



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



**MEETING NO. SIX HELD:** Monday, June 13, 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 – Rudy & Debbie Boverhof (File No. 1601-008-11)
- (b) Zoning By-law Amendment – Vittorio Marini (File No. 1601-007-11)
- (c) Official Plan Amendment – Brownfield Community Improvement Plan (File No. 1701-002-11 – OPA #34)
- (d) Zoning By-law Amendment & Official Plan Amendment – Lincoln Agricultural Society (File Nos. 1601-013-10 & 1701-006-10 – OPA #30)

**NOTE:** **CONSULTATION MEETING IN ACCORDANCE WITH CONSULTATION PROCESS FOR WIRELESS TELECOMMUNICATION FACILITIES**

**Public Mtg to commence following the Public Meeting under the Planning Act**

- (a) Rogers Wireless(Wireless Telecommunication Tower – (1254 Regional Road 14 (Smithville Road))

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:**

**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.

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 P73-11**

- (1) Heritage Committee – Minutes of April 13, 2011
- (2) Recommendation Report No. PD-067-11 – Wes-Li Heights Plan of Condominium – Required Public Meeting and By-law to Name Private Streets

**RECOMMENDATION:**

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

1. Item 1 be hereby received for information; and
2. Item 2 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 P74-11**

Planner I (Adam Huycke) & Director of Planning & Building (Brian Treble)  
Re: Report No. PD-058-11 – Recommendation Report – Zoning By-law Amendment – Rudy & Debbie Boverhof (File No. 1601-008-11)

**RECOMMENDATION:**

- (1) That, Report No. PD-058-11, dated June 13, 2011, relating to an application for rezoning by Rudy & Debbie Boverhof, be received; and
- (2) That, Zoning By-law Application 1601-008-11 submitted by Rudy & Debbie Boverhof, and dated May 2, 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 application is minor in nature.

**(b) ITEM P75-11**

Director of Planning & Building (Brian Treble)  
Re: Report No. PD-071-11 – Technical Report – Zoning By-law Amendment - Vittorio Marini (File No. 1601-007-11)

**RECOMMENDATION:**

- (1) That, Report No. PD-071-11, dated June 13, 2011, relating to an application for rezoning by Vittorio Marini, BE RECEIVED; and,
- (2) That, a recommendation report be provided to Planning/Building/Environmental Committee (the Committee) once all outstanding comments from the public and agencies have been reviewed and a proper amending zoning by-law can be prepared.

**(c) ITEM P76-11**

Planner II (Rachelle Larocque) & Director of Planning & Building (Brian Treble)  
Re: Report No. PD-059-11 – Recommendation Report – Zoning By-law Amendment & Official Plan Amendment - Lincoln Agricultural Society West Niagara Agriplex (File Nos. 1601-013-10 & 1701-006-10 (OPA #30))

**RECOMMENDATION:**

- (1) That, Report No. PD-059-11, dated June 13, 2011, relating to an application for Official Plan Amendment and Rezoning by Lincoln Agricultural Society, be received; and
- (2) That, a By-law to adopt Amendment #30 to the Official Plan for the Township of West Lincoln, be APPROVED; and
- (3) That, Official Plan Amendment #30 be forwarded to the Region of Niagara for Final Approval; and,
- (4) That, the Region of Niagara is hereby requested to amend the Township's Five Year Review Official Plan Amendment #15 to identify Grimsby Centre as a Hamlet and to identify the boundaries as provided in Attachment 1 to this report on Maps A and B-3; and
- (5) That, Zoning By-law Application 1601-059-11 submitted by the Lincoln Agricultural Society, BE APPROVED.

**(d) ITEM P77-11**

Planner 1 (Adam Huycke) & Director of Planning & Building (Brian Treble)

Re: Report No. PD-068-11 – Technical Report – Brownfield Community Improvement Plan – Statutory Public Meeting under the Planning Act (File Nos. 1701-002-11 & 1519-021)

**RECOMMENDATION:**

- (1) That, Report No. PD-068-11, dated June 13, 2011, relating to the Brownfield Community Improvement Plan (2011), BE RECEIVED; and,
- (2) That, Staff be authorized to present a recommendation report at a future meeting of the Planning/Building/Environmental Committee once key comments have been received from the Ministry of Municipal Affairs and Housing, and the Region of Niagara, all concerns have been addressed in the Final Brownfield Community Improvement Plan Report.

**(e) ITEM P78-11**

Director of Planning & Building (Brian Treble)

Re: Report No. PD-070-11 – Recommendation Report – Implementation of Commercial Building Façade Grant Program for Downtown Smithville Community Improvement Program (CIP)

**RECOMMENDATION:**

- (1) That, Report No. PD-070-11, dated June 13, 2011, relating to the Implementation of the Commercial Building Facade Grant Program for Downtown Smithville Community Improvement Program (CIP), BE RECEIVED; and,
- (2) That, Staff be and are hereby authorized to insert the attached notice in a local newspaper to notify the public that facade grant proposals will be accepted until August 3, 2011; and,

- (3) That, a future Staff recommendation report shall present all proposals that are received in response to the notice of Commercial Building Facade Grant Program along with a recommendation, if any, of proposals to approve.

**(f) ITEM P79-11**

Planner 1 (Adam Huycke) & Director of Planning & Building (Brian Treble)

Re: Report No. PD-061-11 – Recommendation Report – Phelps Homes Ltd. (Oakdale Boulevard) Redevelopment of Lots 1 through 5, Registered Plan 30M-369 – Ownerships of the Easement & Amendment to the Subdivision Agreement

**RECOMMENDATION:**

- (1) That, Report No. PD-061-11, dated June 13, 2011, relating to Phelps Homes Ltd. Redevelopment of Lots 1 through 5 Registered Plan 30M-368, BE RECEIVED; and,
- (2) That, a By-law authorizing the Mayor and Clerk to enter an Amending Subdivision Agreement between the Township of West Lincoln and Phelps Homes Ltd., Henry Dyck and Justina Dyck, and Meridian Credit Union Limited, BE APPROVED; and,
- (3) That, a By-law authorizing the Mayor and Clerk to sign all necessary documents to permit the conveyance of the Stormwater Management Easement free and clear of any liens, mortgages, and encumbrances, BE APPROVED; and,
- (4) That the applicants be advised that all costs and fees associated with the conveyance of the Stormwater Management Easement, the discharge of the easement agreement, and the construction of the required fully enclosed security fence, shall be at the expense of Phelps Homes Ltd.

**(g) ITEM P80-11**

Director of Planning & Building (Brian Treble)

Re: Report No. PD-064-11 – Recommendation Report – Municipal Consultation Form for HAF Wind Energy Project (Project No. 1104037.00)

**RECOMMENDATION:**

- (1) That, Report No. PD-064-11, dated June 13, 2011, relating to the Municipal Consultation Form for HAF/IPC Industrial wind Development, BE RECEIVED; and,
- (2) That, Staff be authorized to forward the attached and completed Municipal Consultation Form to the Province and to the proponent as the Township's formal Green Energy Act response; and,
- (3) That, Staff be authorized to write a corresponding letter to the Province and to the Proponent that outlines the fact that the Township continues to have no detail with respect to the use of existing Township road allowances including any required upgrades, if any, and further the completion of the Municipal Consultation Form does not remove the need for the proponent to obtain the approval of Township Council for the use of Township road allowances prior to development proceeding further.

**(h) ITEM P81-11**

Director of Planning & Building (Brian Treble)

Re: Report No. PD-069-11 – Recommendation Report – RFP for Presentation of a Strategic Action Plan for the Township of West Lincoln

**RECOMMENDATION:**

- (1) That Report PD-069-11, dated June 13, 2011, relating to an RFP for the Preparation of a Strategic Action Plan for the Township of West Lincoln, BE RECEIVED; and,
- (2) That, the attached RFP be and is hereby approved for circulation.

**(i) ITEM P82-11**

Planner I (Adam Huycke) & Director of Planning & Building (Brian Treble)  
Re: Report No. PD-060-11 – Technical Report – Proposal for a Wireless Telecommunication Tower on Regional Road 14 by Rogers Wireless Inc.

**RECOMMENDATION:**

- (1) That, Report No. PD-060-11, dated June 13, 2011, relating to a proposal for a Wireless Telecommunication Tower by Rogers Wireless Inc. on Regional Road 14 in the Township of West Lincoln, BE RECEIVED; and,
- (2) That, a recommendation report be prepared and presented to the Planning/Building/Environmental Committee once all comments have been received on the proposed Telecommunications Installation.

**8. OTHER BUSINESS:**

**(a) ITEM P83-11**

Director of Planning & Building (Brian Treble)  
Re: Newly proposed Wind Energy project – REB Bridgepoint  
**VERBAL UPDATE**

**(b) ITEM P84-11**

Region of Niagara  
Re: Niagara Region Physician Recruitment Service

**RECOMMENDATION:**

That, West Lincoln Township Council hereby submits the following name, \_\_\_\_\_ for consideration for appointment to the Niagara Region Physician Recruitment Service, prior to ratification by Council.

**(c) ITEM P85-11**

Members of Committee  
Re: Referred Matters List & Time Sensitive Tracking List  
**UNDER SEPARATE COVER**

**(d) ITEM P86-11**

Members of Committee  
Re: Other Business Matters

**9. CONFIDENTIAL MATTERS:**

**(a) ITEM P87-11**

Township Solicitor (Tom Richardson) & Director of Planning & Building (Brian Treble)  
Re: Legal Matter – OMB Pre-hearing for Baden K9/Jean Martin & General Provisions for Dog Kennels  
**VERBAL UPDATE**

- (b) **ITEM P88-11**  
Township Solicitor (Tom Richardson) & Director of Planning & Building (Brian Treble)  
Re: Notice of Application - Dana Alan Redbourne & Christine Mary Redbourne  
**VERBAL UPDATE**
  
- (c) **ITEM P89-11**  
CAO (Derrick Thomson)  
Re: Property Matter/Sale of Land – Industrial Park  
**VERBAL UPDATE**
  
- (d) **ITEM P90-11**  
Director of Planning & Building (Brian Treble)  
Re: Confidential Report No. PD-063-11 – Property Matter - Recommendation Report  
–Daylight Triangle Issue  
**UNDER SEPARATE COVER**

**RECOMMENDATION:**

- (1) That, Report PD-063-11, dated June 13, 2011, relating to a Property Matter (Daylight Triangle on Smits Cove), be received and the recommendations therein BE APPROVED; and,
- (2) That, a by-law be passed to authorize the Mayor and Clerk to enter into a Purchase and Sale agreement with James and Diane Barclay relating to a daylight triangle on Smits Cove.

- (e) **ITEM P91-11**  
Director of Planning & Building (Brian Treble)  
Re: Notice of Application - G. McFeeter's Enterprises Inc.  
**VERBAL UPDATE**
  
- (f) **ITEM P92-11**  
CAO (Derrick Thomson) & Director of Planning & Building (Brian Treble)  
Re: Property Matter – Lease Agreement for Gainsborough Public Works Building  
**VERBAL UPDATE**
  
- (g) **ITEM P93-11**  
CAO (Derrick Thomson)  
Re: Personnel Matter  
**VERBAL UPDATE**

10. **ADJOURNMENT:**

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