

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

MEETING NO. TWO HELD: Monday, February 11, 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 – Blythe & Blythe Inc. (File No. 1601-015-12)

(b) Official Plan & Zoning By-law Amendment – Smithville RV Inc. (File Nos. 1701-001-13 (#40) & 1601-005-13)

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 P17-13**

Randi Rahamim, Vice President, Bridgepoint Group Ltd. (NRWC)
Re: NRWC Presentation – Response to Staff Report

(b) **ITEM P18-13**

Cheryl Jeffery
Re: To Present the Results of a Vote - 2 KM Setback for Industrial Wind Turbines

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 P19-13

- (1) Heritage Committee – Minutes of November 26, 2012
- (2) Heritage Committee – Minutes of December 10, 2012
- (3) Recommendation Report No. PD-014-13 – Removal of One Foot Reserve (Block 26 (Plan 30M-342) Block 22 (Plan 30M-358) Block 19 (Plan 30M-399) – in Station Meadows North – Phases II, III and IV and Dedication of each as a Public Highway
- (4) Recommendation Report No. PD-017-13 – Leisureplex Planning Approvals

RECOMMENDATION:

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

1. Item 1 & 2 be hereby received for information; and
 2. Items 3 and 4 be hereby received and that the recommendations contained therein be adopted;
- with the exception of Items #(s)_____.

6. COMMUNICATIONS:

There are no communications.

7. STAFF REPORTS:

(a) ITEM P20-13

Planner II (Rachelle Larocque) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-024-13 – Recommendation Report – Blythe & Blythe Inc. – Application for Rezoning (File No. 1601-015-12)

RECOMMENDATION:

1. That, report PD-024-13, regarding Blythe & Blythe application for Rezoning, dated February 11, 2013 BE RECEIVED; and,
2. That, Application 1601-015-12 submitted by Wayne Blythe, BE APPROVED.

(b) ITEM P21-13

Planner II (Tara Lynn O'Toole) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-019-13 – Technical Report – IBI Group Application for Official Plan Amendment & Zoning By-law Amendment for Smithville RV Inc. (File Nos. 1701-001-13 (#40) & 1601-005-13)

RECOMMENDATION:

1. That, report PD-019-13, regarding IBI Group application for Official Plan Amendment and Zoning By-law Amendment for Smithville RV Inc., dated February 11, 2013 BE RECEIVED; and,
2. That, a Recommendation Report be prepared for this application once all comments have been received from the Niagara Region, Niagara Peninsula Conservation Authority, and the Public, with opportunity for further review by agencies and the public of any changes proposed; and,
3. That, prior to providing the Recommendation Report to the Committee and Council all outstanding issues be addressed.

(c) **ITEM P22-13**

Planner II (Rachelle Larocque) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-020-13 – Recommendation Report – Streamside Developments
Application for Official Plan Amendment & Zoning By-law Amendment for St. Martin
Catholic Elementary School (File Nos. 1701-004-12 (#39) & 1601-012-12)

PLEASE NOTE THAT THIS REPORT HAS BEEN PROVIDED ON OUR WEB SITE

RECOMMENDATION:

1. That, report PD-020-13, regarding Streamside Developments application for Official Plan Amendment and Zoning By-law Amendment for St. Martin Catholic Elementary School, dated February 11, 2013 BE RECEIVED;
2. That, no further public meeting is required as per Section 34(17) of the Ontario Planning Act as the changes proposed are considered to be minor;
3. That, Application 1701-004-12(#39) for Official Plan Amendment made by Streamside Development Corporation, BE APPROVED;
4. That, Application 1601-012-12 for rezoning made by Streamside Development Corporation, BE APPROVED with a Holding Symbol attached to the school property which will be removed upon approval by the Township and the Region, of appropriate traffic calming measures which shall be included in the final approved Site Plan;
5. That, traffic signalization be installed at South Grimsby Road 5, at the expense to the applicant, and that additional traffic calming measures, including but not limited to flashing speed limit signs, traffic signals, crosswalks, other appropriate measures, etc., be identified for installation where required, and be included in the Site Plan process, with the understanding that all costs will be at the expense of the Niagara Catholic District School Board and must be to the satisfaction of the Township of West Lincoln and the Region of Niagara;
6. That, The Region of Niagara hereby be requested to reduce the posted speed limit along Regional Road 20 from 80 km/h to 50 km/h in a transitional fashion commencing to the west of South Grimsby Road 6, on Regional Road 20;
7. That, sidewalks be installed along the south side of Regional Road 20 from the intersection with South Grimsby Road 5 to Streamside Drive to the satisfaction of the Township at the expense of Niagara Catholic District School Board;
8. That, the Region of Niagara is hereby requested to install a new crosswalk on the west side of the intersection of Regional Road 20 and South Grimsby Road 5, which may be required to be signalized;
9. That, the Region of Niagara is hereby requested to expedite the installation of the recommended safety measures outlined in the Smithville Safety Study completed by CIMA on behalf of the Region in 2010, specifically the traffic circle at the intersection of Regional Road 20 and South Grimsby Road 6;
10. That, the Niagara Catholic District School Board provide the Township with a written commitment to work with the Township immediately upon closure of the existing school for consideration of the redevelopment opportunities for the existing school site;
11. That, Township Staff be authorized to notify Niagara Regional Police of the speed limit reduction and request an increase in the enforcement in this area.

(d) **ITEM P23-13**

Planner II (Rachelle Larocque) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-023-13 – Recommendation Report – Jenna Verenka and Shady
Lea Farms Ltd. Application for Rezoning (File No. 1601-002-13)

RECOMMENDATION:

1. That, report PD-.02-13, regarding Jenna Verenka and Shady Lea Farms Ltd. Application for Rezoning, dated February 11, 2013, BE RECEIVED;
2. That, no further meeting be held as the changes to the by-law are considered to be minor in nature, as per the requirements of Section 34(17) of the Ontario Planning Act; and
3. That, Zoning By-law Amendment Application 1601-002-13 submitted by Jenna Verenka and Shady Lea Farms Ltd., BE APPROVED.

(e) ITEM P24-13

Director of Planning & Building (Brian Treble)

Re: Report No. PD-026-13 – Recommendation Report – Direction on the WLGWAG Presentation

PLEASE NOTE THAT THIS REPORT HAS BEEN PROVIDED ON OUR WEB SITE

RECOMMENDATION:

1. That, Report PD-026-13, regarding “Direction on the WLGWAG Presentation”, dated February 11, 2013 be received; and,
2. That, the submission dated January 28, 2013 entitled “WLGWAG Ten Point IWT Conditions of Approval” as presented to Township Council on January 28, 2013 be received and forwarded to NRWC and The Province of Ontario as part of the Municipal Consultation Review response.

(f) ITEM P25-13

Director of Planning & Building (Brian Treble)

Re: Report No. PD-021-13 – Recommendation Report – NRWC Municipal Consultation Review

PLEASE NOTE THAT THIS REPORT HAS BEEN PROVIDED ON OUR WEB SITE

RECOMMENDATION:

1. That, Report PD-021-13, regarding “NRWC Municipal Consultation Review”, dated February 11, 2013; be received; and,
2. That, this report and the letter from Jones Consulting Group Ltd. be forwarded to NRWC and The Province of Ontario as part of the Township’s Municipal Consultation Review response.

(g) ITEM P26-13

Director of Planning & Building (Brian Treble)

Re: Report No. PD-005-13 – FIT 2.1 Evaluation Process Program and Applications

RECOMMENDATION:

1. That, report PD-005-13, regarding “FIT 2.1 Program and Applications”, dated February 11, 2013 be received; and,
2. That, due to numerous policy inconsistencies, confusion pertaining to the role of the Township, and the fact that changes can be made by the proponent and the Province to a project after a Municipal Support Resolution is granted without further Township input, Staff be directed to advise applicants that the Township will not participate in the FIT 2 application process and will not provide Municipal Support Resolutions.

8. **OTHER BUSINESS:**

(a) **ITEM P27-13**

Members of Committee

Re: Referred Matters List & Time Sensitive Tracking List

UNDER SEPARATE COVER

(b) **ITEM P28-13**

Members of Committee

Re: Other Business Matters

9. **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 P29-13**

Director of Planning & Building (Brian Treble)

Re: Confidential Report PD-007-13 – Confidential Report – Offer to Purchase Land in the Industrial Park

UNDER SEPARATE COVER

RECOMMENDATION:

TO BE PROVIDED

(b) **ITEM P30-13**

Director of Planning & Building (Brian Treble)

Re: Confidential Report PD-018-13 – Legal/By-law Enforcement Matter – Identifiable Property & Zoning Corrections (Caistorville)

UNDER SEPARATE COVER

RECOMMENDATION:

1. That, report PD-018-13, regarding “Identifiable Individual/Property and Zoning Correction (Caistorville)”, dated February 11, 2013 be received; and,
2. That, Staff be and are hereby authorized to proceed as directed in closed session.

10. **ADJOURNMENT:**

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