



**TOWNSHIP OF WEST LINCOLN**  
**PLANNING/BUILDING/ENVIRONMENTAL**  
**COMMITTEE AGENDA**



**MEETING NO. TWO HELD:** Monday, February 14, 2011, Township Administration Building, 318 Canborough Street, Smithville – **6:30 p.m.**

1. **CHAIR:** Alderman Sue-Ellen Merritt
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) Official Plan Amendment # 33 – Olde Town Plan of Subdivision (File No. 1701-001-11)
- (b) Plan of Condominium, Official Plan Amendment & Zoning By-law Amendment – DiCarlo (File Nos. 2000-074-10, 1701-007-10, 1601-007-10)
- (c) Official Plan Amendment & Zoning By-law Amendment – Lincoln Agricultural Society (File Nos. 1701-006-10, 1601-013-10)

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:**

(a) **ITEM P12-11**

Victor Labreche, Labreche Patterson & Associates Inc.

Re: Rogers Wireless Communication Installation – 3422 Concession 1 Road

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 P13-11**

- (1) Recommendation Report No. PD-018-11 – Extension of Draft Plan of Vacant Land Condominium Approval for Shurie Road (Grimsby Classic Homes (1988) Ltd.)
- (2) Recommendation Report No. PD-019-11 – Exemption from Part Lot Control – Phelps Homes Ltd. – Block 19, Plan 30M-390 – Smithville on the Twenty – South Community (Brookside) Phase 2 Subdivision
- (3) Recommendation Report – PD-023-11 – Healthy Communities Fund - Funding Opportunity for the Trails and Corridors Master

**RECOMMENDATION:**

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

1. Items 1, 2 & 3 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 P14-11**

Planner II (Rachelle Larocque) & Director of Planning & Building (Brian Treble)

Re: Report No. PD-014-11 – Recommendation Report – Olde Town Gateway Estates Plan of Subdivision - Redline Revision to the Draft Approved Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment (File No. 1601-014-10, 2000-065(05) and 1701-001-11 (#33))

**RECOMMENDATION:**

- (1) That, Report No. PD-014-11, dated February 14, 2011, regarding Olde Town Gateway Estates Redline Revision to the Draft Approved Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, be received; and
- (2) That, a By-law to Implement Amendment No. 33 to the Official Plan for the Township of West Lincoln, BE APPROVED; and
- (3) That, the proposed redline revisions to the draft approved plan of subdivision, File 2T-05001, Township of West Lincoln, as per Attachment No. 2 to this report as evaluated in accordance with the provisions of the *Planning Act* and regulations thereunder subject to the revised conditions contained in Attachment No. 1(as amended by PD-014-11), BE APPROVED; and
- (4) That, Zoning By-law Amendment Application 1601-014-10 submitted by Smithville Old Towne Inc, BE APPROVED; and,
- (5) That, the Director of Planning and Building, or the Township Clerk, be authorized to endorse the proposed redline revisions to the draft approved plan of subdivision; and
- (6) That, notice of decision to redline revise the Olde Town Gateway Estates Draft Approved Plan of Subdivision, Official Plan Amendment #33 and rezoning be circulated in accordance with the *Planning Act*; and
- (7) That, the applicant be advised that the Township's redline approved draft plan of subdivision will lapse **three years** after the approval date, unless Township Council grants an extension of the approval period. If an extension is requested, an updated review and revisions to the conditions of approval may be necessary at that time.

(b) **ITEM P15-11**

Director of Planning & Building (Brian Treble)

Re: Report No. PD-021-11 – Information Report - Smithville Safety Study - Regional Road 20 from Townline Road to South Grimsby Road 6

**Draft Smithville Safety Study - UNDER SEPARATE COVER**

**RECOMMENDATION:**

That, Report No. PD-021-11, dated February 14, 2011, relating to Smithville Safety Study - Regional Road 20 from Townline Road to South Grimsby Road 6, BE RECEIVED for information.

**(c) ITEM P16-11**

Planner II (Rachelle Larocque) & Director of Planning & Building (Brian Treble)  
Re: Report No. PD-017-11 – Recommendation Report – DiCarlo Custom Homes - Plan of Condominium, Official Plan Amendment and Zoning By-law Amendment (File Nos. 2000-074-10(CDM), 1701-007-10(#31) and 1601-007-10)

**RECOMMENDATION:**

- (1) That, Report No. PD-017-11, dated February 14, 2011, relating to applications for Plan of Condominium, Official Plan Amendment and rezoning by DiCarlo Custom Homes, be received; and
- (2) That, a By-law to Implement Official Plan Amendment No. 31 to the Official Plan for the Township of West Lincoln, BE APPROVED and that notice of approval be provided in accordance with the *Planning Act*; and
- (3) That, the applications for Draft Plan of Vacant Land Condominium and Rezoning on behalf of DiCarlo Custom Homes, be deferred until a future date.

**(d) ITEM P17-11**

Planner II (Rachelle Larocque) & Director of Planning & Building (Brian Treble)  
Re: Report No. PD-015-11 – Technical Report - Lincoln Agricultural Society – West Niagara Agriplex Rezoning and Official Plan Amendment (File No. 1601-013-10 & 1701-006-10 (OPA #30))

**RECOMMENDATION:**

That, Report No. PD-015-11, dated February 14, 2011, relating to an application for Rezoning and Official Plan Amendment, BE RECEIVED; and, that a recommendation report will be provided at a later date.

**(e) ITEM P18-11**

Planner I (Adam Huycke) & Director of Planning & Building (Brian Treble)  
Re: Report No. PD-016-11 – Recommendation Report – Proposal for a Wireless Telecommunication Tower by Rogers Wireless Inc. – Township of West Lincoln

**RECOMMENDATION:**

- (1) That, Report No. PD-016-11, dated February 14, 2011, relating to a proposal for a wireless telecommunication tower by Rogers Wireless Inc. on 3422 Concession 1 Road in the Township of West Lincoln, BE RECEIVED; and,
- (2) That, Staff be and are hereby authorized to send a letter to Labreche, Patterson & Associates Inc. (Agent for Rogers Communications Inc.) advising that the Township of West Lincoln has no objections to their tower proposal once the Township is in receipt of a revised site plan that addresses the concerns of Jason Beamer and Mr. John Olesiuk and detail on proper security fencing; and,

- (3) That, this letter advise that the Township of West Lincoln expects, as a good business partner, Rogers will obtain a building permit from the Township of West Lincoln prior to construction of the tower; and,
- (4) That, Staff be authorized to write a letter to Health Canada and Industry Canada to advise that the public has health concerns relating to the installation of cell towers and that the Township of West Lincoln hereby requests a formal review of Safety Code 6 in light of these concerns.

**(f) ITEM P19-11**

Director of Planning & Building (Brian Treble)

Re: Report No. PD-022-11 – Information Report – Employment Land Development Strategy and Smithville Intensification Study (Draft) as part of the Township of West Lincoln Growth Management Work

**RECOMMENDATION:**

- (1) That, Report No. PD-022-11, dated February 14, 2011, relating to the Employment Land Development Strategy and Smithville Intensification Study (Draft) as part of the Township of West Lincoln Growth Management Work, BE RECEIVED; and,
- (2) That, the consultant, MHBC Planning, make a brief presentation on the findings and recommendations to this report at the February 28, 2011 Council meeting.

**8. OTHER BUSINESS:**

**(a) ITEM P20-11**

Members of Committee

Re: Referred Matters List & Time Sensitive Tracking List

**UNDER SEPARATE COVER**

**(b) ITEM P21-11**

Members of Committee

Re: Other Business Matters

**9. CONFIDENTIAL MATTERS:**

**(a) ITEM P22-11**

Director of Planning & Building (Brian Treble)

Re: Report No. PD-020-11 – Information Report – Identifiable Individuals/Legal Matter

**RECOMMENDATION:**

That, Report PD-020-11, dated February 14, 2011, regarding Identifiable Individuals and Possible Litigation, BE RECEIVED for information purposes.

**10. ADJOURNMENT:**

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