



TOWNSHIP OF WEST LINCOLN
PLANNING/BUILDING/ENVIRONMENTAL
COMMITTEE AGENDA



MEETING NO. FIVE HELD: Monday, May 9, 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 – Harvey & Carol Pot (File No. 1601-005-11)
(b) Zoning By-law Amendment – John & Angela Verdonk (File No. 1601-006-11)

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:**

Extract from Procedural By-law:

6.5 Limits on Council/Committee Addresses

Any person addressing Council or Committee shall not speak longer than ten minutes, without the consent of the Majority of the Members of Council present, unless in direct reply to questions from Members of Council.

6.6 Comment During Appointments/Presentations

All persons making presentations and appointments shall address the Chair at all times. Council Members may respond to presentations and appointments only when recognized by the Chair. Senior staff may respond to concerns raised by presentations and appointments only on specific direction from the Chair and such staff may reserve the right to respond, in writing, at a later date.

(a) **ITEM P55-11**

Arie & Dianne Fennema

Re: Noise By-law – Addition of a 24/7 Unnecessary Noise Clause

CORRESPONDENCE UNDER SEPARATE COVER

RECOMMENDATION:

That, the correspondence from Arie & Dianne Fennema, dated April 11, 2011, requesting that the Township's current noise by-law be amended to include a 24/7 unnecessary noise clause similar to the Town of Grimsby's noise by-law; be received and

5. **CONSENT AGENDA ITEMS:**

There are no consent agenda items.

6. **COMMUNICATIONS:**

(a) **ITEM P56-11**

Heritage Committee

Re: Minutes of March 9, 2011

RECOMMENDATION:

That, the Heritage Committee Minutes of March 9, 2011 be accepted.

(b) ITEM P57-11

Patrick Robson, Commissioner – Niagara Region Integrated Community Planning
Re: Regional Policy Plan Amendment 2-2009 – Niagara's 2031 Growth Management Strategy

FOR INFORMATION

7. STAFF REPORTS:

(a) ITEM P58-11

Planner II (Rachelle Larocque) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-050-11 – Recommendation Report – Zoning By-law Amendment – Carol & Harvey Pot (File No. 1601-005-11)

RECOMMENDATION:

- (1) That, Report No. PD-050-11, dated May 9, 2011, relating to an application for rezoning by Carol and Harvey Pot, be received; and
- (2) That, Zoning By-law Application 1601-005-11 submitted by Carol and Harvey Pot on April 14th, 2011, BE APPROVED.

(b) ITEM P59-11

Planner II (Rachelle Larocque) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-051-11 – Recommendation Report – Zoning By-law Amendment – John & Angela Verdonk (File No. 1601-006-11)

RECOMMENDATION:

- (1) That, Report No. PD-051-11, dated May 9, 2011, relating to an application for rezoning by John and Angela Verdonk, be received; and
- (2) That, Zoning By-law Application 1601-006-11 submitted by John and Angela Verdonk on April 13, 2011, BE APPROVED.

(c) ITEM P60-11

Planner I (Adam Huycke) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-052-11 – Recommendation Report – Brownfield Community Improvement Plan – Statutory Public Meeting under the Planning Act (NOTE: Mr. Luciano Picionni, RCI Consulting (Township Consultant) will be in attendance to provide an update on the Brownfield Incentive Programs & Municipal Leadership Strategy) **NOTE: BROWNFIELD CIP INCENTIVE PROGRAMS & MUNICIPAL LEADERSHIP STRATEGY – UNDER SEPARATE COVER**

RECOMMENDATION:

- (1) That, Report No. PD-052-11, dated May 9, 2011, relating to the Brownfield Community Improvement Plan Statutory Public Meeting under the Planning Act, BE RECEIVED; and,
- (2) That, Staff be authorized to hold the statutory Public Meeting in accordance with the Planning Act R.S.O., 1990, on June 13, 2011; and,

- (3) That, Staff be authorized to circulate notice of the public meeting prior to Council ratification so that the public meeting may be held at the June 13, 2011 Planning/Building/Environmental Committee Meeting.

(d) ITEM P61-11

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

Re: Report No. PD-049-11 – Technical Report – Spring Creek Estates – Request for Extension of Draft Plan Approval (File No. 2000-0067 (05))

RECOMMENDATION:

- (1) That, Report No. PD-049-11, dated May 9, 2011, relating to Spring Creek Estates Plan of Subdivision Request for Extension of Draft Plan Approval, BE RECEIVED; and,
- (2) That, the applicants be advised that the Region requires that, if any extension of draft plan approval is granted, the draft plan of subdivision be modified to increase the density of the development to meet Provincial and Regional minimum Greenfield density targets; and,
- (3) That, a recommendation report be prepared once the applicants have reported back to Township Planning Staff of the results of their investigation with the Region on the increased density request.

(e) ITEM P62-11

Director of Planning & Building (Brian Treble)

Re: Report No. PD-054-11 – Recommendation Report – Fees and Fines Review by BMA Management Consulting Inc.

RECOMMENDATION:

- (1) That, Report No. PD-054-11, dated May 9, 2011, relating to Fees and Fines Review by BMA Management Consulting Inc., BE RECEIVED; and,
- (2) That, a by-law be prepared and presented to Council that implements the full increase in Planning fees to take effect on July 1, 2011; and,
- (3) That, a by-law be prepared and presented to Council that implements the Tariff of Fees for the Committee of Adjustment to take effect on July 1, 2011; and,
- (4) That, a public meeting be scheduled for July 2011 to consider new fees for the issuance of Building permits with the intention that the new fees take effect on August 1, 2011; and,
- (5) That, the fines component of the Fees and Fines Review be the subject of a future recommendation report once all affected departments have had a chance to review and consider the relevant recommendations of the fines section of the Fees and Fines report.

(f) ITEM P63-11

Director of Planning & Building (Brian Treble)

Re: Report No. PD-053-11 – Recommendation Report – G. McFeeter's Enterprises Inc. – Request for Amendment to Existing Certificate of Approval (EBR No. 011-3124)

RECOMMENDATION:

- (1) That, Report No. PD-053-11, dated May 9, 2011, regarding G. McFeeter's Enterprises Inc., Request for Amendment to Existing Certificate of Approval (EBR No. 011-3124), BE RECEIVED; and,
- (2) That, Township Planning/Building/Environmental Committee and Township Council endorse the response to the EBR posting from the Director of Planning and Building dated May 5, 2011 as contained at Attachment No. 1 to this report; and,
- (3) That, the Director of Planning and Building be authorized to confirm the Township's endorsement prior to ratification by Council.

(g) ITEM P64-11

Director of Planning & Building (Brian Treble)

Re: Report No. PD-055-11 – Information Report – Committee Update on Ontario Superior Court of Justice Documents for Dana Alan Redbourne & Christine Mary Redbourne

RECOMMENDATION:

That Report PD-055-11, dated May 9, 2011, relating to a Committee Update on Ontario Superior Court of Justice Documents for Dana Alan Redbourne & Christine Mary Redbourne, BE RECEIVED for information.

8. OTHER BUSINESS:

(a) ITEM P65-11

Members of Committee

Re: Referred Matters List & Time Sensitive Tracking List

UNDER SEPARATE COVER

(b) ITEM P66-11

Members of Committee

Re: Other Business Matters

9. CONFIDENTIAL MATTERS:

(a) ITEM P67-11

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

Re: Legal Matter – OMB Hearing for Baden K9 Appeal

VERBAL UPDATE

(b) ITEM P68-11

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

Re: Legal Matter – OMB Hearing for Jean Martin Appeal

VERBAL UPDATE

(c) ITEM P69-11

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

Re: Legal Matter – Dog Licensing By-law

VERBAL UPDATE

(d) **ITEM P70-11**
Township Solicitor (Tom Richardson) & Director of Planning & Building (Brian Treble)
Re: Legal Matter – Administration Fees
VERBAL UPDATE

(e) **ITEM P71-11**
CAO (Derrick Thomson) & Director of Planning & Building (Brian Treble)
Re: Property Matter/Sale of Land – Industrial Park
VERBAL UPDATE

RECOMMENDATION:

To be provided at meeting

(f) **ITEM P72-11**
CAO (Derrick Thomson)
Re: Personnel Matter – Coordinator of Road Operations & Maintenance
VERBAL UPDATE

RECOMMENDATION:

- (1) That, the CAO be and is hereby authorized to proceed as directed in closed session with respect to the position of Coordinator of Road Operations & Maintenance; and,
- (2) That the CAO be and is hereby directed to proceed prior to ratification by Council.

10. ADJOURNMENT:

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