



TOWNSHIP OF WEST LINCOLN
PLANNING/BUILDING/ENVIRONMENTAL
COMMITTEE AGENDA



MEETING NO. NINE HELD: Monday, November 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 – James De Boer (File No. 1601-017-11)

(b) Zoning By-law Amendment – John & Eva Vukovic (File No. 1601-019-11)

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:**

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 P136-11**

Ms. Angela Buonamici, IBI Group

Re: Draft Plan of Subdivision Redline Revisions for Olde Town Gateway Estates Plan of Subdivision

5. **CONSENT AGENDA ITEMS:**

There are no consent agenda items.

6. **COMMUNICATIONS:**

- (a) **ITEM P137-11**

Industry Canada

Re: Rogers Communications Inc. Proposed Radiocommunication Tower – 3422 Concession 1, Fenwick, Ontario

FOR INFORMATION

7. **STAFF REPORTS:**

(a) **ITEM P138-11**

Planner II (Rachelle Larocque) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-134-11 – Recommendation Report – Zoning By-law Amendment – James De Boer (The Woodshed) (File No. 1601-017-11)

RECOMMENDATION:

- (1) That, Report No. PD-134-11, dated November 14, 2011, relating to James DeBoer (The Woodshed) Rezoning, BE RECEIVED; and
- (2) That, Zoning By-law Application 1601-017-11 submitted by James DeBoer (The Woodshed), BE APPROVED.

(b) **ITEM P139-11**

Planner I (Adam Huycke) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-136-11 – Recommendation Report – Zoning By-law Amendment – John & Eva Vukovic (File No. 1601-019-11)

RECOMMENDATION:

- (1) That, Report No. PD-136-11, dated October 11, 2011, relating to an application for rezoning by John & Eva Vuckovic, BE RECEIVED; and
- (2) That, Zoning By-law Application 1601-019-11 submitted by John & Eva Vuckovic, BE APPROVED.

(c) **ITEM P140-11**

Planner I (Adam Huycke) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-135-11 – Recommendation Report – Phelps Homes Ltd. – Brookside Phase 3 - Zoning By-law Amendment & Redline Revision to Draft Plan of Subdivision (File Nos.: 1601-009-11 & 2000-075-11)

RECOMMENDATION:

- (1) That, Report No. PD-135-11, dated November 14, 2011, relating to Phelps Homes Ltd. Application to Redline Revise and Rezone the lands known as Brookside Phase 3, BE RECEIVED; and,
- (2) That, the proposed redline revisions to the draft approved plan of subdivision, File 2T-98001, Township of West Lincoln, as per Attachment No. 2 to this report as evaluated in accordance with the provisions of the *Planning Act* and regulations thereunder subject to the revised conditions contained in Attachment No. 1(as amended by PD-014-11), BE APPROVED; and
- (3) That, Zoning By-law Amendment Application 1601-009-11 submitted by Phelps Homes Ltd., BE APPROVED; and,
- (4) That, the Director of Planning and Building, or the Township Clerk, be authorized to endorse the proposed redline revisions to the draft approved plan of subdivision; and
- (5) That, notice of decision to redline revise the Brookside Phase 3 Draft Approved

Plan of Subdivision and rezoning be circulated in accordance with the *Planning Act*; and

- (6) That, the applicant be advised that the Township's redline approved draft plan of subdivision will lapse on October 13, 2012, unless Township Council grants an extension of the approval period. If an extension is requested, an updated review and revisions to the conditions of approval may be necessary at that time.

(d) ITEM P141-11

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

Re: Report No. PD-133-11 – Recommendation Report – Smithville Olde Town Inc. - Olde Town Gateway Estates Plan of Subdivision proposed Change in Conditions (File No. 2000-065(05))

RECOMMENDATION:

- (1) That, Report No. PD-133-11, dated November 14, 2011, relating to Olde Town Gateway Estates Plan of Subdivision proposed Change in Conditions, BE RECEIVED; and
- (2) That, the draft approved plan of subdivision, File 2T-05001, Township of West Lincoln, as evaluated in accordance with the provisions of the *Planning Act* and regulations thereunder, be subject to the revised conditions contained in Attachment No. 1(as amended by PD-133-11), BE APPROVED; and
- (3) That, the applicant be advised that the Township's redline approved draft plan of subdivision will lapse **March 23, 2014**, unless Township Council grants an extension of the approval period. If an extension is requested, an updated review and revisions to the conditions of approval may be necessary at that time.

8. OTHER BUSINESS:

(a) ITEM P142-11

Alderman Joann Chechalk

Re: Colour copies of Plans and Presentations from Developers

REFERRED FROM OCTOBER 24/11 COUNCIL MEETING - FOR DISCUSSION

(b) ITEM P143-11

Members of Committee

Re: Referred Matters List & Time Sensitive Tracking List

UNDER SEPARATE COVER

(c) ITEM P144-11

Members of Committee

Re: Other Business Matters

(d) ITEM P145-11

Alderman Sue-Ellen Merritt

Re: Wind Turbine Setbacks

FOR DISCUSSION

9. **CONFIDENTIAL MATTERS:**

(a) **ITEM P146-11**

CAO (Derrick Thomson) & Director of Planning & Building (Brian Treble)

Re: Property Matter - Sale of Industrial Park Lands

VERBAL UPDATE

(b) **ITEM P147-11**

CAO (Derrick Thomson)

Re: Personnel Matter – Planning Department Staffing

VERBAL UPDATE

(c) **ITEM P148-11**

CAO (Derrick Thomson)

Re: Public Utilities Issue

VERBAL UPDATE

10. **ADJOURNMENT:**

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