



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



**MEETING NO. ONE HELD:** Monday, January 9, 2012, Township Administration Building, 318 Canborough Street, Smithville – **6:30 p.m.**

1. **CHAIR:** Alderman Sue-Ellen Merritt (Chair)
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 - Robert & Greg MacDougall

(b) Zoning By-law Amendment – Agri-Plastics (Division of PolyDome Ontario Inc.)

(c) Zoning By-law Amendment – Ike & Heather Groenwold (\*\*NOTE: THIS PUBLIC MEETING HAS BEEN CANCELLED & RESCHEDULED TO FEBRUARY 13<sup>th</sup>, 2012 AT THE REQUEST OF THE AGENT\*\*)

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.

**(a) ITEM P01-12**

Mr. Tom Lewis & Mr. John Andrews, IPC Energy

Re: Update – Wind Energy Project

**(b) ITEM P02-12**

Mr. Neil Switzer & Mr. Cam Pritchard, West Lincoln Glanbrook Wind Action Group

Re: Proposed Industrial Wind Turbines for West Lincoln & Group's Position

5. **CONSENT AGENDA ITEMS:**

There are no consent agenda items.

6. **COMMUNICATIONS:**

**(a) ITEM P03-12**

Township of Muskoka

Re: Municipal Planning Authority for Renewable Energy Projects

**RECOMMENDATION:**

That, the correspondence from the Township of Muskoka, dated November 28<sup>th</sup>, 2011, requesting the Province of Ontario convene a meeting with the Province's municipalities to develop a plan to address the lack of municipal planning authority over Renewable Energy Projects in a manner that (i) is respectful of the role of municipalities as democratically elected bodies responsible for local matters; (ii) supports the Province's objectives for the development of renewable energy; be received and ....

**(b) ITEM P04-12**

Town of Fort Erie

Re: Approval Process for Alternative Energy Projects

**RECOMMENDATION:**

That, the correspondence from the Town of Fort Erie, dated November 15, 2011, which endorses the resolution of the Township of Mulmur urging the Province of Ontario to either adopt a standardized compliance check list of requirements to ensure that alternative energy facilities are being installed in an appropriate manner, and to be more diligent in their review/approval of such projects, or amend the requirements that all such facilities are subject to a municipal consultation and approval process or, at the very least, a protocol for ensuring that such facilities are installed appropriately and in accordance with required approvals; be received and ....

**7. STAFF REPORTS:**

**(a) ITEM P05-12**

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

Re: Report No. PD-003-12 – Recommendation Report – Zoning By-law Amendment - Robert & Gregory MacDougall (File No. 1601-001-12)

**RECOMMENDATION:**

- (1) That, Report No. PD-003-12, dated January 9, 2012, relating to an application for rezoning by Robert & Gregory MacDougall, BE RECEIVED; and
- (2) That, Zoning By-law Application 1601-003-12 submitted by Robert & Gregory MacDougall on November 10, 2011, BE APPROVED.

**(b) ITEM P06-12**

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

Re: Report No. PD-001-12 – Recommendation Report – Zoning By-law Amendment - Agri-Plastics (Darren VanBuuren) (File No. 1601-002-12)

**RECOMMENDATION:**

- (1) That, Report No. PD-001-12, dated January 9, 2012, relating to an application for rezoning by Agri-Plastics (Darren VanBuuren), BE RECEIVED; and
- (2) That, Zoning By-law Application 1601-002-12 submitted by Agri-Plastics (Darren VanBuuren) on November 25, 2011, BE APPROVED.

**(c) ITEM P07-12**

Director of Planning & Building (Brian Treble)

Re: Report No. PD-002-12 – Recommendation Report – Authorizing By-law for the Partial Discharge of Phase III Station Meadows North Phase IV Lands and the Spring Creek Lands (File No. 2000-067-05)

**RECOMMENDATION:**

- (1) That, Report No. PD-002-12, dated January 9, 2012, relating to an Authorizing By-law for the Partial Discharge of Phase III Station Meadows North Subdivision Agreement from Station Meadows North Phase IV lands and the Spring Creek Lands, BE RECEIVED; and,
- (2) That, a by-law be passed to authorize the Mayor and Clerk to sign all applicable documents to permit the partial discharge of the Phase III subdivision agreement from the Phase IV lands (owned by P. Budd Development Inc.) being Part of Lots 8 and 9 Plan M-94, being Part 2 on 30R-8232; and,
- (3) That, a by-law be passed to authorize the Mayor and Clerk to sign all applicable documents to permit the partial discharge of the Phase III subdivision agreement from those lands being conveyed to RVL Contracting Inc. being Part 1 on 30R-13819.

**(d) ITEM P08-12**

Director of Planning & Building (Brian Treble)

Re: Report No. PD-005-12 – Recommendation Report – Update on Appeals Received to Official Plan Amendment No. 26 – Spring Creek Heights Secondary Plan (File No. 1701-003-10)

**RECOMMENDATION:**

- (1) That, Report No. PD-005-12, dated January 9, 2012, relating to Update on Appeals Received to Official Plan Amendment No. 26, Spring Creek Heights Secondary Plan, BE RECEIVED; and,
- (2) That, Staff be directed to consult with Sullivan-Mahoney for the preparation of the Township's defence of Official Plan Amendment No. 26 before the Ontario Municipal Board; and,
- (3) That, Staff be directed to place Ana Gall of UEM on retainer to advise staff of necessary actions that will be required to address the appellant's Traffic Impact Study and to defend the Township's transportation policies as included in Official Plan Amendment No. 26; and,
- (4) That, Staff be directed to retain Scott Burns and the Odour and Noise Consultants from HCG Engineering for defence of Official Plan Amendment No. 26 before the Ontario Municipal Board; and,
- (5) That, the estimated cost for the defence of Official Plan Amendment No. 26 be included in the 2012 Planning Operating Budget.

**(e) ITEM P09-12**

Chief Building Official (Tom Neufeld) & Director of Planning & Building (Brian Treble)

Re: Report No. RFI-BLDG-01-12 – Information Report – 2012 Ontario Building Code Requirements

**RECOMMENDATION:**

That, Report No. RFI-BLDG-01-12 dated January 9, 2012, relating to 2012 Ontario Building Code requirements be RECEIVED, for information purposes.

**8. OTHER BUSINESS:**

**(a) ITEM P10-12**

Members of Committee

Re: Referred Matters List & Time Sensitive Tracking List

**UNDER SEPARATE COVER**

**(b) ITEM P11-12**

Members of Committee

Re: Other Business Matters

**9. CONFIDENTIAL MATTERS:**

**(a) ITEM P12-12**

Director of Planning & Building (Brian Treble)

Re: Confidential Report No. PD-008-12 – Legal/Potential Litigation Matter – Ontario Municipal Board Settlement for Jean Martin (Planned Puppyhood)

**UNDER SEPARATE COVER**

**RECOMMENDATION:**

That, Report No. PD-008-12, dated January 9, 2012, relating to Legal/Potential Litigation Matter - Ontario Municipal Board Settlement for Jean Martin (Planned Puppyhood), BE RECEIVED for information.

**(b) ITEM P13-12**

Director of Planning & Building (Brian Treble)

Re: Confidential Report No. PD-004-12 - Legal Matter – Administration Fees – 676658 Ontario Incorporated (Anastasio Estates Phases III & IV) (John Georgakakos)

**UNDER SEPARATE COVER**

**RECOMMENDATION:**

(1) That, Report PD-004-12, dated January 9, 2012, relating to Legal Matter – Administration Fees - 676658 Ontario Incorporated (Anastasio Estates Phases III & IV) (John Georgakakos), BE RECEIVED; and,

(2) That, the Mayor and Clerk be and are hereby authorized to sign the Minutes of Settlement attached to this report as Attachment No. 1.

**(c) ITEM P14-12**

Director of Planning & Building (Brian Treble)

Re: Confidential Report No. PD-006-12 – Legal/Potential Litigation Matter – Direction for Legal Counsel on Drenth-Van Dyke Application to Ontario Superior Court of Justice for Declaration Under Beds of Navigable Waters Act, RSO

**UNDER SEPARATE COVER**

**RECOMMENDATION:**

- (1) That, Report No. PD-006-12, dated January 9, 2012, relating to A Legal/Potential Litigation Matter - Direction for Legal Counsel on Drenth-Van Dyke Application to Ontario Superior Court of Justice for Declaration Under Beds of Navigable Waters Act, RSO 1990, BE RECEIVED; and,
- (2) That, Staff be authorized to proceed as directed in Closed Session; and,
- (3) That, Staff be and are hereby authorized to proceed prior to ratification by Township Council.

**10. ADJOURNMENT:**

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