



TOWNSHIP OF WEST LINCOLN
PLANNING/BUILDING/ENVIRONMENTAL
COMMITTEE AGENDA



MEETING NO. THREE HELD: Monday, March 14, 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 - Pett Antoniou (File No. 1601-006-10)
- (b) Zoning By-law Amendment – Peter Jovic (File No. 1601-023-07)
- (c) Zoning By-law Amendment & Plan of Condominium – DiCarlo Homes (File Nos. 2000-074-10 (CDM) & 1601-007-10)

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 P23-11**

- (1) Heritage Committee – Minutes of September 15, 2010
 - (2) Recommendation Report No. PD-033-11 – Exemption from Part Lot Control – 676658 Ontario Inc. (Winspear Homes) – Lot 108, Plan 30M-372, Anastasio Estates Phase 4
 - (3) Recommendation Report No. PD-035-11 – Signing Authority - Data Licensing Agreement with Region of Niagara – Parcel Fabric Information

- RECOMMENDATION:**

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

1. Item 1 be hereby received for information; and,
 2. Items 2 & 3 be hereby received and the recommendations contained therein be adopted,
- with the exception of Items #(s)_____.

6. **COMMUNICATIONS:**

- (a) **ITEM P24-11**

Joint Accessibility Advisory Committee

Re: Comments - 2nd Draft of Proposed Integrated Accessibility Standard of the AODA

RECOMMENDATION:

- (1) That, the correspondence dated March 2nd, 2011 from the Joint Accessibility Advisory Committee regarding their comments on the 2nd Proposed Draft of the AODA Integrated Accessibility Standard be received; and,
- (2) That, the Township of West Lincoln Council hereby endorses and supports the comments on the 2nd Proposed Draft of the AODA Integrated Accessibility Standard as prepared by the Joint Accessibility Advisory Committee for submission to the Province of Ontario.

7. STAFF REPORTS:

(a) ITEM P25-11

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

Re: Report No. PD-034-11 – Recommendation Report – Zoning By-law Amendment - Pett Antoniou (File No. 1601-006-10)

RECOMMENDATION:

- (1) That, Report No. PD-034-11, dated March 14th, 2011, relating to an application for rezoning by Pett Antoniou, BE RECEIVED; and,
- (2) That, for reasons outlined in this report, it is hereby recommended that a Temporary Use By-law be approved under Section 39 of the Planning Act to allow the Home Industry to be permitted for a 3 year time period with site specific zone provisions; 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.

(b) ITEM P26-11

Director of Planning & Building (Brian Treble)

Re: Report No. PD-030-11 – Technical Report – Zoning By-law Amendment – Peter Jovic (File No. 1601-023-07)

RECOMMENDATION:

- (1) That, Report No. PD-030-11, dated March 14th, 2011, relating to an application for rezoning by Peter Jovic, be received for information; and
- (2) That, a recommendation report be provided once a septic evaluation form has been completed by a qualified professional and approved by the Township Septic Inspector.

(c) ITEM P27-11

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

Re: Report No. PD-036-11 – Recommendation Report – Plan of Condominium & Zoning By-law Amendment – DiCarlo Custom Homes Ltd. (File Nos. 2000-074-10 (CDM) & 1601-007-10)

RECOMMENDATION:

- (1) That, Report No. PD-036-11, dated March 14, 2011, relating to an application for Plan of Condominium and Rezoning by DiCarlo Custom Homes, be received for information; and
- (2) That, Zoning By-law Application 1601-007-10 submitted by DiCarlo Custom Homes, BE APPROVED; and
- (3) That draft plan of Vacant Land Condominium, File 2100-074-10CDM, DiCarlo Custom Homes, Township of West Lincoln, BE APPROVED as per Attachment 1, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13, and regulations there under, subject to the conditions contained in Attachment No. 2 to PD-036-11;
- (4) That all parties be advised of Council's decision on this application in accordance with Provincial regulations;
- (5) That the Director of Planning, or Clerk, be authorized to endorse the draft plans provided as Attachment 1 and that it shall be deemed as approved only if no appeals against the decision are lodged within 20 days of its circulation; and
- (6) That the applicant be advised that the Township's draft approval of this Plan of Vacant Land Condominium will lapse **THREE YEARS** from the date of draft approval unless Township Council grants an extension of the approval period. If an extension is requested, an updated review will occur and revisions to the conditions of approval may be necessary at that time.

(d) ITEM P28-11

Planner II (Rachelle Larocque) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-039-11 – Recommendation Report – Fulton Stone Church –
Intention to Designate Under the Ontario Heritage Act

RECOMMENDATION:

- (1) That, Report No. PD-039-11, dated March 14, 2011, relating to the Fulton Stone Church Intention to Designate under the Ontario Heritage Act, BE RECEIVED; and
- (2) That a by-law be approved to designate the Fulton Stone Church as a building and site of cultural heritage, value or interest under the Ontario Heritage Act.

(e) ITEM P29-11

Director of Planning & Building (Brian Treble)
Re: Report No. PD-040-11 – Recommendation Report – Correspondence from Shirley Uyesugi and John Graham dated August 31, 2010 relating to Silverdale Gun Club, Concession 4, Township of West Lincoln

RECOMMENDATION:

- (1) That, Report No. PD-040-11, dated March 14, 2011, relating to Correspondence from Shirley Uyesugi and John Graham dated August 31, 2010 relating to Silverdale Gun Club, Concession 4, Township of West Lincoln BE RECEIVED; and,

- (2) That, Township Staff be authorized to advise Shirley Uyesugi and John Graham that:
 - a) Hours of Operation of a Gun Club are regulated through the by-law of each Gun Club organization and that the Township of West Lincoln has not chosen to regulate hours of operation;
 - b) That Gun Clubs are subject to the Township of West Lincoln Noise By-law (By-law 97-78, as amended)
 - c) The membership of the Gun Club is regulated by the Chief Firearms Office of the Government of Canada; and,
 - d) The operators of the Silverdale Gun Club are working with the Township of West Lincoln to improve directional signage; and,
 - e) That a Noise Study has been updated by the Silverdale Gun Club which confirms that noise levels are below regulated requirements; and,
 - f) That the operations of a Gun Club are under the jurisdiction of the Government of Canada and are subject to Federal inspections.

8. OTHER BUSINESS:

- (a) **ITEM P30-11**
Members of Committee
Re: Referred Matters List & Time Sensitive Tracking List
UNDER SEPARATE COVER
- (b) **ITEM P31-11**
Members of Committee
Re: Other Business Matters

9. CONFIDENTIAL MATTERS:

- (a) **ITEM P32-11**
Director of Planning & Building (Brian Treble)
Re: By-law Enforcement Quarterly Update
REPORT TO BE DISTRIBUTED AT MEETING
- (b) **ITEM P33-11**
Director of Planning & Building (Brian Treble)
Re: Report No. PD-024-11 - Recommendation Report – Legal Matter - Daylight Triangle Issue on Smits Cove

RECOMMENDATION:

- (1) That, Report No. PD-010-11, dated January 10, 2011, relating to the Authority to Address a Daylight Triangle Issue on Smits Cove, be received; and,
 - (2) That, the CAO be authorized to negotiate an agreement for the purchase of a portion of the property owned by James and Diane Barclay to address the daylight triangle issue, and report back to Committee.
- (c) **ITEM P34-11**
Director of Planning & Building (Brian Treble)
Re: Property Matter – Potential Land Purchase & Sale
VERBAL UPDATE

10. **ADJOURNMENT:**

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