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

**MEETING NO. ONE HELD:** Monday, January 14, 2013, **South Lincoln High School Gymnasium,**  
260 Canborough Street, Smithville – **6:30 p.m.**

1. **CHAIR:** Alderman Joann Chechalk (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 – Harvey & Carol Pot (File No. 1601-001-13)
- (b) Zoning By-law Amendment – Jenna Verenka & Shady Lea Farms Ltd. (File No. 1601-002-13)
- (c) Official Plan & Zoning By-law Amendment – Niagara Catholic School Board (File Nos. 1701-004-12 (#39) & 1601-012-12)

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 P01-13**

Raymond Luciano, FIT Coordinator, Certified Solar  
Re: Municipal Support Resolution – FIT 2

**RECOMMENDATION:**

That, the request from Mr. Raymond Luciano, FIT Coordinator, Certified Solar regarding a municipal support resolution for the FIT 2 Program be received and referred to a future Planning/Building/Environmental Committee meeting for consideration as part of the Township's FIT Evaluation Criteria.

**(b) ITEM P02-13**

Woody Nickerson & Rick Vanderkuip, Informed Energy Solutions Inc.  
Re: Municipal Support Resolution – FIT 2

**RECOMMENDATION:**

That, the request from Mr. Woody Nickerson and Mr. Rick Vanderkuip of Informed Energy Solutions Inc. regarding a municipal support resolution for the FIT 2 Program be received and referred to a future Planning/Building/Environmental Committee meeting for consideration as part of the Township's FIT Evaluation Criteria.

**6. 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 P03-13**

- (1) Recommendation Report No. PD-009-13 – DiCarlo Custom Homes Ltd. Condominium Assumption Agreement (File No. 2000-074-10 (CDM))
- (2) Recommendation Report No. PD-010-13 – New Zoning By-law Process, Timing and Introduction of Consultants

**RECOMMENDATION:**

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

1. Items 1 and 2 are hereby received and that the recommendations contained therein be adopted;  
with the exception of Items #(s)\_\_\_\_\_.

**7. COMMUNICATIONS:**

**(a) ITEM P04-13**

Niagara Region – Integrated Community Planning  
Re: Request for Comments – Proposed Regional Policy Plan Amendment (RPPA 1-2011) – Niagara Culture Plan Implementation

**RECOMMENDATION:**

That, the correspondence from Niagara Region (Integrated Community Planning), dated November 23, 2012, requesting comments regarding a proposed amendment to the Regional Policy Plan to implement objectives relating to the Niagara Culture Plan; be received and ....

**8. STAFF REPORTS:**

**(a) ITEM P05-13**

Planner II (Rachelle Larocque) & Director of Planning & Building (Brian Treble)  
Re: Report No. PD-006-13 – Recommendation Report – Zoning By-law Amendment – Harvey & Carol Pot (File No. 1601-001-13)

**RECOMMENDATION:**

- (1) That, report PD-006-13, regarding Carol and Harvey Pot Application for

- Rezoning, dated January 14, 2013 be received; and,  
(2) That, Zoning By-law Amendment Application 1601-001-13 submitted by Carol and Harvey Pot BE APPROVED.

**(b) ITEM P06-13**

Planner II (Rachel Larocque) & Director of Planning & Building (Brian Treble)  
Re: Report No. PD-011-13 – Technical Report – Zoning By-law Amendment – Jenna Verenka and Shady Lea Farms Ltd. (File No. 1601-002-13)

**RECOMMENDATION:**

- (1) That, report PD-011-13, regarding Jenna Verenka and Shady Lea Farms Ltd. application for Rezoning, dated January 14, 2013 be received; and,  
(2) That, a Recommendation Report be prepared and presented to the Planning/Building/Environmental Committee once all outstanding information has been provided.

**(c) ITEM P07-13**

Planner II (Rachel Larocque) & Director of Planning & Building (Brian Treble)  
Re: Report No. PD-002-13 – Technical Report – Official Plan & Zoning By-law Amendment – Streamside Developments – St. Martin Catholic Elementary School (File Nos. 1701-004-12 (#39) & 1601-012-12)

**NOTE: CONSULTANT'S REPORTS - UNDER SEPARATE COVER**

**RECOMMENDATION:**

- (1) That, report PD-002-13, regarding Streamside Developments application for Official Plan Amendment and Zoning By-law Amendment for St. Martin Catholic Elementary School, dated January 14, 2013 BE RECEIVED; and,  
(2) That, a Recommendation Report be provided to the Planning/Building/Environmental Committee and Council once all outstanding issues have been addressed.

**(d) ITEM P08-13**

Director of Planning & Building (Brian Treble)  
Re: Report No. PD-008-13 – Information Report – Proactive By-law Enforcement Options

**RECOMMENDATION:**

That, report PD-008-13, regarding “Proactive By-law Enforcement Options”, dated January 14, 2013 be received for information purposes.

**9. OTHER BUSINESS:**

**(a) ITEM P09-13**

Alderman Alexander Micallef  
Re: Two Kilometre Setback By-law, Increased Development Charges and Fees as it pertains to Industrial Wind Turbines

**RECOMMENDATION:**

To be provided by Alderman Micallef

- (b) **ITEM P10-13**  
Director of Planning & Building (Brian Treble)  
Re: EBR Posting for IPC/HAF Industrial Wind Project  
**VERBAL UPDATE**
- (c) **ITEM P11-13**  
Members of Committee  
Re: Referred Matters List & Time Sensitive Tracking List  
**UNDER SEPARATE COVER**
- (d) **ITEM P12-13**  
Members of Committee  
Re: Other Business Matters

10. **CONFIDENTIAL MATTERS:**

Closed session item(s) relate to the following allowable exceptions:

1. Personal matters about an identifiable individual, including municipal or local board employees; and,
2. Proposed or pending acquisition or disposition of land by the municipality or local board; and,
3. litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

- (a) **ITEM P13-13**  
CAO (Derrick Thomson) & Director of Planning & Building (Brian Treble)  
Re: Property Matter – Purchase and Sale of Lands in the Industrial Park  
**VERBAL UPDATE**

- (b) **ITEM P14-13**  
Director of Planning & Building (Brian Treble)  
Re: Confidential Report PD-004-13 – Legal Matter – Dufferin Street  
**UNDER SEPARATE COVER**

**RECOMMENDATION:**

- (1) That, report PD-004-13, regarding “Legal Matter: Dufferin Street”, dated January 14, 2013 be received; and,
- (2) Staff be authorized to proceed as directed in closed session.

- (c) **ITEM P15-13**  
Director of Planning & Building (Brian Treble)  
Re: Confidential Report PD-003-13 – Legal Matter – Spring Creek Estates Plan of Subdivision Affecting Lot 10, Plan 30M-400 (R.V.L. Contracting Inc.)  
**UNDER SEPARATE COVER**

**RECOMMENDATION:**

- (1) That, report PD-003-13, regarding “Legal Matter: Spring Creek Estates Plan of Subdivision Affecting Lot 10 Plan 30M-400 (R.V.L. Contracting Inc.)”, dated January 14, 2013 be received; and,

(2) That, Staff be authorized to proceed as directed in Closed Session.

**(d) ITEM P16-13**

Director of Planning & Building (Brian Treble)

Re: By-law Enforcement/Legal Matter

**VERBAL MATTER**

**11. ADJOURNMENT:**

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