



TOWNSHIP OF WEST LINCOLN

PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE AGENDA



MEETING NO. TEN HELD: Monday, December 5, 2011, 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) Official Plan Amendment & Zoning By-law Amendment - Streamside Development Corp (IBI Group – Agent) (File Nos. 1701-003-11 (#35) & 1601-020-11)

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 P149-11

Ms. Angela Buonamici, IBI Group

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

5. **CONSENT AGENDA ITEMS:**

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 P150-11

- (1) Heritage Committee – Minutes of June 8, 2011 & September 12, 2011
- (2) Recommendation Report No. PD-141-11-Signing Authority for a Development Agreement with Theresa Anne Heida & Jansje Meinen as a Condition of Consent B14/2010WL
- (3) Recommendation Report No. PD-144 -11- Removal of One Foot Reserves – (Block 89 on Plan 30M-284 & Blocks 33 & 34 on Plan 30M-368) Now be dedicated as a Public Highway
- (4) Recommendation Report No. RFD-BLDG-03-11 – Top of Foundation Wall Certification (Top of Wall) - Amendment to Building By-law

- (5) Recommendation Report No. PD-143-11 – Site Plan Authorizing By-law for DiCarlo Custom Homes Ltd. (File No. 2100-005-11)

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 to 5 be hereby received and the recommendations contained therein be adopted,
- with the exception of Items #(s)_____.

6. COMMUNICATIONS:

(a) ITEM P151-11

Summit Telecom Services

Re: Rogers Site C4024 - Proposed Wireless Communications Structure – Township of Wainfleet

FOR INFORMATION

7. STAFF REPORTS:

(a) ITEM P152-11

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

Re: Report No. PD-140-11 – Recommendation Report – Streamside Official Plan and Zoning By-law Amendments – Streamside Development Corp. (File Nos. 1701-003-11 (#35) & 1601-020-11)

RECOMMENDATION:

- (1) That, Report No. PD-140-11, dated December 5, 2011, relating to an application for Official Plan Amendment and rezoning by Streamside Development Corp., BE RECEIVED;
- (2) That, a By-law to implement Amendment #35 to the Official Plan for the Township of West Lincoln, BE APPROVED; and
- (3) That, Zoning By-law Application 1601-020-11 submitted by Streamside Development Corp., BE APPROVED.

(b) ITEM P153-11

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

Re: 1. Memorandum providing clarification as requested at Nov 14 Planning Mtg

2. 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))

1. REFERRED FROM THE NOVEMBER 14, 2011 PLANNING COMMITTEE MTG.

2. REFER TO ATTACHED MEMORANDUM FOR CLARIFICATION REQUESTED

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.

(c) ITEM P154-11

Director of Planning & Building (Brian Treble)

Re: Report No. PD-145-11 – Recommendation Report – West Lincoln ATV Trail Request

RECOMMENDATION:

- (1) That, Report No. PD-145-11, dated December 5, 2011, relating to West Lincoln ATV Trail Request, BE RECEIVED; and,
- (2) That, Staff be directed to contact other municipalities who have experience with ATV Trails so that the Township can benefit from their experience; and,
- (3) That, Staff be directed to meet with representatives of Quad Niagara to commence discussions and to establish a detailed understanding of their needs and the affected road allowances; and,
- (4) That, Staff report back to Committee at a future meeting on the details of Quad Niagara's proposal, based on their needs prior to holding a formal public consultation on a proposed plan; and,
- (5) That, a formal public meeting be held at the direction of Committee and Council.

8. OTHER BUSINESS:

(a) ITEM P155-11

Members of Committee

Re: Referred Matters List & Time Sensitive Tracking List

There is no referred matters update as it was provided at the Nov. 14, 2011 meeting.

(b) ITEM P156-11

Members of Committee

Re: Other Business Matters

9. CONFIDENTIAL MATTERS:

(a) ITEM P157-11

Director of Planning & Building (Brian Treble)

Re: Confidential Report No. PD-142-11 - Legal Matter – Administration Fees – Grimsby Classic Homes (Grassie Estates)

UNDER SEPARATE COVER

RECOMMENDATION:

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

- (2) That, the Treasurer be and is hereby authorized and directed to waive interest charges in the amount of \$1,272.06.

10. ADJOURNMENT:

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