - Recommendation Report – Proposed Green Energy Building Permit Policy

RECOMMENDATION:

- (1) That, Report No. RFD-BLDG-02-10 dated November 1, 2010 relating to a Proposed Green Energy Building Permit Policy, BE RECEIVED; and,
- (2) That, the Green Energy Building Permit Policy attached to this report be approved for the purpose of review and approval of building permits for new Green Energy Projects.

8. OTHER BUSINESS:

(a) ITEM P123-10
CAO

Re: November 8 Administration/Finance/Fire & Public Works/Recreation/Arena Committee meetings

RECOMMENDATION:

That, the November 8, 2010 Administration/Finance/Fire and Public Works/Recreation/Arena Committee meetings be cancelled and that any administration and public works related matters be dealt with at the November 15, 2010 Council meeting.

(b) ITEM P124-10

Members of Committee

Re: Referred Matters List & Time Sensitive Tracking List

UNDER SEPARATE COVER

(c) ITEM P125-10

Members of Committee

Re: Other Business Matters

9. CONFIDENTIAL MATTERS:

(a) ITEM P126-10

Director of Planning (Brian Treble) & CAO (Derrick Thomson)

Re: Legal Matter – OMB Appeal – Growth Strategy

VERBAL UPDATE

(b) ITEM P127-10

CAO

Re: Personnel Matters

VERBAL UPDATE

10. ADJOURNMENT:

That, this Committee does now adjourn at the hour of _____ p.m.