



TOWNSHIP OF WEST LINCOLN

PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE AGENDA



MEETING NO. SEVEN HELD: Monday, September 13, 2010, Township Administration Building, 318 Canborough Street, Smithville – **6:30 p.m.**

1. **CHAIR:** Alderman John Glazier
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) Plan of Condominium – Wes-Li Heights (File No. 2000-075-10 CDM)
(b) Zoning By-law Amendment – Joyani Inc. (File No. 1601-009-10)

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 - 994 Reg Rd 24/Victoria Ave)

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:**
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 P91-10**
- (1) Recommendation Report No. PD-116-10 – Exemption from Part Lot Control – Phelps Homes Ltd. – Block 18, Plan 30M-390, Smithville on the Twenty – South Community Phase 2 Subdivision
 - (2) Recommendation Report No. PD-117-10 - Signing Authority for a Revised Ontario Geospatial Data Exchange Agreement
 - (3) Recommendation Report No. PD-129-10 – Site Plan Authorizing By-law for Vik's Meats
 - (4) Recommendation Report No. PD-127-10 – Request for Removal of Holding Zone on Block 101 & 102, 30M-341, Alma Acres Phase III

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

1. Items 1 to 4 be hereby received and the recommendations contained therein be adopted,
with the exception of Items #(s)_____.

5. **COMMUNICATIONS:**

(a) **ITEM P92-10**

Shirley & John Graham

Re: Request for Specific Hours of Operation for Silverdale Gun Club

RECOMMENDATION:

That, the correspondence from Shirley and John Graham, dated August 31, 2010, regarding the Silverdale Gun Club (Concession 4 Road, West Lincoln) and their request for:

- (1) Specific hours of operation to be established; and,
 - (2) Improved directions and signage; and,
 - (3) Improved sound barriers; and,
 - (4) Review of other area gun club by-laws;
- be received and

6. **STAFF REPORTS:**

(a) **ITEM P93-10**

Planning Technician (Adam Huycke) & Director of Planning & Building (Brian Treble)

Re: Report No. PD-125-10 – Technical Report – Wes-Li Heights Plan of Condominium (File No. 2000-075-10 CDM)

RECOMMENDATION:

- (1) That, Report No. PD-125-10, dated September 13, 2010, relating to an application by R.V.L. Contracting Inc. for Draft Plan of Condominium Approval for the Wes-Li Heights Development, BE RECEIVED; and,
- (2) That a Recommendation Report be prepared once all agency and public comments have been received and reviewed, and following the submission of a formal Justification report that will be prepared by a qualified professional on behalf of the applicant.

(b) **ITEM P94-10**

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

Re: Report No. PD-132-10 – Recommendation Report – Joyani Inc. Rezoning to permit a Commercial Kennel and Pet Care Establishment (File No. 1601-009-10)

RECOMMENDATION:

- (1) That, Report No. PD-132-10, dated September 13, 2010, relating to an application for rezoning by Joyani Inc. to permit a commercial kennel and pet care establishment, BE RECEIVED; and
- (2) That, Zoning By-law Application 1601-009-10 submitted by Joyani Inc. to permit a commercial kennel and pet care establishment, BE APPROVED

(c) ITEM P95-10

Planning Technician (Adam Huycke) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-123-10 – Recommendation Report – Proposal for a Wireless Telecommunication Tower for Rogers Wireless Inc. – Township of West Lincoln

RECOMMENDATION:

- (1) That, Report No. PD-123-09, dated September 13, 2010, relating to a proposal for a wireless telecommunication tower by Rogers Wireless Inc. on 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 subject to the concerns of Jason Beamer being addressed, proper security fencing being installed and a revised site plan being submitted prior to a building permit being issued; and,
- (3) That, this letter advise that the Township of West Lincoln expects good business partner, Rogers will obtain a building permit from the Township of West Lincoln prior to construction of the tower.

(d) ITEM P96-10

Planner (Rachelle Larocque) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-128-10 – Recommendation Report – General Housekeeping and General Kennel Zoning By-law Amendment (File No. 1601-008-10)

RECOMMENDATION:

- (1) That, Report No. PD-128-10, dated September 13, 2010, relating to a Housekeeping and Kennel Zoning By-law Amendment initiated by the Township, Be RECEIVED, and
- (2) That, Zoning By-law Application 1601-128-10 relating to a General Housekeeping Amendment, BE APPROVED, and
- (3) That, Zoning By-law Application 1601-008-10, relating to a General Kennels By-law, BE APPROVED, and
- (4) That, Zoning By-law Application 1601-008-10 relating to a Zoning By-law Amendment for Baden K-9, BE APPROVED; and
- (5) That, Zoning By-law Application 1601-008-10 relating to a Zoning By-law Amendment for Country Kennels, BE APPROVED; and
- (6) That, a second Public Meeting be held for Application 1601-008-10 relating to a Zoning By-law Amendment for Planned Puppyhood (Jean Martin) prior to the recommendation of a site specific zoning by-law for this property.
- (7) 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.

(e) ITEM P97-10

Director of Planning & Building (Brian Treble)

Re: Report No. PD-131-10 – Technical Report – Official Plan Amendment # 21 – Compliance Amendment

RECOMMENDATION:

- (1) That, Report No. PD-131-10, dated September 13, 2010, relating to Official Plan Amendment #21- Compliance Amendment, BE RECEIVED; and,
- (2) That, Staff be authorized to present draft policy changes, as presented in this report, at the September 27, 2010 Special Meeting of Council/Public Meeting.

(f) ITEM P98-10

Director of Planning & Building (Brian Treble)

Re: Report No. PD-133-10 – Technical Report – Official Plan Amendment #15 – 5 Year Review

RECOMMENDATION:

- (1) That, Report No. PD-133-10, dated September 13, 2010, relating to Official Plan Amendment #15- 5 Year Review, BE RECEIVED; and,
- (2) That, Staff be authorized to present these amendment policies for Rural Settlement Areas and the Natural Environment to the public and agencies at the September 27, 2010 Special Meeting of Council/Public Meeting for consideration.

(g) ITEM P99-10

Director of Planning & Building (Brian Treble)

Re: Report No. PD-134-10 - Technical Report – Land Use Schedules for Official Plan Amendment # 15 (5 Year Review) and Official Plan Amendment #21 (Compliance)

RECOMMENDATION:

- (1) That, Report No. PD-134-10, dated September 13, 2010, relating to Land Use Schedules for Official Plan Amendment #15 (5 Year Review) and Official Plan Amendment #21 (Compliance), BE RECEIVED; and,
- (2) That, Staff be authorized to present the revised Land Use Schedules for Official Plan Amendment #15 and Official Plan Amendment #21 to the public and agencies for the Special Council Meeting/Public Meeting on September 27, 2010.

(h) ITEM P100-10

Director of Planning & Building (Brian Treble)

Re: Report No. PD-130-10 – Information Report – List of Outstanding Files and Projects for Planning Department

RECOMMENDATION:

That, Report No. PD-130-10, dated September 13, 2010, relating to the List of Outstanding Files and Projects for the Planning Department, BE RECEIVED FOR INFORMATION.

(i) **ITEM P101-10**

Chief Building Official (Tom Neufeld) & Director of Planning & Building (Brian Treble)
Re: Report No. RFD-BLDG-01-10 - Recommendation Report – Performance and Lot Grading Deposits and Amendment to the Building By-law 2006-08

RECOMMENDATION:

- (1) That, Report No. RFD-BLDG-01-10 dated September 13, 2010 relating to Proposed amendments to Building By-law No. 2006-08, BE RECEIVED; and;
- (2) That, By-Law 2006-08 be amended by adding two new sections # 6.4 and 6.5 to the existing Building By-Law.

8. **OTHER BUSINESS:**

(a) **ITEM P102-10**

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

(b) **ITEM P103-10**

Alderman Sue-Ellen Merritt
Re: Wind Turbine Communication to Residents
FOR DISCUSSION

(c) **ITEM P104-10**

Alderman Sue-Ellen Merritt
Re: Staff Email Addresses on Township Web Site
FOR DISCUSSION

(d) **ITEM P105-10**

Members of Committee
Re: Other Business Matters

9. **CONFIDENTIAL MATTERS:**

(a) **ITEM P106-10**

Chief Building Official (Tom Neufeld) & Director of Planning & Building (Brian Treble)
Re: By-law Enforcement Quarterly Update
REPORT TO BE DISTRIBUTED AT MEETING

(b) **ITEM P107-10**

Director of Planning & Building (Brian Treble)
Re: Legal Matter - By-law Enforcement Issue
UNDER SEPARATE COVER - FOR DISCUSSION

10. **ADJOURNMENT:**

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