



TOWNSHIP OF WEST LINCOLN
PLANNING/BUILDING/ENVIRONMENTAL
COMMITTEE AGENDA



MEETING NO. FOUR HELD: Monday, April 11, 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) Zoning By-law Amendment – Aaron & Arnold Dykstra (File No. 1601-002-11)
(b) Zoning By-law Amendment – Phelps Homes Ltd. (File No. 1601-004-11)

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 P35-11**

- Neil Switzer & Cam Pritchard, West Lincoln Wind Action Group (WLWAG)
Re: Wind Energy Proposal

- REFER TO ITEM P36-11 UNDER THE “COMMUNICATIONS” SECTION OF AGENDA FOR RECOMMENDATIONS**

5. **CONSENT AGENDA ITEMS:**

There are no consent agenda items.

6. **COMMUNICATIONS:**

- (a) **ITEM P36-11**

- Neil Switzer & Cam Pritchard, West Lincoln Wind Action Group (WLWAG)
Re: Request for (1) Cost to Rent Gymnasium at South Lincoln High School (2) Link from Township Web Site to WLWAG Web Site

- RECOMMENDATION #1:**

- That, the correspondence from Neil Switzer & Cam Pritchard, West Lincoln Wind Action Group (WLWAG), dated March 29, 2011, requesting that the Township of West Lincoln cover the one time rental fee for the gymnasium at South Lincoln High School, in the amount of \$200.00, to host an information meeting; be received and

- RECOMMENDATION #2:**

- That, the correspondence from Neil Switzer & Cam Pritchard, West Lincoln Wind Action Group (WLWAG), dated March 29, 2011, requesting that the Township of West Lincoln place a link on the Township's web site to the West Lincoln Wind Action Group's web site; be received and

- (b) **ITEM P37-11**

- Ron Wheeler, Manager, Investigations and Compliance, Industry Canada

Re: Rogers Communication Tower – 3422 Concession 1 Road
FOR INFORMATION

7. STAFF REPORTS:

(a) ITEM P38-11

Planner II (Rachel Larocque) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-041-11 – Recommendation Report – Zoning By-law Amendment – Aaron & Arnold Dykstra (File No. 1601-002-11)

RECOMMENDATION:

- (1) That, Report No. PD-041-11, dated April 11, 2011, relating to an application for rezoning by Aaron and Arnold Dykstra, be received; and
- (2) That, Zoning By-law Application 1601-002-11 submitted by Aaron and Arnold Dykstra, and dated February 16, 2011, 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 applications are minor in nature.

(b) ITEM P39-11

Planner I (Adam Huycke) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-042-11 – Technical Report – Zoning By-law Amendment – Phelps Homes Ltd. (Oakdale Boulevard) (File No. 1601-004-11)

RECOMMENDATION:

- (1) That, Report No. PD-042-11, dated April 11, 2011, relating to an application for rezoning by Phelps Homes Ltd., be received for information; and
- (2) That, a recommendation report on this application, be prepared once a review of the request to amend the Subdivision Agreement, and corresponding Part Lot Control applications for these lands have been reviewed by Township Staff.

(c) ITEM P40-11

Director of Planning & Building (Brian Treble)
Re: Report No. PD-046-11 – Technical Report – HAF/IPC Wind Energy Project and Municipal Review

NOTE: Mr. Tim Cane of Jones Consulting Group Ltd. (Consultant for the Township with respect to the HAF/IPC Wind Energy Project) will be in attendance to respond to questions, if required.

RECOMMENDATION:

- (1) That, Report No. PD-046-11, dated April 11, 2011, relating to the HAF/IPC Wind Energy Project and Municipal Review, BE RECEIVED; and,
- (2) That, the Municipal Review Summary completed by Jones Consulting Group Ltd. on behalf of the Township of West Lincoln be forwarded to the Wind Energy Project applicant and copied to the Province, requesting responses to the questions raised prior to completion of the formal Municipal Consultation

Form for submission to the Province as part of the Renewable Energy Application under the Provincial Green Energy Act (REA) package; and,

- (3) That, a recommendation report on the completion of the Municipal Consultation Review Form be presented to Committee once the additional requested material has been received.

(d) ITEM P41-11

Planner I (Adam Huycke) & Director of Planning & Building (Brian Treble)

Re: Report No. PD-043-11 – Recommendation Report – Zoning By-law Amendment – Peter Jovic (File No. 1601-023-07)

RECOMMENDATION:

- (1) That, Report No. PD-043-11, dated April 11, 2011, relating to an application for rezoning by Peter Jovic, BE RECEIVED; and,
- (2) That, Zoning By-law Application 1601-023-07 submitted by Peter Jovic, 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.

(e) ITEM P42-11

Director of Planning & Building (Brian Treble)

Re: Report No. PD-044-11 – Recommendation Report – Niagara Pallet and Recyclers Ltd. and the Proposed Switchgrass Pelletization Development (Regional Policy Plan Amendment, Township Official Plan Amendment & Rezoning)

RECOMMENDATION:

- (1) That, Report No. PD-044-11, dated April 11, 2011, regarding Niagara Pallet and Recyclers Ltd. and the Proposed Switchgrass Pelletization Development (Regional Policy Plan Amendment, Official Plan Amendment & Rezoning), BE RECEIVED; and,
- (2) That the Township Official Plan Amendment (File No. 1701-004-09 (#23)) and rezoning (File No. 1601-020-09) BE CLOSED at the written request of the applicant; and,
- (3) That, the Region be informed of this decision and be encouraged to close their file; and,
- (4) That, Niagara Pallet and Recyclers Ltd. be provided with six months (to October 31, 2011) to vacate the existing property and return the subject lands to compliance with the Zoning By-law.

(f) ITEM P43-11

Director of Planning & Building (Brian Treble)

Re: Report No. PD-038-11 – Recommendation Report – Replacement of the By-law to prescribe a Tariff of Fees for the Processing of Applications made in respect to

Planning Matters (2002-113) with a new By-law and Amendments to the Municipal Engineering Standards Manual

RECOMMENDATION:

- (1) That, Report No. PD-038-11, dated April 11, 2011, relating to the Amendments to the By-law to prescribe a Tariff of Fees for the Processing of Applications made in respect to Planning Matters (2002-113) and Amendments to the Municipal Engineering Standards Manual, BE RECEIVED; and,
- (2) That, a new By-law be approved (Attachment 2) to implement a Tariff of fees for the processing of Planning Applications and to ensure clarity of the wording for the collection of administration fees; and,
- (3) That, By-law 2002-113, being the current planning fees by-law be repealed; and,
- (4) That, Section 2.05 of the current Municipal Engineering Standards Manual be deleted and replaced with the following:
“2.05 All Administration fees, Engineering fees, inspection fees and deposits shall be collected in accordance with the applicable by-laws of the Township of West Lincoln; and,
- (5) That Appendix A of the current Municipal Engineering Standards Manual be deleted.

(g) ITEM P44-11

Director of Planning & Building (Brian Treble)

Re: Report No. PD-007-11 – Recommendation Report – Appointment of a Municipal Law Enforcement Officer

RECOMMENDATION:

- (1) That, Report No. PD-007-11, dated April 11, 2011, relating to appointment of a Municipal Law Enforcement Officer, be received; and,
- (2) That, Brandon Collison be appointed by by-law, as a Municipal Law Enforcement Officer for the Corporation of the Township of West Lincoln.

8. OTHER BUSINESS:

(a) ITEM P45-11

Members of Committee

Re: Referred Matters List & Time Sensitive Tracking List

UNDER SEPARATE COVER

(b) ITEM P46-11

Members of Committee

Re: Other Business Matters

9. CONFIDENTIAL MATTERS:

(a) ITEM P47-11

Township Solicitor (Tom Richardson) & Director of Planning & Building (Brian Treble)

Re: Legal Matter – Administration Fee
VERBAL UPDATE

- (b) **ITEM P48-11**
Township Solicitor (Tom Richardson) & Director of Planning & Building (Brian Treble)
Re: Legal Matter – OMB Hearing - Growth Strategy Plan
VERBAL UPDATE
- (c) **ITEM P49-11**
Township Solicitor (Tom Richardson) & Director of Planning & Building (Brian Treble)
Re: Legal Matter – OMB Hearing for Meinen Appeal
VERBAL UPDATE
- (d) **ITEM P50-11**
Township Solicitor (Tom Richardson) & Director of Planning & Building (Brian Treble)
Re: Legal Matter – OMB Hearing for Baden K9 Appeal
VERBAL UPDATE
- (e) **ITEM P51-11**
Director of Planning & Building
Re: By-law Enforcement/Legal Issue
VERBAL UPDATE
- (f) **ITEM P52-11**
Director of Planning & Building
Re: By-law Enforcement/Legal Issue
VERBAL UPDATE
- (g) **ITEM P53-11**
CAO
Re: Property Matter – Former Gainsborough Public Works Building
VERBAL UPDATE

RECOMMENDATION:

That, staff be authorized to proceed as directed in closed session with respect to a property matter, more specifically relating to the former Gainsborough Public Works building.

- (h) **ITEM P54-11**
Director of Planning & Building
Re: Confidential Recommendation Report No. PD-045-11 – Legal/By-law Enforcement Matter - **UNDER SEPARATE COVER**

RECOMMENDATION:

That, Report PD-045-11, dated April 11, 2011, relating to a Legal Matter – By-law Enforcement issue, be received and the recommendation contained therein BE APPROVED.

10. ADJOURNMENT:

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