



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN COUNCIL AGENDA

MEETING NO. TWO

Monday, February 22, 2021, 7:00 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

**** NOTE TO MEMBERS OF THE PUBLIC:** Due to efforts to contain the spread of COVID-19 and to protect all individuals, the Council Chamber will not be open to the public to attend Council meetings until further notice.**

Submission of Public Comments/Virtual Attendance: The public may submit comments for matters that are on the agenda or request to attend the virtual meeting as "Attendees" by emailing jscime@westlincoln.ca by 4:30 pm on February 22, 2021. Email comments submitted will be considered as public information and read into public record. The meeting will be recorded and available on the Township's website within 48 hours of the meeting, unless otherwise noted.

Pages

1. SINGING OF "O CANADA"

Prior to commencing with the Council meeting, Mayor Bylsma will provide the following announcements:

1. Due to efforts to contain the spread of COVID-19 and to protect all individuals, the Council Chamber will not be open to the public to attend Standing Committee and Council meetings until further notice.
2. The public may submit comments for matters that are on the agenda to jscime@westlincoln.ca before 4:30 pm. on the day of the meeting. Comments submitted will be considered as public information and read into public record.
3. The meeting will be recorded and available on the Township's website within 48 hours of the meeting, unless otherwise noted.

2. OPENING PETITION - Councillor Harold Jonker

3. CHANGE IN ORDER OF ITEMS ON AGENDA

4. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

5. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Requests to address items on the agenda are restricted to specific items as follows per Section 6.7 of the Procedural By-law:

6.7 Public Comment at Council

There shall be no comments from the public permitted at Council unless:

- (a) a specific appointment has been scheduled; or,
- (b) an item is included under the "Other Business" or "Communications" or "Appointments" section of the agenda and relates to a matter which would normally be dealt with at Committee.

The Chair is to inquire if there were any members of the public who were in attendance virtually on the ZOOM meeting call that wished to address a specific item on tonight's agenda as permitted by Section 6.7 of the Procedural By-law. If so, please raise your hand in the ZOOM options or unmute yourself and advise that you wish to speak.

The Chair will ask the Clerk if she had received an email or correspondence from a member of the public prior to 4:30 p.m. today, that wished to provide comments to any items on the agenda as permitted by Section 6.7 of the Procedural By-law.

6. APPOINTMENTS/PRESENTATIONS

- 6.1. Mat Miller, Principal, Grimsby Secondary School 6
Re: Features, Amenities & Programs of the New West Niagara
Secondary School & Introduce The Friends of the Arts in West Niagara
and proposal to fundraise for a 750 Seat Theatre as part of the New
School

Moved By Councillor Shelley Bradaric

1. That, the presentation made by Mat Miller, new Principal of the West Niagara High School (currently Principal for Grimsby Secondary School) at the February 22, 2021 Council Meeting with respect to the features, amenities and programs of the new school and introduction of a fundraising group being "The Friends of the Arts in West Niagara" that is being established to raise community funding for the construction of a 750-seat theatre in the new school build; be received; and,
2. That, the request made by Principal Miller for Township Council to consider providing financial support towards the construction of the 750-seat theatre; be received and

7. REGIONAL COUNCILLOR'S REMARKS

8. CONFIRMATION OF MINUTES

- 8.1. Council Minutes - Regular

Re: January 25, 2021

Moved By Councillor Cheryl Ganann
That, the minutes of the January 25, 2021 regular Council meeting be accepted

- 8.2. Public Meetings Under the Planning Act 44
- Re: February 8, 2021

Moved By Councillor Harold Jonker
That, the minutes of the public meetings held on February 8, 2021 under Section 34 of the Planning Act, with respect to:
(a) Zoning By-law Amendment - Kenneth Martin - 6800 Elcho Road (File No: 1601-001-21); and,
(b) Zoning By-law Amendment - Cathy & William Vitucci - 5291 Regional Road 20. (File No.1601-002-21);
be accepted.

9. COMMUNICATIONS
- There are no communications.

10. MAYOR'S REMARKS

11. REPORT OF COMMITTEE

- 11.1. Planning/Building/Environmental Committee 51
- Re: Minutes of February 8, 2021

Moved By Councillor William Reilly
That, the minutes of the February 8, 2021
Planning/Building/Environmental Committee meeting, be accepted, and
the recommendations contained therein, be approved, with the
exception of Item#(s)_____.

- 11.2. Administration/Finance/Fire Committee 59
- Re: Minutes of February 16, 2021

Moved By Councillor Jason Trombetta
That, the minutes of the Administration/Finance/Fire Committee meeting
held on February 16, 2021 be accepted and that the recommendations
contained therein, be approved with the exception of Item #(s)
_____.

- 11.3. Public Works/Recreation/Arena Committee 104
- Re: Minutes of February 16, 2021

Moved By Councillor Harold Jonker
That, the minutes of the Public Works/Recreation/Arena Committee
meeting held on February 16, 2021 be accepted and that the

recommendations contained therein,
be approved with the exception of Item #(s) _____.

12. RECONSIDERATION

(“Definition”) This section is for a Member of Council to introduce a motion to reconsider action taken at this Council Meeting or the previous regular Council meeting. A motion to reconsider must be made by a Council Member who voted in the majority on the matter to be reconsidered. The Chair may rule that a motion to reconsider will be dealt with at the next following Council Meeting if for some reason it cannot be dealt with at this meeting.

13. NOTICE OF MOTION TO RESCIND

(“Definition”) This section is for Council Members to serve notice of intent to introduce a motion to rescind action taken previously by Council. Notice served at this meeting will be for a motion to rescind at the next regular meeting.

14. OTHER BUSINESS

14.1. Members of Council
Re: Council Remarks

15. NEW ITEMS OF BUSINESS

NOTE: Only for items that require immediate attention/direction from Council and must first approve a motion to introduce a new item of business.

16. BY-LAWS

Moved By Councillor Mike Rehner
That, leave be granted to introduce By-laws # 2021-13, 2021-14, 2021-15, 2021-16 and 2021-17 and that the same shall be considered to have been read a first, second, and third time with one reading, and are hereby adopted; and,

That, the Mayor and Clerk be and are hereby authorized to sign and affix the Corporate Seal thereto, any rule of this Council to the contrary notwithstanding

- | | | |
|-------|--|-----|
| 16.1. | BY-LAW 2021-13 | 109 |
| | A By-law to confirm the proceedings of the Council of the Corporation of the Township of West Lincoln at its regular meeting held on the 25th day of January, 2021. | |
| 16.2. | BY-LAW 2021-14 | 110 |
| | To designate a Plan of Subdivision, or part thereof, not to be a registered Plan of Subdivision for the purposes of Subsection 50(3) of the Planning Act, being lots 1,2, and 3 (north side of David Street), Lots 6,7,8,9,10 and 11 (south of York Road), and Lots 1,2, and 3 (west side of Church Street), Registered Plan TP-26, Caistorville, Township of West Lincoln | |
| 16.3. | BY-LAW 2021-15 | 112 |
| | Being a By-law to amend By-law 2011-28 which prescribes a Tariff of | |

Fees for the Processing of Applications made with respect to Planning Matters, as amended. (Add new \$1200 fee for development that has commenced prior to planning approval)

16.4. BY-LAW 2021-16 115

Being a By-law to amend By-law 2002-112 which appoints a Committee of Adjustment, delegates the authority for considering application for Minor Variances and Consents, provides for compensation for the Members of the Committee of Adjustment, adopts Policies, Procedures and Conditions for the Operation of the Committee of Adjustment, and establishes a Tariff of Fees under the Planning Act. (Add new \$1200 fee for development that has commenced prior to planning approval)

16.5. BY-LAW 2021-17 117

To authorize an Amending Site Plan agreement between the Corporation of the Township of West Lincoln and 1970187 Ontario Inc. for lands described as Concession 8, Part Lot 6, 30R-9824, Part 1, in the former Township of South Grimsby, now in the Township of West Lincoln

17. CONFIDENTIAL MATTERS

Moved By Councillor Shelley Bradaric

That, the next portion of this meeting be closed to the public to consider the following pursuant to Section 239 (2) of the Municipal Act 2001:

(a) CAO (Bev Hendry)

Re: Personal Matter Relating to an Identifiable Individual - Performance Review

Applicable closed session exemption(s):

- Personal matters about an identifiable individual, including municipal or local board employees.

Moved By Councillor Harold Jonker

That, this Council meeting does now resume in open session at the hour of _____ p.m.

17.1. CAO (Bev Hendry)
Re: Personal Matter Relating to an Identifiable Individual - Performance Review

Applicable closed session exemption:

- Personal matters about an identifiable individual, including municipal or local board employees

Moved By Councillor Cheryl Ganann

That, the CAO's report regarding her accomplishments for the Year 2020 as part of her performance review; be received for information.

18. ADJOURNMENT

The Mayor to declare the meeting adjourned at the hour of _____ p.m.

Request to Speak at a Meeting

If you are interested in appearing in person at a Council or Standing Committee meeting to present information or an opinion on a matter, please fill in the form below.

Please note: Your request must be submitted by 4:30 p.m. 10 days prior to the Committee or Council meeting.

Full Name: *

Mat Miller

Who are you representing? *

☐ Self

☒ Group/Organization

Group or Organization Name: *

Friends of the Arts in West Niagara

Street Address: *

18-515 Winston Road

Town/City: *

Grimsby

Postal Code: *

L3M 0C8

How would you like us to contact you? *

☒ Email

☐ Telephone

Email Address: *

mat.miller@dsbn.org

Presentation Details

Which meeting would you like to present at? * 

Council

Requested Meeting Date: *

2/22/2021



What is the presentation topic? *

West Niagara Secondary School and Proposed Theatre

Do you have a presentation (slide deck)? *



Yes



No

Please upload your presentation materials.

File Name



WNSS - Township of West Lincoln.pdf

524.0 KB

Have you presented before on this topic? *



Yes



No

Please provide details on your presentation. Include questions or requests of the Committee or Council. *

Principal Mat Miller of Grimsby Secondary school (and who will be principal of West Niagara Secondary School) will present to Council around the features, amenities and programs of the new school. He will also introduce the fundraising group - The Friends of the Arts in West Niagara - and discuss the proposal to include a 750 seat theatre in the new school build. We will ask Council to consider financial support of this project, and to continue the conversation with DSBN Superintendent of Business Stacy Veld.

Collection of Personal Information

Personal information on this form is collected under the authority of Section 6 of the Township of West Lincoln's Procedural By-Law for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before a Committee or Council.

Any questions about the collection, use and disclosure of personal information should be addressed to the Township Clerk:

- Email: clerk2@westlincoln.ca
- Telephone: 905-957-3346



WestNiagara
Secondary School



TRACK — T H E — PACK

OPENING SEPTEMBER 2022!

BACKGROUND



Fall of 2019 - The community engaged in a school naming process with the board selecting the final name “West Niagara Secondary School”

December 2020 - The Ministry of Education provided approval to proceed with the build on December 23, 2020

September 2022 - WNSS will be opening with approximately 1500 students

BRANDING

Student surveys led the creation of the mascots, the Wolf Pack, 3 wolves representing 3 towns playing, working and competing together.



WNSS BUILDING FEATURES



- Modern state of the art school
- Bright, modern classrooms
- Synthetic turf field and 8 lane rubberized track
- Two double gyms and fitness centre
- Greenhouse
- Specialized Tech shops with modern and industrial quality equipment: transportation (auto), manufacturing/welding, construction (wood), cosmetology (hair and aesthetics), hospitality (student run cafeteria & bakeshop), computer tech, design tech, health care
- 20-acre property

BREADTH OF PROGRAMMING

We will be working with students to gather their ideas to determine additional courses and programs to be offered!

- Specialized School to Community (SSTC)
- Specialized School to Work (SSTW)
- French Immersion - ten or more different course offerings taught at school, by our teachers
- Specialist High Skills Major (SHSM) Programs in Construction, Manufacturing/Welding, Sport, The Arts, Hospitality, Food Processing, Horticulture

WNSS ATHLETICS



We will be working with students to gather their ideas for new activities/athletics they would like to see at WNSS.

Sports currently offered:

Badminton

Baseball

Basketball

Cross-Country

Curling

Field Hockey

Football

Golf

Ice Hockey (will continue off site)

Rowing

Rugby

Soccer

Swimming

Tennis

Three-Pitch

Track and Field

Ultimate

Volleyball

WNSS EXTRACURRICULARS



We will be working with students to gather their ideas for new activities/athletics they would like to see at WNSS.

Extracurriculars currently offered:

Councils: Athletic, Music, Student

Clubs: DECA, DELPHI Prep, French, Robotics, School Reach, Floral, Environmental, Math, University Math Prep, White Pine Reading, Social Justice League, Positive Spaces Project, Prefects, Art/Anime Club, Yearbook, Student Mediators, AV support team, Morning Announcers, Camp Leaders, One Acts, Tutors

Events: Cards for Seniors, Grimsby Parade Group, International Food Fair, Musical

Music/Drama: Concert and Jazz Bands, Vocal Ensemble, Drum Line, Percussion Ensemble, Cabaret, National Theatre School Productions, Improv, Dance Team, Cardboard Boat Competition, Grade 9 Play

Sports: Intramural

NEXT STEPS

- Tendering and the start of construction this spring
- On-going updates to all DSBN families in West Niagara
- Student input opportunities for current and future students of WNSS
- Fundraising for theatre

FUNDRAISING COMMITTEE FOR THEATRE

- Large committee called ***Friends of the Arts in West Niagara*** are launching a fundraising campaign to raise the \$2.6 million community contribution
- Letters of Support already gathered from the community with many more expected include:
 - Stanpac
 - Foodland Smithville
 - A joint letter from the Lincoln and Grimsby Rotary Clubs,
 - Lincoln Leapers
 - Niagara Youth Orchestra
 - Garden City Productions
 - School Councils

WHY A THEATRE?

- Once in a generation chance to provide this facility for school and community use
- Robust programming and extracurricular opportunities for students
- 750 seat venue would bring a steady stream of people to the area (same size as the PAC in St. Catharines)
- It would keep people local for events like dance and music recitals, public and corporate meetings, theatre, music and arts productions
- No similar venue between Hamilton and St. Catharines – would be 12 minutes from Smithville



WHY A THEATRE?

- Rentals are very reasonably priced, based on the type of group (profit/non-profit) etc.
- The current highest rate for rental of a large theatre like this one by the DSBN is \$135 per hour, the lowest is \$0 per hour
- The DSBN has allocated \$4.2M of the \$6.8M price from non-pupil-based funds
- The community would not be responsible for any costs associated with this facility, other than rental fees

FIND WNSS ONLINE!



@WestNiagara2022



@westniagarasecondaryschool

westniagara.dsbn.org



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN
COUNCIL MINUTES

MEETING NO. ONE

January 25, 2021, 7:00 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

Council: Mayor Dave Bylsma
Councillor Shelley Bradaric
Councillor Cheryl Ganann
Councillor Harold Jonker
Councillor Mike Rehner
Councillor William Reilly
Councillor Jason Trombetta

Staff: Joanne Scime, Clerk
Bev Hendry, CAO
Donna DeFilippis, Treasurer/Director of Finance
Mike DiPaola, Director of Public Works and Recreation
Brian Treble, Director of Planning and Building
Steve McGean, Manager of Operations
Roberta Keith, IT Administrator

Others: Steve McGean, Manager of Roads, Water & Wastewater*
Regional Councillor Albert Witteveen*
Matt Robinson, Niagara Region - Director GO Implementation*
Scott Fraser, Niagara Region - Transportation Lead - GO Implementation*
Heather Talbot, Niagara Region - Financial & Special Projects Consultant*Eric Gillespie
Mariam Ali, Consultant - Optimus SBR*
Eric Gillespie, Consultant - Left Turn Right Turn Inc.*
Nicole Scime, West Lincoln Santa Claus Parade Chair*
Cory Giacinti*
Jowett Lau, Phelps Homes*

* IN ATTENDANCE PART TIME

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1. SINGING OF "O CANADA"

Prior to commencing with the Council meeting, Mayor Bylsma will provide the following announcements:

1. Due to efforts to contain the spread of COVID-19 and to protect all individuals, the Council Chamber will not be open to the public to attend Standing Committee and Council meetings until further notice.
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3. The meeting will be recorded and available on the Township's website within 48 hours of the meeting, unless otherwise noted.

2. OPENING PETITION - Councillor Shelley Bradaric

3. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no changes in the order of items on agenda.

4. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

Mayor Bylsma stated that there was one disclosure of Conflict of Pecuniary Interest and/or Conflict of Interest noted on this evening's agenda, being Councillor Trombetta's conflict of interest that he declared at the January 11, 2021 Planning/Building/Environmental Committee minutes, specifically as it relates to Item P13-21 (further detailed in Confidential Minutes SET 2), being a legal and solicitor client privileged matter regarding an LPAT Appeal of a Zoning Application in the name of Sandra Gibson.

There were no other Members of Council that declared a pecuniary interest and/or conflict of interest.

SUMMARY OF CONFLICT OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST DECLARED:

- 4.1 The following Conflict of Pecuniary Interest and/or Conflict of Interest was declared:

January 11, 2021 Planning/Building/Environmental Committee Meeting - Confidential Minutes SET 2 - ITEM P13-21 - Councillor Jason Trombetta

(LPAT Appeal of Zoning Application - Sandra Gibson) - lived in proximity to the proposed facility and that this may affect his judgement with respect

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to the application. Due to Councillor Trombetta's conflict these minutes have been segregated and voted on separately.

5. REQUEST TO ADDRESS ITEMS ON THE AGENDA

There were no members of the public virtually present on the Zoom meeting call that noted they wished to address a specific item on the agenda. Additionally, the Clerk stated that there were no emails received from any member of the public with respect to any items on the agenda as permitted by Section 6.7 of the Procedural By-law.

6. APPOINTMENTS/PRESENTATIONS

6.1 Nicole Scime, Chair - West Lincoln Santa Claus Parade Committee Re: Overview of the 2020 "Sparkles" Christmas Light Decor Contest & Financial Update

Ms. Nicole Scime, Chair of the West Lincoln Santa Claus Parade Committee reviewed the PowerPoint Presentation that was attached as part of the this evening's agenda. Ms. Scime noted that in light of COVID-19 and the need to cancel this year's Parade, the Committee ran a very successful community Christmas Lighting and Décor contest ("West Lincoln Sparkles"), which was embraced by the community and included a number of businesses sponsoring the event as well as many entries being submitted in the two divisions (lighting & décor) among four categories, being Town - Urban Smithville, Rural - West Lincoln, Commercial and Not-for-Profit. Ms. Scime advised that there was a great response on social media with respect to the event and that the Parade Committee hoped to be able to organize both the parade and the lighting contest again next year and the Committee was investigating having an evening parade which would be focused on lights as well as having the traditional bands and possibly other types of performers. Ms. Scime also noted that the Committee Members will be looking at the route for the 2021 Parade, in consultation with the Fire Chief as well as any other applicable agencies.

Many of the Members of Council thanked Ms. Scime for her informative presentation and for her and the other parade committee members for volunteering their time as well as their hard work and dedication by offering a community event throughout the Township, in spite of a pandemic happening. It was noted that the community had embraced the event which included a lot of residents entering the "West Lincoln Sparkles" Lighting and Décor Contest and there was great pride taken to

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see the community's spirit shine by lighting up and decorating their properties throughout the municipality.

- 6.2 Matt Robinson, Niagara Region, Director GO Implementation
Re: Niagara Transit Governance Study Presentation & Request to
Endorse Resolution in Principle

Mr. Matt Robinson, Director of GO Implementation at Niagara Region, introduced himself as well as the other Niagara Region staff members (Scott Fraser, Heather Talbot) and consultants (Mariam Ali, Eric Gillespie) that were also in attendance and advised that his presentation this evening will include reviewing the next steps in the transition towards a consolidated transit system in Niagara as well as focusing on consultation and to give Township Council an opportunity to provide the project team with their feedback and for the team to address any concerns or answer questions regarding the consolidation of transit in Niagara.

Mr. Robinson reviewed the PowerPoint presentation that was attached to this evening's agenda and advised that his presentation will examine (1) where they have been and why they were here, (2) the governance study objectives and highlights, (3) examining the benefits of a consolidated system and (4) what the next steps will be; in summary, the full commission has been found best suited for Niagara, funded through a single regional levy over 5 years providing protection for existing service hours, assets and people. Mr. Robinson noted that on this evening's agenda there is a motion for Council to consider, which is non-binding, intended to get agreement for support, in principle, for the consolidation of the transit system and its principles. In conclusion, Mr. Robinson noted that tonight's presentation was for consolidation and that he encouraged and welcomed Township Council's feedback and that it is hopeful that all of the feedback can be accommodated to meet a model that all of Niagara can be proud to embrace. Mr. Robertson noted that he and his team will be attending all thirteen municipalities across Niagara to obtain feedback and identify themes and incorporate what was heard (i.e. similar to an environmental assessment) and reflect it back in the final report which will be brought back to Council for a final vote. Mr. Robertson stated that based on the revisions the triple majority process will commence formally in the Summer of 2021 and if the process and timelines progress as planned you will see in September 2022 a new single transit commission in place. Mr. Robertson thanked Council for the opportunity to speak this evening and advised that he and his team were available to answer

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questions or address concerns, as well as take any solutions that may be suggested and welcomed the opportunity for Council Member's insights.

The following questions were brought forward by Members of Council regarding the consolidation of a single transit system in Niagara, including but not limited to:

- (1) Would rural residents be able to utilize the proposed new single/consolidated transit system (both inter-municipal and intra-municipal trips and on-demand) directly from their homes and if so, what are the benefits for rural residents to have access to a single/consolidated transit system?
- (2) What are the cost benefits for people to use an on-demand single/consolidated transit system versus using uber/taxi?
- (3) How will the costs/contributions to each municipality be determined for the proposed consolidated transit system?
- (4) The proposed consolidated transit system will result in an increase to taxpayers as it relates to the Region's portion of their property tax bill. What will be the benefits for West Lincoln residents when comparing the cost to taxpayers and having a consolidated on-demand transit system?
- (5) Will the Linking Niagara Inter-Municipal Transit pilot continue and will this service be a part of the new proposed transit system?
- (6) The presentation did not address whether the new on-demand consolidated transit model would offer smaller municipalities, such as West Lincoln and Wainfleet, more services over what we have now?
- (7) Based on past experience with respect to the Township's contribution made over eight years towards the construction of the West Niagara YMCA, and the fact that when it was first opened there was a free shuttle service from certain locations in West Lincoln to the new YMCA; however, after a period of time this service was cancelled due to the fact that people were not using this service. What are the options, if any, if the Township found that its residents were not using the on-demand service?
- (8) This evening's presentation included two statements, the first being the proposed transit system would be funded through a single regional tax levy and the second statement, being in the following paragraph, which stated that local transit costs assumed by the regional tax levy will be offset by an equivalent budgetary reduction to the local area municipality. How will the regional tax levy equate to a budget reduction to the municipality?
- (9) What will the cost of the system on the regional levy to West Lincoln taxpayers be over the next five year period?

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- (10) Why is the Township currently paying a regional transit levy when there is no regional transit in West Lincoln?
- (11) What does West Lincoln receive for paying a regional transit levy of \$500,000 towards regional transit services?
- (12) Will this proposed new single transit system merge the other local municipal transit systems (i.e. St. Catharines, Welland and Niagara Falls Transit) into one single regional transit system?
- (13) What does the resolution that is being put forward this evening mean for West Lincoln and whether, if we were to support it, were committing to anything at this time?
- (14) What will the Township's increased financial costs from the current \$500,000 contribution be over the next few years with respect to the Niagara Region's proposed consolidated transit system (2022 to 2027)?
- (15) Will there be a possibility that a portion of the single transit system in Niagara could become privatized or partnership opportunities that would help to offset some of the burden/costs on the taxpayers?
- (16) Could the Township hire a consultant or legal counsel to analyze the proposal with respect to the Township's concerns?
- (17) How does the Triple Majority work; would West Lincoln be tied to this proposal against our will if the majority of the other Niagara Region municipalities voted in support of a single transit system? (Response = Require at least 7 of the 12 local area municipalities with the 7 municipalities representing the majority of the electors).
- (18) What will be the contribution from the other local area municipalities for the proposed single transit system and is it at an equal amount?

The following concerns were brought forward by Members of Council regarding the consolidation of a single transit system in Niagara, including but not limited to:

- (1) West Lincoln has been a part of Niagara Region for over 50 years and at no time during this time has the Township received public transit. The new on-demand transit option will be the first transit system that will be offered to West Lincoln and although the proposal states a guarantee that service levels will be kept for five years this says nothing for West Lincoln, who has had no service level.
- (2) The financial costs for the proposed consolidated transit system are to be in place by 2027, which is not within this term of Council nor the next term of Council and will include no guarantee of service levels for the residents of West Lincoln. This decision puts the current Township Council in a very difficult situation as this decision will affect other terms of council to come and our residents for many years. We will be putting our

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residents in a situation whereby they will be asking why they are paying more for public transit when they are likely not going to see any service level change over the next two, four, seven years and beyond, as this project will exist until at least into the 2030s.

(3) Unless there was something that states that West Lincoln will see some benefits of having an on-demand consolidated transit system, it will be a hard sell for our Council to support this on behalf of the residents, especially our rural residents and that it was felt that the Region needed to undertake further work in this regard.

(4) Based on past experience with respect to the Township's contribution made over eight years towards the construction of the West Niagara YMCA, and the fact that when it was first opened there was a free shuttle service from certain locations in West Lincoln to the new YMCA; however, after a period of time this service was cancelled due to the fact that people were not using this service. What are the options, if any, if the Township found that its residents were not using the on-demand service?

(5) The Township of West Lincoln has a shallow pool of money to draw from as compared to other municipalities whereby a 1% tax increase is equal to approximately \$75,000 and that the cost of this proposal will have quite a significant impact on our taxpayers.

(6) The smaller the municipality, the larger the per capita cost will be as West Lincoln's current contribution will increase from \$500,000 in 2021, with a \$150,000 (approx.) increase in 2022, another \$150,000 in 2023, \$200,000 the following year (2024), another \$250,000 in 2025), another \$250,000 in 2026 and then another increase of \$300,000 in the final year (2027). These increases will be quite significant on the Township's tax base (nearly \$1.9M cost over seven years).

(7) It was questioned whether the Township should make an amendment to the Region's resolution to endorse the proposal, in principle, but to strongly state that we would like a guarantee that we will receive an enhanced service soon as well as an equal opportunity for an on-demand service that would allow residents to travel within and outside of our municipality, being the same as the other twelve local area municipalities.

(8) It was noted that by supporting/approving the Region's resolution (see below) with respect to one transit system across the Region, the Township may be creating a false hope that we are onboard. It was reiterated about the cost of a single transit system being added to the tax levy and that perhaps privatization (component or complete) should be investigated to remove the financial burden, or a portion of, on the taxpayers.

(9) It was noted whether the taxpayers would receive enough benefit of

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having an on-demand transit system versus the \$1.5M additional cost of having a system.

Mr. Robinson noted that in addition to the comments that have been provided this evening, the Township can provide further feedback up until February 28, 2021. Mr. Robinson noted that he had multiple people with him this evening that have been taking notes with respect to Council's questions, suggestions and concerns; however, if Council preferred, the CAO or Clerk could formalize and send the questions, suggestions and/or concerns that have been brought forward this evening and forward them by February 28, 2021.

Councillor Reilly requested a Recorded Vote to be taken on the following resolution:

Moved By Councillor Shelley Bradaric

Seconded By Councillor Harold Jonker

WHEREAS, a Full Commission model as described in Appendix 2 to Report LNTC- C 4-2020, and to be established as a Municipal Services Board of the Region in accordance with Municipal Act, 2001, has been recommended as the preferred governance model for the consolidation of Niagara's public transit system;

AND WHEREAS, the Cummings Principle, enacted through a series of Municipal Transfer Agreements, will be used to guide the transfer, use of, and access to assets and facilities from existing local area municipalities to the Commission;

AND WHEREAS, all existing employees, vendors, contracts, and collective bargaining agreements will be transferred to or assumed by the Commission, in accordance with the Municipal Act, 2001 or Labour Relations Act, 1995;

AND WHEREAS, a minimum of 2021 transit service hours in local area municipalities will be maintained for a period of five (5) years from the assumption of delivery of service by the Commission, unless otherwise agreed to by the local area municipality;

AND WHEREAS, all existing and incremental transit spending will be transferred to the new Commission, funded through a single Regional tax levy to be enacted over a transfer implementation period of five fiscal (5) years as described in Report LNTC-C 4-2020;

COUNCIL MINUTES - January 25, 2021

AND WHEREAS, to achieve a net-neutral impact to the regional taxpayer, local transit costs assumed by the Regional tax levy will be offset by equivalent budgetary reductions by the local area municipality;

AND WHEREAS, funding previously committed under inter-governmental programs such as the Investing in Canada Infrastructure Program (ICIP) will be maintained and used within the receiving municipality;

AND WHEREAS, support will be sought from senior levels of government for the one-time transition costs associated with consolidation under programs such as the Provincial Governments' Safe Restart Agreement;

AND WHEREAS, an integrated single regional fare will be established by the Commission within five (5) years of the assumption of delivery of service by the Commission;

BE IT RESOLVED THAT Council endorse, in principle, the Full Commission as the recommended governance model for the consolidation of Niagara's public transit system.

	For	Against
Mayor Dave Bylsma	X	
Councillor Shelley Bradaric		X
Councillor Cheryl Ganann		X
Councillor Harold Jonker		X
Councillor Mike Rehner		X
Councillor William Reilly		X
Councillor Jason Trombetta		X
	1	6

Lost (1 to 6)

7. REGIONAL COUNCILLOR'S REMARKS

Regional Councillor Albert Witteveen read from a prepared statement which is attached as **Schedule "A"** to the minutes. Regional Councillor Witteveen started off by sharing an exciting announcement from the Niagara Christian Gleaners, who process donated food to help those in need. Regional Councillor Witteveen noted that in order to process the amount of food that they are processing at this facility, being approximately 8.5 million servings of food, the dryer was running 22 hours a day, 6 days week, and food that has been prepared is waiting for the dryer. In order to resolve this issue, Niagara Gleaners undertook fundraising

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efforts to purchase a second dryer and were successful in raising \$300,000 to purchase a second dryer, which has been ordered to be installed once it has arrived. Regional Councillor Witteveen provided highlights with respect to the Region's 2021 Operating Budget which will be ratified at the Regional Council meeting on Thursday evening with a proposed increase of 1.8%. Additionally, Regional Councillor Witteveen provided updates from other Regional Committees for which he was a member of including the Public Works Committee meeting which included an update on the new waste collection contract, the Public Health Committee Meeting that included an update on the Community Homeless Prevention Initiative Investment Plan as well as notice that all of the Region's long term care facilities, including residents and staff, have been vaccinated for COVID. Regional Councillor Witteveen provided an update on the Region's Planning and Economic Development meeting at which a consultant retained by the Region to assist with the new Official Plan discussed different approaches to building communities in Niagara Region as per the growth plan set by the Province last year. Lastly, Regional Councillor Witteveen expressed his excitement that at last Thursday's Regional Council meeting, Regional Council supported \$12.6M to be allocated for the local share towards the construction of the new West Lincoln Memorial Hospital.

Councillor Trombetta thanked Regional Councillor Witteveen for the hard work in advocating at the regional level to assist with the local area funding that was required as it pertains to the reconstruction of West Lincoln Memorial Hospital, which was echoed by Councillor Reilly and Councillor Ganann.

8. CONFIRMATION OF MINUTES

- 8.1 Council Minutes - Regular
Re: December 14, 2020

Moved By Councillor Cheryl Ganann

Seconded By Councillor Harold Jonker

That, the minutes of the December 14, 2020 regular Council meeting be accepted.

Carried

- 8.2 Public Meetings Under the Planning Act
Re: Minutes of January 11, 2021

Moved By Councillor Harold Jonker

Seconded By Councillor Cheryl Ganann

COUNCIL MINUTES - January 25, 2021

That, the minutes of the public meetings held on January 11, 2021 under Sections 17, 34 and 51 of the Planning Act, with respect to:

(a) Official Plan Amendment - Township of West Lincoln - Draft Official Plan Amendment - Renewable Energy Policies (File No.: 1701-005-19); and,

(b) Draft Plan of Subdivision & Zoning By-law Amendment - Marz Homes (Smithville West) Inc. (Owner) and IBI Group (Agent) - Lot 9, Plan M98 (File No.: 2000-90-20 - Draft Plan of Subdivision & File No.: 1601-10-20 - Zoning By-law Amendment);

be accepted.

Carried

9. COMMUNICATIONS

There were no communications.

10. MAYOR'S REMARKS

Mayor Bylsma advised that he was very pleased that Niagara Regional Council had supported giving \$12.6M towards the local area share that was required for the construction of the new West Lincoln Memorial Hospital. Mayor Bylsma stated that the Mayors of three West Niagara municipalities will be sitting on a fundraising committee, as mutual chairs, as this project moves forward with the silent phase of fundraising under the West Lincoln Hospital Foundation's share towards the cost of reconstructing of the new hospital. Mayor Bylsma advised that, as part of the ROMA conference, he, the CAO, the Mayors, a couple of Councillors and CAOs from the Towns of Grimsby and Lincoln as well as Regional Chair Bradley and Acting CAO, Ron Tripp, met virtually with the Honourable Carolyn Mulroney, Minister of Transportation, earlier today regarding the North-South Escarpment Crossing. Mayor Bylsma noted that this was the third time meeting with the Minister, which has been helpful to bring this project to the Ministry's attention. Further to this issue, Mayor Bylsma noted that Niagara Region has committed \$2.5M towards the cost of an environmental assessment to be undertaken, with this work commencing in 2021. Mayor Bylsma stated that he and the CAO had two more delegations tomorrow, the first being with the Honourable Steve Clarke, Minister of Municipal Affairs and Housing regarding COVID Emergency Funding and the second delegation with the Honourable Christine Elliott, Minister of Health, which again is collaborative, with the three West Niagara Municipalities participating to keep the reconstruction of the West Lincoln Memorial Hospital at the forefront and to thank them for their support in moving Phase II and III forward concurrently and meeting our targets for 2020.

COUNCIL MINUTES - January 25, 2021

Councillor Reilly stated that Sam Oosterhoof, MPP - Niagara-West, made an announcement today that Niagara will be receiving approximately \$9.6M investment towards road repairs, bridges, water and wastewater and that West Lincoln will be receiving just under \$273,000 in Ontario Community Infrastructure Funding (OCIF).

11. REPORT OF COMMITTEE

11.1 Planning/Building/Environmental Committee

Re: Minutes of January 11, 2021

CONFIDENTIAL MINUTES (2 SETS) UNDER SEPARATE COVER

Confidential – Set 1 – contains all items for which there were no conflicts

Confidential – Set 2 – contains Councillor Trombetta's Conflict Item

NOTE: Councillor Jason Trombetta declared a conflict of interest/pecuniary interest with respect to Confidential Minutes SET 2 and ITEM P13-21 of the January 11, 2021 Planning/Building/Environmental Committee minutes (LPAT Appeal of Zoning Application - Sandra Gibson) as he lived in proximity to the proposed facility and that this may affect his judgement with respect to the application. Due to Councillor Trombetta's conflict as it relates to Item P13-21 and Confidential Minutes SET 2 were segregated and voted on separately, for which Councillor Trombetta did not take part in voting with respect to the approval of this matter.

Moved By Councillor William Reilly

Seconded By Councillor Cheryl Ganann

That, the minutes of the open session portion of the January 11, 2021 Planning/ Building/Environmental Committee meeting, be accepted, and the recommendations contained therein, be approved, with the exception of Item#(s) P13-21; and,

That, the confidential minutes – SET 1, relating to a portion of the closed session deliberations of the January 11, 2021

Planning/Building/Environmental Committee meeting be accepted; and that the minutes remain confidential and restricted from public disclosure in accordance with Section 239 of the Municipal Act.

Carried

Moved By Councillor Mike Rehner

Seconded By Councillor Shelley Bradaric

That, the confidential minutes – SET 2, relating to a portion of the closed session deliberations of the January 11, 2021 Planning/Building/

COUNCIL MINUTES - January 25, 2021

Environmental Committee meeting be accepted; and that the minutes remain confidential and restricted from public disclosure in accordance with Section 239 of the Municipal Act; and,

That, Item P13-21 from the January 11, 2021 Planning/Building/Environmental Committee meeting, be approved:

(ITEM P13-21 - Legal/Solicitor Client Privilege - Sandra Gibson LPAT Appeal

That, the Township Solicitor, be and is hereby authorized to proceed in order to resolve the Sandra Gibson LPAT Appeal).

Carried

11.2 Administration/Finance/Fire Committee

Re: Minutes of January 18, 2021

Councillor Reilly advised that he had requested that Item A03-21 be pulled and reiterated many of the same comments and concerns that he had raised at the January 18, 2021 Administration/ Finance/ Fire Committee meeting and advised that the Town of Lincoln will be conducting their normal meeting schedule in July and at least one meeting in August due to COVID (normally have no meetings in August) and the Town of Grimsby will be having one meeting in each of the summer months, being July and August.

Many of Members of Council brought forward their comments and concerns that they stated at the January 18, 2021 Administration/Finance/ Fire Committee meeting including a written statement read by Councillor Ganann.

Councillor Jonker noted that the Planning/Building/Environmental Committee meetings were normally the busiest of the three Standing Committees and as such he reached out to some local contractors and they agreed that they do their planning and submit applications prior to summer so they can concentrate their efforts towards construction in the summer months.

Councillor Trombetta stated that senior staff should set the Standing Committee and Council meeting schedule from January to December which would be provided to Council and staff for information and he would support a motion to be put forward in this regard and remove this matter from being discussed at the Council level.

COUNCIL MINUTES - January 25, 2021

Councillor Reilly stated that dealing with this matter was a bit premature and, in his opinion, did not make logistical sense to be dealing with this matter now in consideration of the other issues that staff needed to address especially when there was a pandemic happening. Councillor Reilly noted that he felt it was better to plan for a Council meeting in August and if not needed then cancel the meeting.

Following the vote on Item A03-21 and in response to Councillor Ganann's inquiry regarding when a resolution could be presented that would address Councillor Trombetta's suggestion for senior staff to set the Standing Committee and Council meeting schedule for the entire year without the need to bring a report and recommendation for Council's approval, Mayor Bylsma stated that this motion could be presented under "New Items of Business" section of this evening's Council agenda.

Moved By Councillor Jason Trombetta

Seconded By Councillor Harold Jonker

That, the minutes of the Administration/Finance/Fire Committee meeting held on January 18, 2021 be accepted and that the recommendations contained therein, be approved with the exception of Item #(s) A-03-21.

Carried

Moved By Councillor William Reilly

Seconded By Councillor Harold Jonker

That, ITEM A03-21 of the January 18, 2021 Administration/Finance/Fire Committee Minutes be approved.

(ITEM A03-21

That, Report RFD-C-01-2021 dated January 18, 2021 regarding the "2021 Summer and December Meeting Schedule", be received; and,

That, the meeting schedule for July and December, 2021 be approved as follows:

Monday, July 26, 2021

Public Meetings under the Planning Act – 6:30 p.m., Council – Immediately following the Public Meetings under the Planning Act., the Council meeting to commence at 7 pm (with Planning, Administration and Public Works items included on Council Agenda)

Monday, December 6, 2021

Public Meetings under the Planning Act – 6:30 p.m., All Committees (including separate agendas for Administration, Public Works and Planning Committee Meetings) - immediately following the Public Meetings

COUNCIL MINUTES - January 25, 2021

Monday, December 13, 2021

Council Meeting – 7:00 p.m.)

	For	Against
Mayor Dave Bylsma	X	
Councillor Shelley Bradaric	X	
Councillor Cheryl Ganann	X	
Councillor Harold Jonker	X	
Councillor Mike Rehner		X
Councillor William Reilly		X
Councillor Jason Trombetta		X
Results	4	3

Carried (4 to 3)

- 11.3 Public Works/Recreation/Arena Committee
Re: Minutes of January 18, 2021

Moved By Councillor Harold Jonker

Seconded By Councillor Shelley Bradaric

That, the minutes of the Public Works/Recreation/Arena Committee meeting held on January 18, 2021 be accepted and that the recommendations contained therein, be approved.

Carried

12. RECONSIDERATION

There were no items put forward for reconsideration.

13. NOTICE OF MOTION TO RESCIND

There were no notices of motion to rescind action taken previously by Council.

14. OTHER BUSINESS

- 14.1 Members of Council
Re: Council Remarks

- (a) Councillor Cheryl Ganann
Re: Various Issues

Councillor Ganann noted that she had hoped to introduce Cindy Weir who will be the Interim CEO for the West Lincoln Public Library and that because there were quite a few people in

COUNCIL MINUTES - January 25, 2021

attendance at last week's Standing Committee meetings she did not notice that Ms. Weir was in attendance and that she had hoped she would have been in attendance this evening so she could formally welcome her to the Township. Councillor Ganann advised that the Library was very lucky to have someone with Ms. Weir's expertise and experience to take an interim position and that the West Lincoln Public Library Board was pleasantly surprised to get someone to accept an interim position while our Library CEO is off on maternity/parental leave for an eighteen month term until August 2022.

Councillor Ganann read an email that she had received late Friday night from Tom Perry, Senior Specialist, Stake Holder Relations for the Hamilton Health Sciences advising of a COVID-19 outbreak at West Lincoln Memorial Hospital, specifically in C Ward, which also confirmed that outbreak protocols were being followed. Councillor Ganann stated that she wanted Members of Council to be aware of the official statement that was received from Mr. Perry on this matter and the actions that were being taken to address the outbreak.

- (b) Councillor William Reilly
Re: Various Issues

Councillor Reilly noted that he was trying to support the small businesses in West Lincoln and that recently he held a poll on social media of who had the best wings from which he received positive feedback and thanks from the businesses and that many are staying open for mental health purposes and that one business had indicated that although they could have closed they decided to stay open and offer take out as they felt it was important to give people the ability to order food and have something different and for the benefit of the community. Councillor Reilly stated that he felt Members of Council and staff needed to do as much as they could to support the Township's small businesses which he will be continuing to do online.

- (c) Councillor Mike Rehner
Re: School Flashing Lights

Councillor Rehner noted that with schools currently closed he found the school zone lights that flash to advise motorists to reduce their speed from 50 km/hr to 40 km/hr to be annoying and asked that

COUNCIL MINUTES - January 25, 2021

someone from staff have these flashing lights turned off while schools are closed due to COVID.

- (d) CAO (Bev Hendry)
Re: Rural Economic Development (RED) Grant

The CAO advised that the Rural Economic Development (RED) grant process was accepting applications, which would provide approximately half of the funding request. The CAO advised that the deadline for submission of applications was February 1, 2021 and that the Township had made an application last year under this program, but were unfortunately unsuccessful and that she was proposing to submit an application this year for a Farmer's Market, which was consistent with the municipality's Strategic Plan.

Further to Councillor Ganann's update on the COVID situation at West Lincoln Memorial Hospital, the CAO advised that she contacts Mr. Tom Perry approximately once a month to inquire about a tour for Members of Council to take of the new hospital; however, because of the current issues, scheduling a tour is not possible at this time but she would continue to correspond with Mr. Perry on a monthly basis to hopefully schedule a tour, which are done on Friday afternoons.

In response to Councillor Reilly's comments regarding promoting shopping local, the CAO advised that Niagara Region had provided a \$5,000 grant to the Township in late December that was to be used to promote "Buying Locally" and advertising this to our residents. The CAO advised that the Township was working with the West Lincoln Chamber of Commerce, who have taken the lead by pushing out "Buy Local" advertisements. The CAO noted that there will be advertisements in both local newspapers this week that has a person picking up food curbside and may include rotation of ads going forward. The CAO advised that West Lincoln Chamber of Commerce will also be pushing out "Buy Local" social media promotions, which the Township will also tag and push out as well.

15. NEW ITEMS OF BUSINESS

- 15.1 Councillor Cheryl Ganann
Re: New Item of Business - Staff Scheduling Standing Committee and Council Meetings

COUNCIL MINUTES - January 25, 2021

Moved By Councillor Cheryl Ganann

Seconded By Councillor Harold Jonker

That, a new item of business be introduced being direction to staff to set the Standing Committee and Council meeting schedule each year and provide to Members of Council for information.

Carried

Moved By Councillor Cheryl Ganann

Seconded By Councillor William Reilly

That, staff be directed to set the Standing Committee & Council meeting schedule each year and provide copy to Members of Council and staff for information purposes.

Carried

16. BY-LAWS

Moved By Councillor Shelley Bradaric

Seconded By Councillor Cheryl Ganann

That, leave be granted to introduce By-laws # 2021-01, 2021-02, 2021-03, 2021-04, 2021-05, 2021-06, 2021-07, 2021-08, 2021-09, 2021-10, and 2021-11 and that the same shall be considered to have been read a first, second, and third time with one reading, and are hereby adopted; and,

That, the Mayor and Clerk be and are hereby authorized to sign and affix the Corporate Seal thereto, any rule of this Council to the contrary notwithstanding.

Carried

16.1 BY-LAW 2021-01

A By-law to confirm the proceedings of the Council of the Corporation of the Township of West Lincoln at its regular meeting held on the 14th day of December, 2020.

16.2 BY-LAW 2021-02

Being a By-law to provide for an Interim Tax Levy and to provide for the payment of taxes and to provide for penalty and interest of fifteen percent.

16.3 BY-LAW 2021-03

Being a By-law to amend By-law 2004-42, as amended, which regulates the supply of water and provides for the imposition and collection of water and wastewater rates (discontinuation of water shut offs)

COUNCIL MINUTES - January 25, 2021

16.4 BY-LAW 2021-04

A By-law to establish a Municipal Health and Safety Policy Statement for the Corporation of the Township of West Lincoln and to Repeal By-law 2020-04

16.5 BY-LAW 2021-05

A By-law to authorize an agreement with Raimondo & Associates Architects Inc. for Architectural Services for Design and Contract Administration Services for the Replacement of Fire Station #2

16.6 BY-LAW 2021-06

A By-law to name a Public Highway in the Township of West Lincoln in the Regional Municipality of Niagara being Regional Road 9 as York Road

16.7 BY-LAW 2021-07

Being a By-law to amend By-law 97-2030 which designates Private Roadways as Fire Routes along which no Parking of Vehicles shall be permitted (Drawing 20 - Crossings on the Twenty Condominium South)

16.8 BY-LAW 2021-08

A By-law to authorize an amending Site Plan Agreement between the Corporation of the Township of West Lincoln and Niagara Christian Gleaners for lands described as Part of Lot 6, Concession 8, RP 30R15004 Part 2, in the former Township of South Grimsby now in the Township of West Lincoln (Original Site Plan Registered as NR488861 as authorized by By-law 2018-03)

16.9 BY-LAW 2021-09

Being a By-law to adopt Amendment No. 58 (Unopened Road Allowance Policy) to the Official Plan for the Township of West Lincoln

16.10 BY-LAW 2021-10

A By-law to amend Zoning By-law No. 2017-70, as amended - Caistorville United Church

16.11 BY-LAW 2021-11

A By-law to amend Zoning By-law No. 2017-70, as amended - Niagara Pallets

17. CONFIDENTIAL MATTERS

Moved By Councillor Harold Jonker

Seconded By Councillor Shelley Bradaric

That, the next portion of this meeting be closed to the public to consider the following pursuant to Section 239 (2) of the Municipal Act 2001:

COUNCIL MINUTES - January 25, 2021

17.1 CAO (Bev Hendry)

Re: Personal Matter Relating to an Identifiable Individual - Performance Review

Applicable closed session exemption(s):

-Personal matters about an identifiable individual, including municipal or local board employees.

DEFERRED (See below)

Prior to voting on the resolution to go into closed session, discussion ensued among Members of Council regarding the personnel matter that was to be discussed in closed session being the performance evaluation for the CAO, which included concerns regarding the evaluation process, attendance of the CAO during closed session discussion, Members of Council being allowed to provide verbal comments in closed session rather than written comments, the tight timeframe given to Members of Council to provide written comments with regard to the CAO's 2020 Performance Report, the lack of the majority of Council Members not providing their comments and/or advising of the tight timeframe to do so, this was a new process which was confusing, comments should be provided to the Confidential Secretary rather than the Mayor.

The Clerk suggested to defer the CAO's performance evaluation to the February Council Meeting in order to provide Members of Council further time to complete and forward their written comments. The following resolution was put forward in this regard:

Moved By Councillor William Reilly

Seconded By Councillor Jason Trombetta

That, the confidential item regarding the personal matter relating to an identifiable individual - personnel matter/performance evaluation be deferred to the closed session portion of the February 22, 2021 Council Meeting for discussion; and,

That, the Clerk be and is hereby directed to recirculate the memo and performance evaluation form to Members of Council and request that they forward their written comments to the Confidential Secretary to the Mayor and CAO by no later than Wednesday, February 17, 2021.

Carried

18. ADJOURNMENT

The Mayor declared the meeting adjourned at the hour of 10:16 p.m.



JOANNE SCIME, CLERK

MAYOR DAVE BYLSMA

SCHEDULE "A" TO THE JANUARY 25, 2021 COUNCIL MINUTES

Regional Councillors Report—January 25, 2021

Good evening Mayor members of council, staff and members of the public

I would like to start this evening by sharing with you an exciting announcement from the Christian Gleaners in our community. This organization has been processing donated food at its location to help those in need. With the surplus food that has been donated and the labour, last they provided 8.5 million servings of food from the Smithville location. The dryer has been running 22 hrs a day, 6 days week. The problem is that all too often they have food prepared in the queue and are waiting for the dryer. It was decided that a second dryer was needed to meet the continued demand. Late last year the call was put out to raise \$300,000 for a second dryer. And as of last week these funds were raised in the supporting community and the dryer has been ordered to be installed once it has arrived. This is definitely worth celebrating for the work that is being done in our community to help those in need. Many thanks to all those that donated time and money to this wonderful project.

On another note we have been busy at the Region working through the 2021 budget. This has been quite challenging as we all understand through these turbulent times. Guidance was given to staff to come in

SCHEDULE "A" TO THE JANUARY 25, 2021 COUNCIL MINUTES

at 2% or below, the final percentage on the 2021 operating budget came in at 1.8%. The budget was ratified this past Thursday evening at our Regional council meeting.

Earlier in January I attended my committee meeting the first on being Public Works in where we given an update on the new waste collection contract. Part of the new contract launch was the outreach portion which sent out 219,600 collection guides, 163,000 info postcards mailed out to residences, 39,000 letters to business and multi-residential property owners. Between June 20th and Nov 20th the Region experienced a 146% increase in green bin distribution and 56% increase in blue and grey boxes. Call volumes increased around the time of the rollout and then quickly declined. The mobile app was downloaded by 23,255 individuals at the time of this report. In our next report we will receive target numbers of material collected in comparison prior to the new collection model. Staff and council received many positive comments on the new collection contractors and the level of professional service that was received. Later that afternoon I attended the Public Health committee meeting and we were given an update on the Community Homeless Prevention Initiative Investment Plan. Based on the April 2019 notice from the MMAH we would be allocated 7,847,786 of funding for the one-year term starting

SCHEDULE "A" TO THE JANUARY 25, 2021 COUNCIL MINUTES

from April 1 2021 to March 1, 2022. As many of you know this is the calendar year for the province. The breakdown is Emergency Shelters \$ 2,753,623 Housing related supports \$ 852,179 Homelessness prevention at \$3,555,701 program administration at \$288,762 and other services, support at \$ 397,521. If councillors are interested in these to be broken down further please contact me and I can get this information from staff.

And on other happy note all of our long term residences have been vaccinated for the COVID virus. Niagara Region has 3,500 residences and 4,000 staff that were to be vaccinated first in our community.

The following day I attended the Planning and Economic Development meeting in which the consultant that is helping in the renewal of the Official plan discussed different approaches to building our communities as per the growth plan set out by the province later last year. Macro, Micro and principal approach were discussed. I see that we will have further opportunity to engage ourselves in early March with this process. I encourage all councillors to attend as your comments and input will affect our community for many years to come.

And lastly I wanted to express my excitement from last thursdays approval from Regional council to support the West Lincoln Memorial

SCHEDULE "A" TO THE JANUARY 25, 2021 COUNCIL MINUTES

Hospital for the amount of 12.6 million in its local share. It has been a long road for many of us to finally see this project reach this stage. I remember sitting on town council in the early 2000's when plans were being made and funds were set aside for the project. So again we are one step closer to seeing the reconstruction of the Hospital.

If any members of council have any questions I will answer them for you at this time.

Thank-you
Regional Councillor,
Albert Witteveen

**TOWNSHIP OF WEST LINCOLN
PUBLIC MEETING UNDER THE PLANNING ACT MINUTES
AMENDMENT TO TOWNSHIP OF WEST LINCOLN'S ZONING BY-LAW**

February 8, 2021, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

Council: Councillor William Reilly (Chair)
Councillor Shelley Bradaric
Mayor Dave Bylsma
Councillor Cheryl Ganann
Councillor Harold Jonker
Councillor Jason Trombetta
Councillor Mike Rehner

Staff: Bev Hendry, CAO
Brian Treble, Director of Planning and Building
Jessica Dyson, Deputy Clerk
Madyson Etzl, Planner II
Gerrit Boerema, Planner II
Meghan Birbeck, Planner I

Other Members: Albert Witteveen, Regional Councillor
Kenneth Martin*
William & Cathy Vitucci*
Fred VanderVelde*
Jennifer Musca*
Sidney Thompson*
Michelle Baya*
Dan Currie*
Jowett Lau*

*** IN ATTENDANCE PART TIME**

(A) KENNETH MARTIN - ZONING BY-LAW AMENDMENT

1. Application for Zoning By-law Amendment

The Chair advised that this public meeting was being held to consider an amendment to the Township of West Lincoln's Zoning By-law under Section 34(12) of the Planning Act as submitted by Kenneth Martin for the property legally described as Concession 1, Part of Lot 3, formerly in the Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 6800 Elcho Road (File No: 1601-001-21).

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

The intent of this rezoning application is to fulfill a condition of consent for severance file B05/2020WL. The application proposes to rezone ±0.178 hectares of the recently severed parcel of land from Agricultural Purpose Only 'APO' to Rural Residential 'RUR', refer to Parcel 2 on the attached survey for location. In addition, the application proposes to rezone the remaining residential land from Agricultural 'A' to Rural Residential 'RUR', refer to Parcel 1 on the attached survey for location.

2. Purpose of Public Meeting

The Planning Act requires in Section 34(12) that before passing a Zoning By-law Amendment, Council must hold at least one public meeting for the purpose of informing the public in respect of the amendments.

The Chair stated that the purpose of this meeting was to give an opportunity for the public and Council Members to provide comments and/or ask questions regarding the Zoning By-law Amendment Application submitted by Kenneth Martin for the property legally described as Concession 1, Part of Lot 3, formerly in the Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 6800 Elcho Road (File No: 1601-001-21)

The Chair stressed that, at this point, no decision has been made on the proposed amendments and any comments received will be taken into account by Council in their consideration. The Chair advised that the Planning Act requires in Section 34(13) that Council advise the public that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of West Lincoln before the by-law is passed, the person or public body is not entitled to appeal the decision of Council for the Township of West Lincoln to the Local Planning Appeal Tribunal (LPAT).

Public Meeting Under the Planning Act Minutes – February 8, 2021
Zoning By-law Amendments – Kenneth Martin & Cathy and William Vitucci

3. Public Meeting

The Chair requested that the Deputy Clerk advise of the method and dates by which notice of the public meeting was given.

The Deputy Clerk advised that proper notice was given by way of mail distribution to neighbouring properties within 120 metres of the subject property and public notice circulation to agencies on January 15th, 2021. Additionally, a yellow sign was posted on the subject property on January 20th, 2021 as well as advertised on the Township's website.

The Chair advised that this was a public meeting to consider a Zoning By-law Amendment Application submitted by Kenneth Martin for property 6800 Elcho Road (File No.1601-001-21).

The Chair asked the Planner, Meghan Birbeck, to explain the purpose and reason for the proposed Zoning By-law Amendment.

The Planner provided an overview of the application.

The Chair asked if the applicant or their authorized agent were present to speak to the application.

Mr. Kenneth Martin (Applicant) was present at the Public Meeting and stated that he had no further comments to add.

The Chair asked if there were any oral or written submissions from any members of the public present as part of the Zoom meeting that wished to provide comments at this time with respect to the Kenneth Martin (File No. 1601-001-21) Zoning By-law Amendment. The Chair suggested that if there were any Members of the Public present that wished to provide comments that they should state them now, as LPAT may not consider comments made during any other Council and/or Committee meetings.

There were no oral or written submissions on the proposed Zoning By-law Amendment from any public members present.

The Chair asked if any Members of the Committee had any oral or written submissions on the proposed Zoning By-law Amendment. The Chair advised that this may be the only Public meeting being held with respect to this application; therefore, she noted that if any Members of the Committee had any comments they should state them now as the Local Planning Appeal Tribunal (LPAT) may not consider comments made during any other Council and/or Committee meetings.

Public Meeting Under the Planning Act Minutes – February 8, 2021
Zoning By-law Amendments – Kenneth Martin & Cathy and William Vitucci

There were no oral or written submissions on the proposed Zoning By-law Amendment from any Members of the Committee.

The Chair stated that a Technical Report was being considered by Committee later as part of this evening's Committee meeting, and that a recommendation report would be forthcoming to a future Committee and/or Council Meeting. The Chair advised that once Committee and/or Council have made a decision with respect to the Zoning By-law Amendment and if approved by Council, a notice of its passing will be circulated with an appeal period. The Chair stated that if there was anyone who wished to be notified of Council's decision, they should email the Township Clerk, Joanne Scime at jscime@westlincoln.ca.

The Chair stated that anyone who is interested in observing Council and/or Committee discussions about a particular by-law should not solely rely on mailed notices and thus miss the opportunity to attend applicable meetings and suggested that the public watch the Township's website for posting of agendas to review items that will be discussed at Council and/or Committee meetings. The Chair advised that agendas for meetings are posted on the Township Website at 4 p.m. on the Friday prior to the meeting and that meeting schedules are also noted on the Township's website for the public to view. The Chair stated that anyone wishing to receive notices by email, should contact the Township Clerk to advise of their request and include their email address along with your mailing address and phone number.

4. Adjournment

The Chair advised that this public meeting with respect to the proposed Zoning By-law Amendment is concluded at the hour of 6:39 p.m.

(B) CATHY & WILLIAM VITUCCI - ZONING BY-LAW AMENDMENT

1. Application for Zoning By-law Amendment

The Chair advised that this public meeting was being held to consider an amendment to the Township of West Lincoln's Zoning By-law under Section 34(12) of the Planning Act as submitted by Cathy and William Vitucci for the property legally described as Concession 4, Part Lot 13, formerly in the Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 5291 Regional Road 20. (File No.1601-002-21).

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

The intent of this rezoning application is to fulfill a condition of consent for severance file B04/2020WL. The application proposes to rezone ±0.4 hectares of

Public Meeting Under the Planning Act Minutes – February 8, 2021
Zoning By-law Amendments – Kenneth Martin & Cathy and William Vitucci

land from Agricultural 'A' to Rural Residential 'RuR' with no site specific exceptions. In addition, the application proposes to rezone the remaining agricultural land from Agricultural 'A' to Agricultural Purposes Only 'APO' with a site specific exception to prevent any residential development in perpetuity. The site specific exception proposes to recognize a deficient lot area of 31ha (76.6 acres) whereas 40ha (100acres) is the minimum required.

2. Purpose of the Public Meeting

The Planning Act requires in Section 34(12) that before passing a Zoning By-law Amendment, Council must hold at least one public meeting for the purpose of informing the public in respect of the amendments.

The Chair stated that the purpose of this meeting was to give an opportunity for the public and Council Members to provide comments and/or ask questions regarding the Zoning By-law Amendment Application submitted by Cathy and William Vitucci for the property legally described as Concession 4, Part Lot 13, formerly in the Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 5291 Regional Road 20. (File No.1601-002-21).

The Chair stressed that, at this point, no decision has been made on the proposed amendments and any comments received will be taken into account by Council in their consideration. The Chair advised that the Planning Act requires in Section 34(13) that Council advise the public that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of West Lincoln before the by-law is passed, the person or public body is not entitled to appeal the decision of Council for the Township of West Lincoln to the Local Planning Appeal Tribunal (LPAT).

3. Public Meeting

The Chair requested that the Deputy Clerk advise of the method and dates by which notice of the public meeting was given.

The Deputy Clerk advised that proper notice was given by way of mail distribution to neighbouring properties within 120 metres of the subject property and public notice circulation to agencies on January 15th, 2021. Additionally, a yellow sign was posted on the subject property as well as advertised on the Township's website.

Public Meeting Under the Planning Act Minutes – February 8, 2021
Zoning By-law Amendments – Kenneth Martin & Cathy and William Vitucci

The Chair advised that this was a public meeting to consider a Zoning By-law Amendment Application submitted by Cathy and William Vitucci for property 5291 Regional Road 20. (File No.1601-002-21).

The Chair asked the Planner II, Madyson Etzl, to explain the purpose and reason for the proposed Zoning By-law Amendment.

The Planner provided an overview of the application.

The Chair asked if the applicant or their authorized agent were present to speak to the application.

Ms. Cathy Vitucci and Mr. William Vitucci (Applicants) were present at the Public Meeting and stated that they had no further comments to add.

The Chair asked if there were any oral or written submissions from any members of the public present as part of the Zoom meeting that wished to provide comments at this time with respect to the Cathy and William Vitucci (File No. 1601-002-21) Zoning By-law Amendment. The Chair suggested that if there were any Members of the Public present that wished to provide comments that they should state them now, as LPAT may not consider comments made during any other Council and/or Committee meetings.

There were no oral or written submissions on the proposed Zoning By-law Amendment from any public members present.

The Chair asked if any Members of the Committee had any oral or written submissions on the proposed Zoning By-law Amendment. The Chair advised that this may be the only Public meeting being held with respect to this application; therefore, she noted that if any Members of the Committee had any comments they should state them now as the Local Planning Appeal Tribunal (LPAT) may not consider comments made during any other Council and/or Committee meetings.

There were no oral or written submissions on the proposed Zoning By-law Amendment from any Members of the Committee.

The Chair stated that a Technical Report was being considered by Committee later as part of this evening's Committee meeting, and that a recommendation report would be forthcoming to a future Committee and/or Council Meeting. The Chair advised that once Committee and/or Council have made a decision with respect to the Zoning By-law Amendment and if approved by Council, a notice of its passing will be circulated with an appeal period. The Chair stated that if there

Public Meeting Under the Planning Act Minutes – February 8, 2021
Zoning By-law Amendments – Kenneth Martin & Cathy and William Vitucci

was anyone who wished to be notified of Council's decision, they should email the Township Clerk, Joanne Scime at jscime@westlincoln.ca.

The Chair stated that anyone who is interested in observing Council and/or Committee discussions about a particular by-law should not solely rely on mailed notices and thus miss the opportunity to attend applicable meetings and suggested that the public watch the Township's website for posting of agendas to review items that will be discussed at Council and/or Committee meetings. The Chair advised that agendas for meetings are posted on the Township Website at 4 p.m. on the Friday prior to the meeting and that meeting schedules are also noted on the Township's website for the public to view. The Chair stated that anyone wishing to receive notices by email, should contact the Township Clerk to advise of their request and include their email address along with your mailing address and phone number.

4. Adjournment

The Chair advised that this public meeting with respect to the proposed Zoning By-law Amendment is concluded at the hour of 6:47 p.m.



JESSICA DYSON, DEPUTY CLERK

COUNCILLOR WILLIAM REILLY, CHAIR

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

MEETING NO. TWO

February 8, 2021, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

Council: Councillor William Reilly (Chair)
Councillor Shelley Bradaric
Mayor Dave Bylsma
Councillor Cheryl Ganann
Councillor Harold Jonker
Councillor Mike Rehner
Councillor Jason Trombetta

Staff: Bev Hendry, CAO
Brian Treble, Director of Planning and Building
Jessica Dyson, Deputy Clerk
Madyson Etzl, Planner II*
Gerrit Boerema, Planner II*
Meghan Birbeck, Planner I*

Other Members: Albert Witteveen, Regional Councillor
Fred VanderVelde*
Jennifer Musca*
Sidney Thompson*
Michelle Baya*
Dan Currie*
Jowett Lau*

*** IN ATTENDANCE PART TIME**

-
- 1. CHAIR - Councillor William Reilly**
 - 2. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST**

There were no disclosures of pecuniary interest and/or conflict of interest.

3. PUBLIC MEETING(S)

Public Meeting(s) under the Planning Act commenced at 6:30 p.m.

3.1 Zoning By-law Amendment - Kenneth Martin (File No. 1601-001-21)

Re: Kenneth Martin (Owner) for property legally described as Concession 1, Part of Lot 3, formerly in the Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 6800 Elcho Road (File No. 1601-001-21 - Zoning Amendment).

3.2 Zoning By-law Amendment - Cathy and William Vitucci (File No. 1601-002-21)

Re: Cathy and William Vitucci (Owners) for property legally described as Concession 4, Part Lot 13, formerly in the Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 5291 Regional Road 20 (File No. 1601-002-21 - Zoning Amendment).

4. CHANGE IN ORDER OF ITEMS ON AGENDA

There was no change in order of items on the agenda.

5. APPOINTMENTS

5.1 ITEM P14-21

Dan Currie, MHBC Planning Ltd.

Re: East Smithville Secondary Plan – PowerPoint Presentation
(Refer to Consent Agenda 7.1 No. 4)

The Director of Planning & Building provided an overview of the East Smithville Secondary Plan and stated that the Township hired MHBC Planning Ltd. to complete a full secondary plan on behalf of the Township. The Director of Planning & Building also stated that the Secondary Plan for East Smithville will allow the Township to lead the process; making recommendations that are in the best interest of the Township.

Mr. Currie reviewed the PowerPoint Presentation regarding the East Smithville Secondary Plan, which was attached to the Planning/Building/Environmental Committee agenda.

Councillor Ganann raised concerns about option 3 and stated that she is worried about the gateway look coming into Smithville. In response to Councillor Ganann's questions regarding the Region allowing driveways to be permitted for small commercial use, Mr. Currie stated that the Region is not interested in granting any access and stated that it would be a form of

development that would be geared to office related and service commercial type uses. Councillor Ganann also stated that because of the industry that is growing in the Industrial Park, the Township is also in need of housing that is closer to that industry which makes her lean more towards option one and two being presented.

Mayor Bylsma stated that he is interested in the mixed use development plan and that there should be an effort to grow towards commercial and industrial development to balance the community. In response to Mayor Bylsma's question regarding the natural features and if the seasonal streams and ditches could be moved or guided elsewhere, Mr. Currie stated that an environmental impact assessment would have to be completed in order to look at the situation. Mr. Currie noted that part of the goal of the secondary plan is to identify the potential environmental features, which would set up a policy framework for when the draft plans of subdivision come forward. Mr. Currie stated that the developers would have to look at the potential environmental features outlined in the secondary plan and the appropriate steps to take. Mayor Bylsma asked what drives the designation of "heavy industrial" and whether it is quality driven or quantity driven. In response to Mayor Bylsma's question, Mr. Currie stated that heavy industrial is quality driven and the scale impact of the type of industry.

In response to Councillor Jonker's question regarding the land designation based on the Township's direction of land use options presented, Mr. Currie stated that the land use options being presented are guidelines and the Township has a certain level of control, although recognizing that the secondary plan has to comply with Regional Official Plan policy and the Region's comments provided. Mr. Currie also stated that either one of land use options, or combination of options presented, are appropriate, however, it comes down to the balancing of objectives, impacts and interests of each that will work for the municipality.

6. REQUEST TO ADDRESS ITEMS ON THE AGENDA

1. Jowett Lau, Phelps Homes

Re: Staff Report 9.2 Item P17-21 - Recommendation Report No. PD-18-2021 - Planning Fees By-law Revision

The Deputy Clerk advised that a written submission was received late afternoon on Monday, February 8th, 2021 from Phelps Homes with respect to Staff Report No. 9.2 Item P17-21. The Deputy Clerk read the comments into the record and they are attached to the minutes (**Schedule A**).

7. CONSENT AGENDA ITEMS

All items listed below are considered to be routine and non-controversial and can 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.

7.1 ITEM P15-21

CONSENT AGENDA ITEMS:

Moved By Councillor Cheryl Ganann

Seconded By Councillor Shelley Bradaric

That the Planning/Building/Environmental Committee hereby approves the following Consent Agenda items:

1. Items 1, 2, 3 and 4 be and are hereby received for information

Carried

SUMMARY OF APPROVED CONSENT AGENDA ITEMS:

1. Technical Report No. PD-12-2021- Kenneth Martin
Zoning By-law Amendment (File No. 1601-001-21)
2. Technical Report No. PD-14-2021 – William and Cathleen Vitucci -
Zoning By-law Amendment (File No. 1601-002-21)
3. Technical Report No. PD-16-2021 - Naming of Regional Road 14
from Canborough Street to the Twenty Road Intersection, West
Lincoln (PERS 9-1-1 Compliance)
4. Information Report No. PD-15-2021 – East Smithville Secondary
Plan – Future Redevelopment and Intensification

8. COMMUNICATIONS

There are no communications.

9. STAFF REPORTS

9.1 ITEM P16-21

Planner I (Meghan Birbeck) and Director of Planning & Building (Brian Treble)

Re: Recommendation Report No. PD-19-2021 - 1970187 Ontario Inc (Jim Van Ryn) Amending Site Plan Authorizing By-law

Moved By Mayor Dave Bylsma

Seconded By Councillor Jason Trombetta

PLANNING/BUILDING/ENVIRONMENTAL COMM. MINUTES – February 8, 2021

1. That, report PD-019-2021, regarding “1970187 Ontario Inc (Jim Van Ryn) Amending Site Plan Authorizing By-law”, dated February 8th, 2021, BE RECEIVED; and,
2. That, a bylaw be passed to authorize the Mayor and Clerk to sign an amending Site Plan Agreement with 1970187 Ontario Inc. (Jim Van Ryn) once all site plan details are substantially completed.

Carried

9.2 ITEM P17-21

Planner II (Gerrit Boerema) and Director of Planning & Building (Brian Treble)

Re: Recommendation Report No. PD-18-2021 - Planning Fees By-law Revision

Moved By Councillor Jason Trombetta

Seconded By Councillor Shelley Bradaric

1. That, Report PD-18-2021 regarding “Recommendation Report, Planning Fees By-law Revision” dated February 8th, 2021, be RECEIVED, and;
2. That, a by-law be passed by Council to amend the planning fees by-law to impose an across the board fee in the amount of \$1200.00, where development (that first required a rezoning, official plan amendment, plan of subdivision, site plan or site plan amendment) has commenced before a planning application is submitted, and;
3. That, a by-law be passed to amend the existing fee schedule and impose such an additional fee of \$1200.00 where a minor variance is required for such work that has commenced prior to the required planning application being submitted.

Carried

9.3 ITEM P18-21

Director of Planning & Building (Brian Treble)

Re: Recommendation Report No. PD-17-2021 - Deeming By-law, Caistorville

Mayor Bylsma asked if the Director of Planning & Building could explain “deeming” with respect to the Deeming By-law, Caistorville report. In response to Mayor Bylsma’s question, the Director of Planning & Building stated that there is a provision in the *Act* that allows Council to take an old Plan of Subdivision, where the lots are very small and are not adequate

for development purposes. The Director of Planning & Building stated that the parcel fabric remains in place, however, the lots cannot be sold. The Director of Planning & Building also stated that the Township can repeal this Deeming By-law later on when it no longer applies.

In response to Councillor Rehner's question regarding the deeming by-law being used on a particular property, the Director of Planning & Building stated that the Deeming By-law would not apply to the property in question as the lot sizes are sufficient enough to be developed on.

Moved By Councillor Harold Jonker

Seconded By Mayor Dave Bylsma

1. That, Report PD-17-2021 regarding "Recommendation Report, Deeming By-law, Caistorville" dated February 8th, 2021, be RECEIVED, and;
2. That, a Deeming By-law be passed pursuant to Section 50(4) of the Planning Act, so as to deem Lots 1,2,3 (North of David Street, Registered Plan TP-26), Lots 6,7,8,9,10 and 11 (South of York Road, Registered Plan TP-26), and Lots 1,2, and 3 (West of Church Street, Registered Plan TP-26) as not being registered lots within a Plan of Subdivision, and;
3. That, the Deeming By-law be provided to Township Legal Counsel for registration on title.

Carried

9.4 ITEM P19-21

By-law Enforcement Officer (Tiana Richardson) and Director of Planning & Building (Brian Treble)

Re: Technical Report No. PD-13-2021 - ATV Regulation Changes, Province of Ontario

Moved By Councillor Jason Trombetta

Seconded By Councillor Cheryl Ganann

1. That, Report PD-13-2021 regarding "Technical Report, ATV Regulation Changes, Province of Ontario" dated February 8th, 2021, be RECEIVED, and;
2. That, Staff report back with a draft by-law prior to holding a public meeting.

Carried

10. OTHER BUSINESS

10.1 ITEM P20-21

Members of Committee

Re: Other Business Matters of an Informative Nature

- i) Councillor Jonker
Re: Chamber of Commerce AGM

Councillor Jonker noted that the AGM meeting for the West Lincoln Chamber of Commerce will be on February 18th, 2021 at 5:00pm.

- ii) Mayor Bylsma
Re: West Lincoln Memorial Hospital – Phase 3

Mayor Bylsma highlighted the news that was shared regarding the movement into Phase 3 for the West Lincoln Memorial Hospital adding that 15 million dollars was committed by the Province. Mayor Bylsma noted that there was a small indication that June 2022 might be shovels in the ground. Councillor Ganann added to Mayor Bylsma's comments regarding the West Lincoln Memorial Hospital announcement, stating that a lot of Phase 3 had already been in the works which is why they can say a spring 2022 start.

- iii) Director of Planning & Building
Re: Urban Boundary Master Community Plan PIC

The Director of Planning & Building shared that the 'Pick One' public information center with respect to the Urban Boundary Master Community Plan process will be on Thursday, February 11th, 2021 from 6:30pm-8:30pm.

11. NEW BUSINESS

There were no items of new business.

12. CONFIDENTIAL MATTERS

There were no confidential matters.

13. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 8:02 p.m.



JESSICA DYSON, DEPUTY CLERK

COUNCILLOR WILLIAM REILLY, CHAIR

**SCHEDULE "A" TO THE FEBRUARY 8, 2021
PLANNING/ENVIRONMENTAL COMMITTEE MINUTES**



Members of West Lincoln's Planning Committee
Township of West Lincoln
318 Canborough St
Smithville ON
L0R 2A0

February 8th, 2021

Re: TWL Planning Committee Meeting, Feb 8th, 2021 - ITEM P17-21

Dear Committee members,

Phelps Homes and the Township of West Lincoln have developed a strong working relationship throughout the years. We would like to speak on agenda item P17-21 regarding the proposed Planning Fees By-law Revision, which we feel would negatively impact developers in your community.

While we appreciate the submission of planning applications after development has occurred can often be more complex to process, Phelps Homes feels the proposed additional planning fee places unfair financial burden on the applicant. Often times an unforeseen issue or site condition requires a change to design or a deviation from what was initially approved is what prompts the additional planning applications. The applicant already incurs a loss in time and money due to unforeseen issues that require an additional application after work has started, the proposed additional planning fee would further compound the issue. We feel applicants should not be penalized because their application are of a more complex nature than others.

With the increase in housing market demand, many municipalities often do not have the resources to process the applications in a timely manner: Smithville's growth is no exception. In these situations, builders will often proceed, at their own risk, with the installation of under-ground servicing work to help maintain the schedule for building construction. They may need to incur additional costs to revise the servicing and the additional risk is solely at the expense of the builder. The additional fees in this circumstance would not be appropriate as the builder is adapting their process as a result of the municipality's shortage in resources.

We would like to thank you for taking the time to consider our comments and request that the change proposed be denied, or the wording be revised to include certain exceptions based on the concerns expressed.

Thank you,

Phelps Homes



Jowett Lau
905-981-5450
jlau@phelpshomes.com

**TOWNSHIP OF WEST LINCOLN
ADMINISTRATION/FINANCE/FIRE COMMITTEE
MINUTES**

MEETING NO. TWO

February 16, 2021, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

Council: Councillor Jason Trombetta
Councillor Shelley Bradaric
Mayor Dave Bylsma
Councillor Cheryl Ganann
Councillor Harold Jonker
Councillor Mike Rehner
Councillor William Reilly

Staff: Bev Hendry, CAO
Joanne Scime, Clerk
Mike DiPaola, Director of Public Works and Recreation
Katelyn Hall, Deputy Treasurer
Steve McGean, Manager of Operations
Roberta Keith, IT Administrator
Cindy Weir, Interim Library CEO

Others: Dennis Fisher, Fire Chief
Brian Treble, Director of Planning & Building
Mike DiPaola, Director of Public Works & Recreation
Donna DeFilippis, Treasurer/Director of Finance

1. CHAIR - Councillor Jason Trombetta

Prior to commencing with the Administration/Finance/Fire Committee meeting agenda, Chair Trombetta made the following announcements:

1. Due to efforts to contain the spread of COVID-19 and to protect all individuals, the Council Chamber will not be open to the public to attend Standing Committee and Council meetings until further notice.

ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES - February 16, 2021

2. The public could have submitted comments for matters that are on the agenda to jscime@westlincoln.ca before 4:30 pm. today and any comments submitted are considered public information and will be read into the public record.
3. The meeting is being recorded and will be available on the Township's website within 48 hours of the meeting.

2. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no requests to change the order of the items on the agenda.

3. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

There were no disclosures of pecuniary interest and/or conflict of interest by any Member of the Committee in attendance.

4. APPOINTMENTS

There were no appointments/presentations.

5. REQUEST TO ADDRESS ITEMS ON THE AGENDA

The Chair inquired if the IT Manager was aware if there were any members of the public who were in attendance virtually on the Zoom meeting call that wished to address a specific item on tonight's agenda as permitted under Section 6.7 of the Procedural By-law, for which the IT Manager confirmed there was not. Additionally, the Chair asked the Clerk if she had received any emails or correspondence from a member of the public prior to 4:30 p.m. today, for which the Clerk confirmed she had not.

6. CONSENT AGENDA ITEMS

There were no consent agenda items.

7. COMMUNICATIONS

7.1 ITEM A10-21

Marlene Bergsma, Director of Communications & Advancement, Smithville Christian High School

Re: Expression of Interest to Work with the Township to Develop & Supply Disc Golf Amenities

The CAO advised that the Federal Government had recently announced that they were accepting grants until March 9, 2021 for the "The Canada Healthy Communities Initiative" (CHCI) being funding to support communities in order to adapt spaces and services to respond to

ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES - February 16, 2021

immediate and ongoing needs arising from COVID-19. The CAO stated that funding recipients must incur expenses between April 1, 2020, and June 30, 2022. The CAO stated that this matter was discussed at today's Senior Management Team meeting and staff felt that the disc golf proposal at Wellandport Community Park would fit within the application criteria and suggested that staff prepare an application with the assistance of Ms. Bergsma. The CAO noted that there will be a second intake of applications under "The Canada Healthy Communities Initiative" (CHCI) which will start in May 2021 with the deadline date for submission of applications being in early June 2021.

Chair Trombetta suggested that Ms. Bergsma be invited to attend a future Administration/Finance/Fire Committee meeting or Council meeting to make a presentation regarding the Smithville Christian High School's partnership proposal for a disc golf amenity at Wellandport Community Park.

Moved By Councillor Cheryl Ganann

Seconded By Councillor Harold Jonker

THAT, the correspondence, dated January 27, 2021, from Marlene Bergsma, Director of Communications & Advancement, Smithville Christian High School, advising of a proposal in 2021 for the school and its students to work with the Township to develop a nine-hole disc golf course at the Wellandport Community Centre and to supply nine student-built disc golf targets (or cages) constructed according to professional-level specifications at a cost of \$6,750 (excludes the cost for tee boxes, signage, or installation); be received and supported in principle; and,

THAT, Marlene Bergsma be invited to attend the April 2021 Administration/Finance/Fire Committee meeting to make a presentation on the disc golf proposal at the Wellandport Community Park; and,

THAT, this item be referred to staff for further discussion and considerations including grant opportunities and report back to a future Public Works/Recreation/Arena Committee meeting.

Carried

8. STAFF REPORTS

8.1 ITEM A11-21

Treasurer/Director of Finance (Donna DeFilippis)

Re: Information Report T-06-2021 - 2021 Draft Operating and Capital Budget

ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES - February 16, 2021

The Treasurer/Director of Finance delivered a PowerPoint Presentation, which is attached as Schedule "A" to the minutes.

Members of Committee thanked the Treasurer/Director of Finance, Deputy Treasurer and staff for their hard work on the 2021 Draft Operating and Capital Budget.

There was much discussion between Members of Committee and staff regarding the 2021 Draft Operating and Capital Budget report which included, but was not limited to, the following issues:

- COVID and its affect for property owners to pay their property tax bills;
- The restart of the Township's hard-surfacing of gravel roads program;
- Is the hard-surfacing of the gravel roads necessary this year or could this initiative be deferred for another year?
- The need to reduce the general tax levy further reduced to be in line with inflation (blended increase including Region and Education - 2.8%);
- Whether the new hospital levy was separate from the Township's tax levy (increase of 1.27% - not included in the general tax levy)?
- Does the Township currently have a hospital reserve?
- The Province's policy change as it relates to the amount of the local share for hospital projects increasing from 10% to 30%;
- Deferring the establishment of a new hospital levy for another year or reducing the levy by spreading the debenture cost over five (5) years versus four (4) years as proposed in the information report;
- Dissolve the Urban Service Area Special levy and the costs be paid by property owners across the Township (special levy collected from property owners in the urban serviced area of Smithville to fund costs for town streetlights and sidewalks including sidewalk snow removal);
- If the recruitment of additional volunteer firefighters could be delayed for another year?;
- Will the new financial software provide estimates of the tax levy increases that may be predicted for 2022 and 2023 so to determine the effect of deferring projects?
- Niagara Region's tax levy is lower from previous years (2%) with the Region's tax levy making up 55% of the total property tax levy in West Lincoln;
- When was the last time a gravel road in Ward 3 was hard-surfaced?

ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES - February 16, 2021

Direction was given to the Treasurer/Director of Finance to present, as part of her final recommendation report, the effect on the tax levy including the new hospital levy over four years, over five years and removing the hospital levy from the 2021 Budget.

Moved By Mayor Dave Bylsma

Seconded By Councillor Cheryl Ganann

1. That, Report T-06-2021, regarding the “2021 Draft Operating and Capital Budget”, dated February 16, 2021 be received for information.

Carried

Moved By Councillor William Reilly

Seconded By Councillor Cheryl Ganann

That, staff be directed to bring back to the March 1st 2021 Special Council meeting (Budget Deliberations) options with respect to the removal of the Urban Service Area levy.

Lost

8.2 ITEM A12-21

Fire Chief (Dennis Fisher)

Re: Information Report WLFD-05-2021 - Monthly Update - January 2021

Moved By Councillor Cheryl Ganann

Seconded By Councillor Harold Jonker

1. That, report WLFD-05-2021 regarding “Monthly Update – January 2021”, dated February 16, 2021, be received for information purposes.

Carried

8.3 ITEM A13-21

Clerk (Joanne Scime)

Re: Information Report C-02-2021 - Cost and Options for Live-stream & Hybrid Council and Standing Committee Meetings

Councillor Reilly suggested that staff be directed to immediately create a new Township owned Facebook account for the purposes to commence live-streaming all Council and Standing Committee meetings via Zoom in connection with the newly created Township owned Facebook account and YouTube channel and that staff bring back a report in February 2022 that provides the analytics of the Facebook and YouTube viewership of all live-streaming results. Councillor Reilly noted that there would be no

ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES - February 16, 2021

additional cost to live-streaming meetings with Zoom via Facebook and YouTube as it is included as part of the subscription and that this option would only require an extra couple of minutes at the beginning of each meeting to initiate.

It was noted that the live-streaming option as presented by Councillor Reilly above did not include hybrid technology which would allow for some Members of Council and/or staff to attend Standing Committee and/or Council meetings virtually while others are present in the Council Chambers. Councillor Reilly recommended that the hybrid technology option, as outlined in Report C-02-2021 (Item A13-21), be presented as part of the 2022 budget deliberations for consideration.

Due to Chair Trombetta experiencing technical difficulties with his ZOOM connection, Mayor Bylsma called a brief recess of the meeting at approximately 9:14 p.m. and the meeting resumed at 9:18 p.m. with Councillor Trombetta continuing to chair the meeting.

After much discussion among Members of the Committee, the following recommendations were put forward for consideration:

Moved By Councillor William Reilly

Seconded By Mayor Dave Bylsma

1. That, Report C-02-2021, dated February 19, 2021, regarding “Cost and Options for Live-stream & Hybrid Council and Standing Committee Meetings”, be received for information.

Carried

Moved By Councillor William Reilly

Seconded By Councillor Cheryl Ganann

That, staff be and are hereby directed to prepare a report for presentation at a future Administration/Finance/Fire Committee meeting regarding live-streaming all Council and Standing Committee meetings via Zoom in connection with a Township owned Facebook account and YouTube channel; and,

That, the report include the financial and staff resources that would be needed for this proposal.

Carried

9. OTHER BUSINESS

9.1 ITEM A14-21

Councillor William Reilly

Re: EOC Update & EOC Question & Answer Period

The CAO stated that the Emergency Operation Centre has been operating since March 2020 when it was activated due to the COVID pandemic. The CAO provided an overview of the committee, including how the meetings are ran (round table discussions starting with the Fire Chief to provide updates from the CEMC Meetings he attends three times per week), the matters/updates that are provided and discussed, and the role of the members (includes secretary to take minutes being a record as required by the Emergency Management Act), etc. The CAO stated that the EOC meetings are held every Monday at 1:30 p.m. and could include additional meetings being called, as required with any decisions being provided in the Media Releases that are emailed to all Members of Council, staff and media outlets and are posted on the Township's website and twitted out. The CAO advised that Mayor Bylsma, as the Township's spokesperson provides a quote at the end of the media release. The CAO advised that the same group of staff attend recovery meetings at 1:30 p.m. on Thursday to discuss issues relating to closing or reopening of operations and services and the actions that need to be taken in this regard. The CAO advised that she also attends CAO meeting every Wednesday at 4:30 p.m. which is attend by the local area municipalities CAOs. Additionally, the CAO advised that many staff attend other types of local area municipal meetings whereby representatives of the Township attend specific meetings such as the Niagara Region Emergency Management Committee, by-law enforcement, finance, recreation and an information/communications group, to name a few. The CAO stated that the EOC has also addressed preparing and developing the online COVID screening and administrative policies relating to COVID such as the face covering for staff and the public policies, the work from home policy and the infectious disease policy.

Councillor Reilly stated that he did not know what occurred in the EOC Meetings until he receives the Media Releases and questioned if it was normal for Municipal EOCs to have one representative from Council attending these meetings.

In response to Councillor Reilly's inquiry, the CAO reviewed the Mayor or his alternates role that is defined in the Township's Emergency Plan,

ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES - February 16, 2021

which includes but is not limited to, declaring an emergency to exist; ensuring the Solicitor General of Ontario has been notified of the declaration of an emergency; requesting assistance from neighbouring municipalities and the Regional Municipality, when required; approving news releases and public announcements and terminating the emergency at the appropriate time and ensuring all concerned have been notified. The CAO stated that the majority of the members of the EOC are staff members and that the Mayor or his alternate are the only political bodies that are part of this Committee with most duties being carried out by staff, being mainly Senior Managers and Managers.

Chair Trombetta suggested that if the Committee agree that perhaps a resolution should be brought forward to add an additional Member of Council on the EOC and suggested Councillor Ganann be appointed.

In response to Chair Trombetta's suggestion, the Fire Chief reviewed the roles of the EOC which addresses emergencies affecting property and the health, safety, and welfare of a community. The Fire Chief advised that the EOC is comprised mainly of municipal staff from various departments as well as other agencies (Niagara Region, Public Health, Police, etc.), which are required to take training and participate in yearly scenario exercises. The Fire Chief noted that the Township's Emergency Plan and Committee is legislated by the Province under the "The Emergency Plans Act", which is responsible to respond to an emergency and provide for the necessary services and procedures in this regard. The Fire Chief advised that there are roles that are specific to the Emergency Plan with staff having different roles and responsibilities which are detailed in the Emergency Plan and due to the small size of our municipality staff may have a number of roles to fill. The Fire Chief stated that the Mayor or his alternate are the only political bodies on the EOC with the remainder of the roles being held by staff and outside agencies as noted above.

The CAO stated that, if it was the wish of Council, she would provide updates to Members of Council with respect to activities within the EOC as an item on an agenda each month. The CAO noted that perhaps in the future, as part of Council orientation, there could be a review of the Township's Emergency Plan and the process that is followed during an emergency.

Councillor Reilly noted his concerns relating to the recent reports that Mayor Bylsma and Councillor Jonker had joined the Liberty Coalition of Canada and that the Mayor or his alternate, being Councillor Jonker, could

ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES - February 16, 2021

influence the actions taken by the EOC, whether directly, indirectly (symbolic, body language), that may sway/persuade the Committee.

Mayor Bylsma called a Point of Order as he felt, in his opinion, it was inappropriate to call out himself and Councillor Jonker in a public setting.

At the request of the Chair, the Clerk noted that in her opinion under the rules of the procedural by-law, that this was a Point of Privilege as Councillor Reilly had pointed out that Mayor Bylsma and Councillor Jonker had joined the Liberty Coalition which, in her opinion, was outside of their Council roles, and which neither has stated, that she was aware of, publicly and their decision to join the coalition was based on their personal belief and rights.

The Chair stated that he agreed with the Clerk's suggested ruling on the Mayor's call for point of order/point of privilege and that discussion could continue without any further discussion regarding the Mayor and/or Councillor Jonker's involvement with the Liberty Coalition.

Councillor Reilly apologized to Mayor Bylsma and Councillor Jonker with respect to his comments that were part of the point of privilege ruling but suggested that it would be still prudent to appoint a second Member of Council on the EOC to address communication between the EOC and Council.

Councillor Jonker stated that Members of Council have different opinions and that he is contacted by residents that have perhaps different opinions from other residents in the community.

In response to Councillor Jonker's above noted comments, Councillor Reilly called a Point of Order based on the fact that, in his opinion, Councillor Jonker was "grand standing" and speaking on behalf of constituents about the very issue for which he was told that he could not speak to.

At the request of the Chair with respect to the point of order called by Councillor Reilly, the Clerk suggested that the Chair move forward with the agenda and advised that a point of order is used to bring attention to a deviation of the discussions and that in her opinion, Councillor Jonker was addressing the fact that Members of Council and the public have different opinions as it relates to the pandemic. The Clerk stated that the CAO had provided her update on the EOC and that she felt discussions were now going off topic and were no longer constructive and becoming negative

ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES - February 16, 2021

towards one another and suggested that the Chair move forward with the agenda.

The Chair agreed with the Clerk's opinion with respect to Councillor Reilly's point of order as well as her suggestion to proceed to the next item on the agenda.

Mayor Bylsma thanked Councillor Reilly for his earlier apology and advised that he was available anytime to address any questions or concerns that Members of Council may have with respect to the EOC and COVID.

Councillor Jonker also thanked Councillor Reilly for his apology.

9.2 ITEM A15-21

Members of Committee

Re: Verbal Updates from Members of Boards and Committees - If required

There were no verbal updates from Members of Committee with respect to Boards and/or Committees for which they sit on.

9.3 ITEM A16-21

Members of Council

Re: Other Business Items of an Informative Nature

(1) Councillor Cheryl Ganann

Re: Family Day Program

Councillor Ganann thanked Recreation Staff for the Family Day Program that was held on Monday and noted that her family enjoyed the entertainment which was good for kids as well as adults and noted that she appreciated staff's hard work in organizing this event.

(2) Councillor William Reilly

Re: Family Day Program

Councillor Reilly stated that he also attended the Family Day event and he found the magic show very entertaining and he thanked staff for organizing the event.

(3) Mayor Dave Bylsma

Re: Various Items

Mayor Bylsma thanked those Members of Council that attended the Public Information Session last week with respect to the expansion of

ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES - February 16, 2021

the Smithville Urban Boundary, which was well attended and included a very good presentation.

Mayor Bylsma stated that the twelve municipalities across Niagara Region will be lowering their flags to half-mast from March 13th to 15th, which is the one year anniversary when we saw our lives drastically change due to the coronavirus. Mayor Bylsma stated that more information will be coming with respect to this event.

(4) Chair Jason Trombetta

Re: Introduction of Interim CEO - West Lincoln Public Library

Chair Trombetta welcomed Cindy Weir, who was recently appointed as the Interim CEO for the West Lincoln Public Library during the incumbent's maternity/parental leave.

10. NEW BUSINESS

There were no new items of business brought forward by any Member of Committee.

11. CONFIDENTIAL MATTERS

There were no confidential matters.

12. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 10:05 p.m.



JOANNE SCIME, CLERK

COUNCILLOR JASON TROMBETTA, CHAIR

Township of West Lincoln

PRESENTATION OF DRAFT 2021 OPERATING AND CAPITAL BUDGET

Tuesday, February 16, 2021

Agenda

- Introduction and Metrics
- 2021 Operating Budget
- 2021 Capital and Special Projects
- Ten Year Capital Plans
- Questions

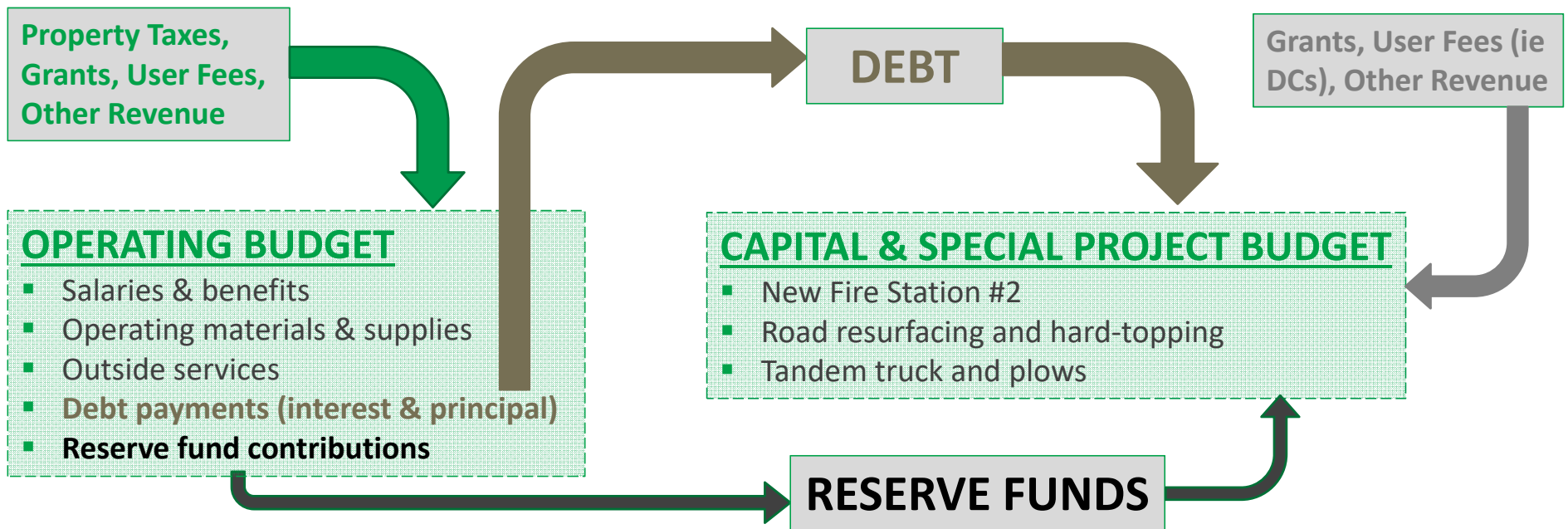
Municipal Act

- Fiscal year is January 1 to December 31
- Budget must be balanced (revenues = expenditures)
- Public Notice must be given



How Do the Budgets Work Together?

- Two budgets prepared by staff: Operating and Capital & Special Projects



Rate-Supported Service Areas

- The following service areas are self-funded, where fees must cover expenditures:
 - Building, Water and Wastewater (sewer)
- For the above, any surplus or deficit is either transferred to or from the appropriate reserves
- Equipment Costs are allocated to Road Maintenance, Winter Control, Arena, Water, Sewers, Recreation and Urban Sidewalks

Budget 2021 – Key Factors

- Due to assessment growth, the first \$97,000 of increase to the overall tax levy has no impact to property owners
- An expenditure increase of \$75,300 equates to a 1% increase in the total tax levy
- A 1% increase to the tax levy equates to an approximate \$13 increase to the West Lincoln portion of taxes for an average residential home with an assessment of \$382,397 or \$3.45 for every \$100,000 of assessment
- MPAC deferred its planned re-assessment due to the COVID-19 Pandemic. This results in no assessment changes for the majority of property owners.

Budget 2021 – Metrics

2020	Net Municipal Levy per Capita	Net Municipal Levy per \$100,000 Unweighted CVA
Fort Erie	\$ 1,699	\$ 1,412
Grimsby	\$ 1,746	\$ 1,065
Lincoln	\$ 1,731	\$ 1,050
Niagara Falls	\$ 1,584	\$ 1,220
Niagara-on-the-Lake	\$ 2,531	\$ 868
Pelham	\$ 1,789	\$ 1,141
Port Colborne	\$ 1,766	\$ 1,712
St. Catharines	\$ 1,585	\$ 1,437
Thorold	\$ 1,555	\$ 1,361
Wainfleet	\$ 1,959	\$ 1,130
Welland	\$ 1,453	\$ 1,630
West Lincoln	\$ 1,336	\$ 887
Total Survey Average	\$ 1,661	\$ 1,082
Niagara/Hamilton	\$ 1,728	\$ 1,243

West Lincoln has the lowest tax levy per capita in Niagara and is significantly below the average of Niagara/Hamilton.

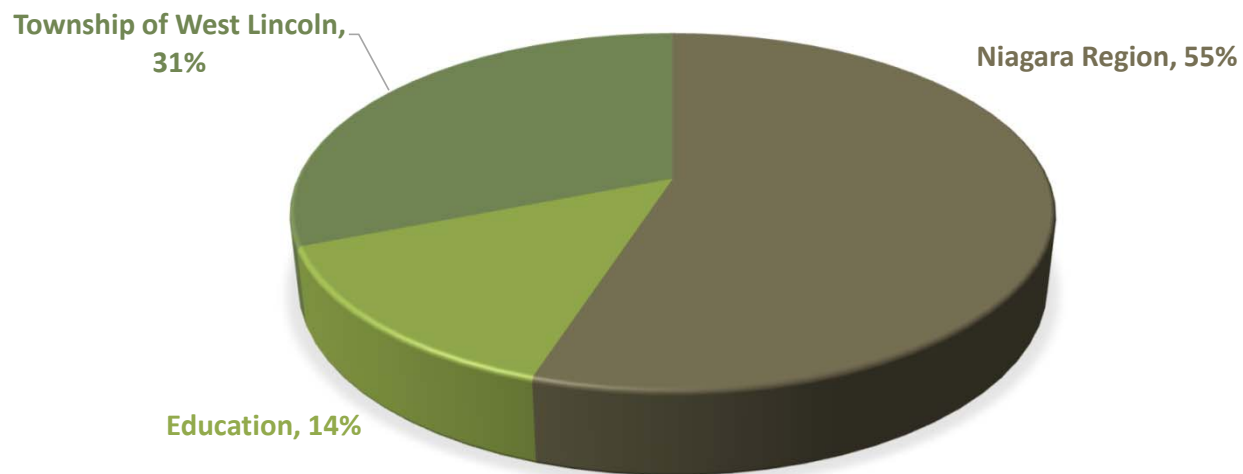
Budget 2021 – Metrics

2020 Affordability Indicators	Property Taxes as a % of Household Income	Water/Sewer + Taxes as a % of Household Income
Fort Erie	4.3%	6.1%
Grimsby	3.9%	4.4%
Lincoln	3.8%	4.7%
Niagara Falls	4.1%	5.3%
Niagara-on-the-Lake	4.0%	4.9%
Pelham	3.7%	4.4%
Port Colborne	4.4%	6.3%
St. Catharines	4.4%	5.5%
Thorold	4.0%	5.3%
Wainfleet	4.5%	4.5%
Welland	4.5%	6.2%
West Lincoln	3.7%	4.7%
Total Survey Average	3.8%	4.8%
Niagara/Hamilton	4.1%	5.2%

West Lincoln has the lowest property taxes as a percentage of household income and 5th lowest when combined with water.

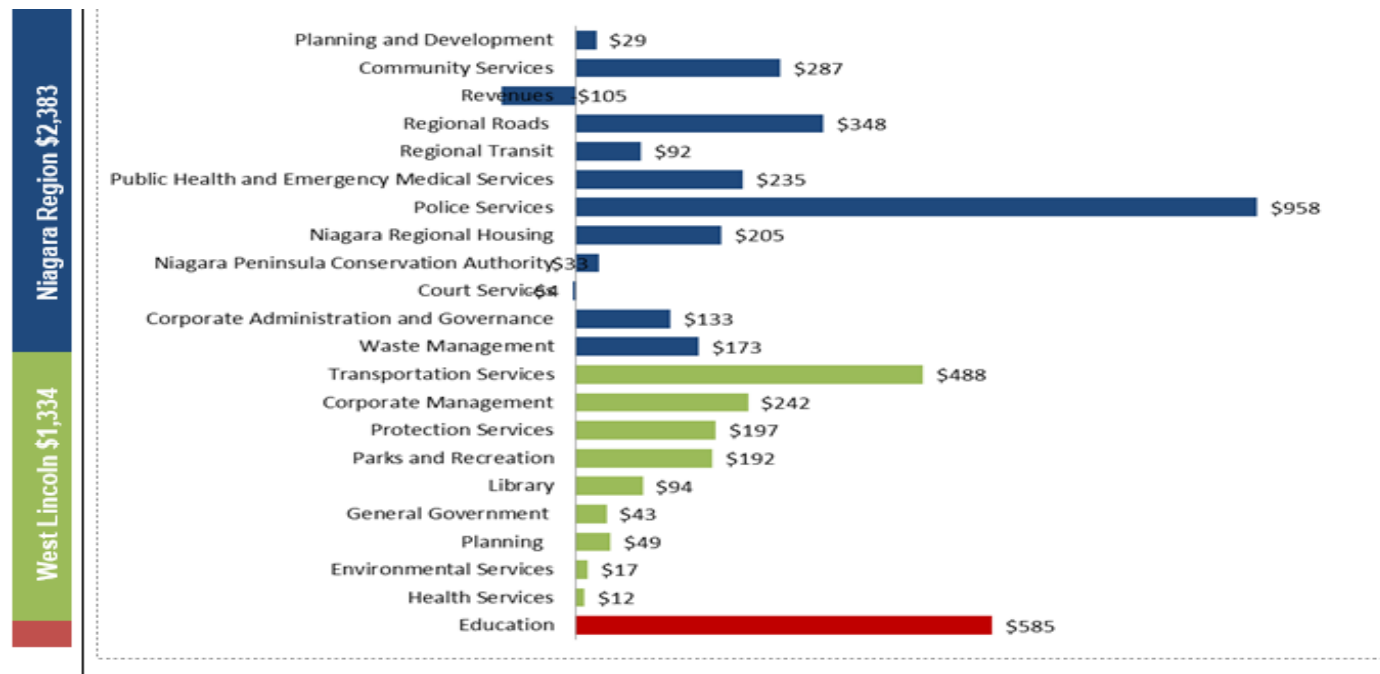
2020 Property Tax Distribution

BREAKDOWN BY TAXING AUTHORITY



Where Did My 2020 Taxes Go?

- OpenBook "How Are My 2020 Tax Dollars Spent" Visualization



Our Corporate Strategic Plan Themes

- 1) Strong Transportation Connections** – Building safe, connected and well maintained infrastructure networks.
- 2) Support for Business, Opportunities for Residents** – Creating a positive image and a community where it is easy to do business.
- 3) Strategic, Responsible Growth** – Welcoming new residents and businesses and respecting the heritage and rural identity that people value.
- 4) Local Attractions** – Providing amenities, programs and services that bring the community together.
- 5) Community Health and Safety** – Fostering a safe community where residents can thrive throughout their lives.
- 6) Efficient, Fiscally Responsible Operations** – Maintaining a lean organization with innovative approaches and strong asset management.

Overview of 2021 Operating Budget

Inflationary Pressures, increase of 1.9% over 2020 expenditures	\$180,670
Transfer to Reserve – planned debenture repayment	\$133,500
Increase in Reserve Transfers	\$91,990
Change Requests	\$59,730
Drop in Planning Revenues	<u>\$58,550</u>
Total Levy Increase	<u>\$524,440</u>

**SCHEDULE "A" TO THE FEBRUARY 16, 2021
ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES**

2021 Contributions to Reserves

	2020	2021	Change	Change %
CONTRIB TO ARENA	12,600	12,850	250	1.98%
CONTRIB TO BRIDGES	133,000	150,000	17,000	12.78%
CONTRIB TO CAPITAL:				
General	139,000	150,600	11,600	8.35%
Roads Paved and Unpaved	-	95,500	95,500	100.00%
TOTAL CONTRIB TO CAPITAL	139,000	246,100	107,100	77.05%
CONTRIB TO CEMETERY	15,000	30,000	15,000	100.00%
CONTRIB TO CONTINGENCY	25,900	25,900	-	0.00%
CONTRIB TO ELECTION	36,000	36,000	-	0.00%
CONTRIB TO EQUIPMENT	350,000	368,400	18,400	5.26%
CONTRIB TO FACILITIES	69,400	71,000	1,600	2.31%
CONTRIB TO FIRE	321,000	359,000	38,000	11.84%
CONTRIB TO LIBRARY	36,000	36,100	100	0.28%
CONTRIB TO SEWERS	213,700	209,830	(3,870)	-1.81%
CONTRIB TO SIDEWALKS	9,000	9,100	100	1.11%
CONTRIB TO TECHNOLOGY	15,000	15,000	-	0.00%
CONTRIB TO WATER	269,300	301,320	32,020	11.89%
CONTRIB TO WINTER CNTRL	63,100	47,300	(15,800)	-25.04%
CONTRIB TO PLANNING	80,000	125,000	45,000	56.25%
	1,788,000	2,042,900	254,900	14.26%
Less User Fee Based	514,700	544,110	29,410	5.71%
TOTAL CONTRIBUTION TO RESERVES-LEVY BASED	1,273,300	1,498,790	225,490	17.71%

2021 Budget Change Requests

2021 Change Request Summary				
Rank	Change Request	Included in 2021	Deferred	Total
	Tax Levy Impact			
1	Additional Volunteer Firefighters Stn 1	\$ 26,940		\$ 26,940
3	Accounting Clerk increase from part-time to full-time	\$ 16,790		\$ 16,790
4	Part-Time Communications Officer-Municipal Cost Sharing	\$ 16,000		\$ 16,000
5	Additional Volunteer Firefighters Stn 2		\$ 17,950	\$ 17,950
6	Full-Time Human Resources Advisor		\$ 88,550	\$ 88,550
7	Establishment of Community Improvement Plan Fund		\$ 50,000	\$ 50,000
8	Consulting Fees - Road Condition Inspections (Pavement Management System Update)		\$ 20,000	\$ 20,000
9	Preventative Maintenance (Spot Repairs & Crack Sealing)		\$ 25,000	\$ 25,000
	Total	\$ 59,730	\$ 201,500	\$ 261,230
	User Fee/Reserve Impact			
2	Water and Waste Water Operator	\$ 89,340	\$ -	\$ 89,340

2021 Base Operating and Capital Budget Levy – Blended Rate

	2021 Total Taxes	2020 Total Taxes	Share of Tax Bill 2021	\$ Change	% Change
Assessment	\$ 100,000.00	\$ 100,000.00		\$ -	0.00%
Municipal	\$ 368.52	\$ 348.92		\$ 19.60	5.62%
Urban Service Area***	\$ 20.55	\$ 20.55		\$ -	0.00%
Total Township	\$ 389.07	\$ 369.47	33%	\$ 19.60	5.30%
				\$ -	
Region**	\$ 635.64	\$ 623.18	54%	\$ 12.46	2.00%
Education***	\$ 153.00	\$ 153.00	13%	\$ -	0.00%
				\$ -	
TOTAL	\$ 1,177.71	\$ 1,145.65		\$ 32.06	2.80%
** assume 2.0% increase to Niagara Region portion of taxes					
***no anticipated change					

The above chart does NOT included the required Hospital Levy which represents a 1.27% increase over the 2020 levy with a total of \$95,500. This will result in an estimated annual increase of \$4.36 for every \$100,000 of assessment. For an average home assessed at \$382,397, the total tax bill is estimated to increase by \$122.61, plus an additional \$16.71 for the Hospital Levy, totaling \$139.32 (\$11.61 month).

Impact to Households

- At the proposed 2.80% blended rate, the approximate impact per household for the 2021 year is shown below, at different assessed property values:

<u>Assessment Value</u>	<u>Property Taxes</u>
\$100,000	=\$32.06 (\$0.09 per day)
\$250,000	=\$80.16 (\$0.22 per day)
\$375,000	=\$120.24 (\$0.33 per day)
\$450,000	=\$144.29 (\$0.40 per day)
\$575,000	=\$184.37 (\$0.51 per day)
\$650,000	=\$208.41 (\$0.57 per day)

2021 Water & Wastewater Rates

Impact of Proposed Water & Wastewater Rates				
Based on an average consumption of 45 cubic meters per quarter, or 180 cubic meters annually				
			Quarterly Charge	
			July 2021	Current
Water Consumptive			\$ 66.60	\$ 63.45
Sewer Consumptive			\$ 83.70	\$ 81.90
Water Base			\$ 41.45	\$ 39.48
Sewer Base			\$ 95.56	\$ 91.01
Total			\$ 287.31	\$ 275.84

COVID-19 Impacts to 2021 Budget

Covid -19 Impacts to 2021 Draft Budget		
Expenditure		
Corporate Management	\$	28,970
Fire	\$	1,000
Roads Paved	\$	4,000
Parks	\$	2,000
Recreation Programming	\$	32,030
Recreation Facilities	\$	188,220
Library	\$	26,660
	\$	282,880
Funding		
Transfer from Contingency Reserve	\$	190,220
Provincial Grant	\$	66,000
Transfer from Library Reserve	\$	26,660
	\$	282,880
Total Transfer from Contingency Reserve:		
Estimated Carryforward from 2020	\$	86,000
Township own Reserve	\$	104,220
	\$	190,220

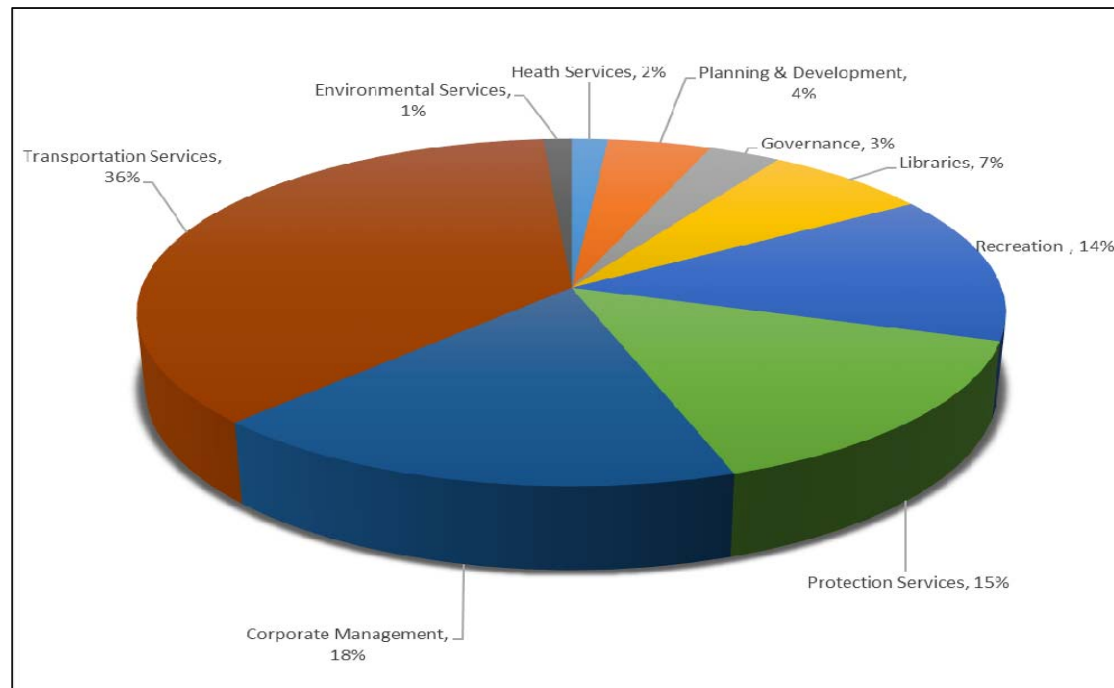
**SCHEDULE "A" TO THE FEBRUARY 16, 2021
ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES**

2021 Reserve Transfers

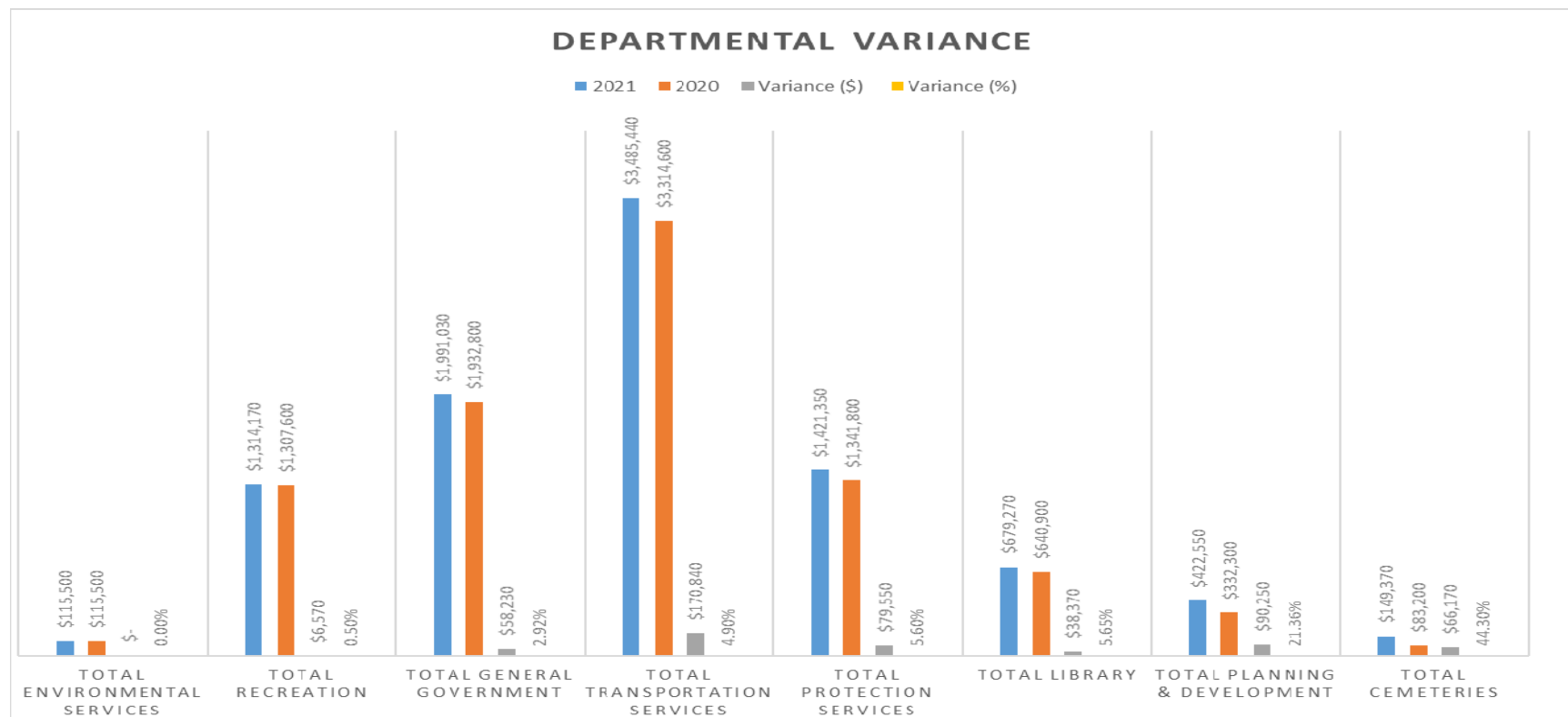
Budget 2021 - Reserve Transfers			
	2020	2021	2021
Reserve	Estimated Uncommitted	Net Impact	Estimated Closing
Accessibility Reserve	29,500	-	29,500
Arena	13,900	1,650	15,550
Bridge	81,900	14,400	67,500
Building Department	605,000	367,260	237,740
Capital	961,400	234,280	727,120
Cemetery	- 5,000	20,000	15,000
Community Fund	548,800	-	548,800
Contingency	655,500	204,320	451,180
Election	84,900	36,000	120,900
Equipment	488,500	544,600	- 56,100
Facilities	226,900	51,000	277,900
Fire	514,500	141,000	373,500
Hospital Reserve	1,250,000	-	1,250,000
Industrial Park	467,770	-	467,770
Insurance	187,700	-	187,700
Library	110,200	53,560	56,640
Planning	127,600	54,300	73,300
Rate Stabilization	59,000	-	59,000
Road Settlement	254,600	-	254,600
Sewer	456,900	66,830	523,730
Sidewalk	133,600	9,100	142,700
Streetlights	64,700	-	64,700
Technology	137,000	65,000	72,000
Water	410,200	86,480	323,720
Winter Control	475,200	47,300	522,500
Working Funds	90,100	45,000	45,100
	8,430,370	- 1,578,320	6,852,050
Contributions to Reserves		2,042,900	
Transfers out of Reserves		3,621,220	

2021 Expenditures by Department

- **Open Book "2021 Operating Budget" Visualization**

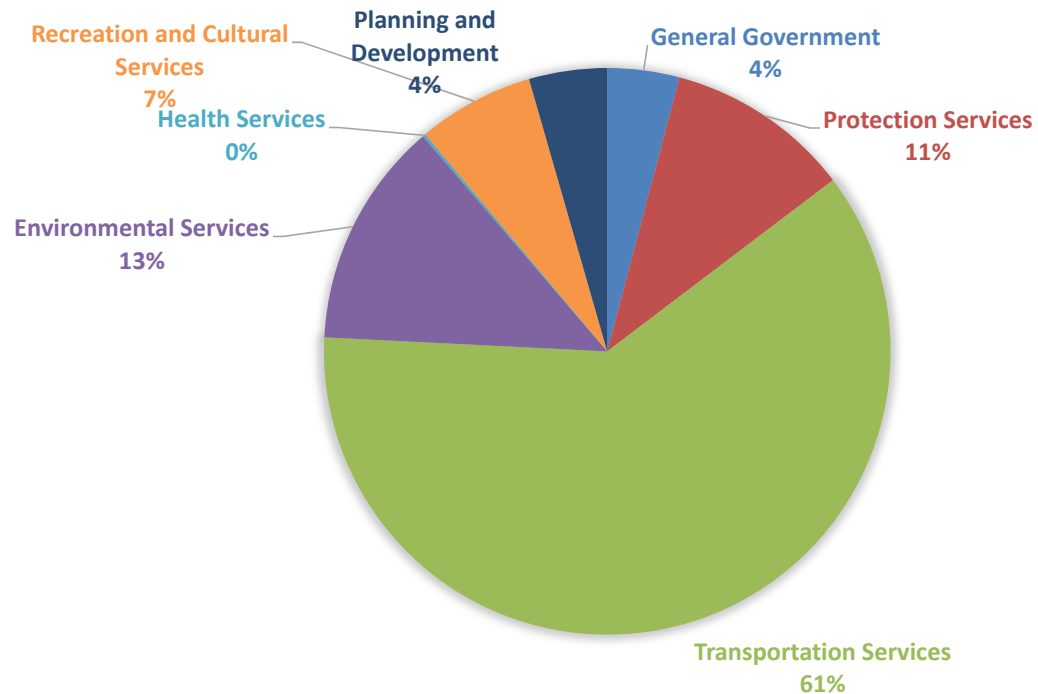


2021 vs 2020 Budgeted Expenditures

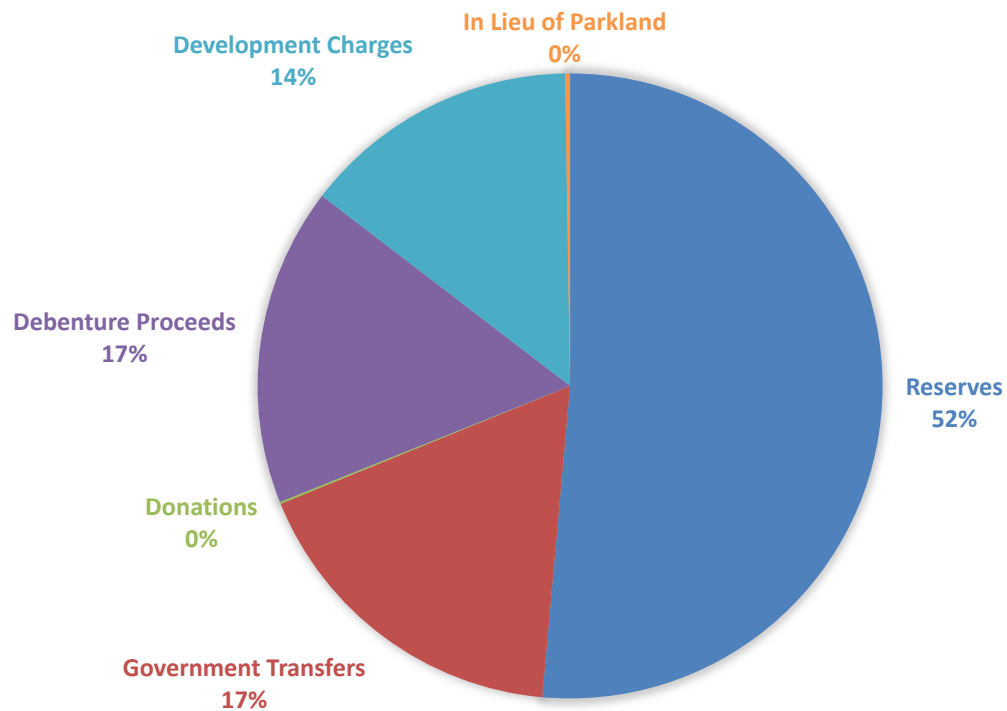


2021 Capital & Special Projects

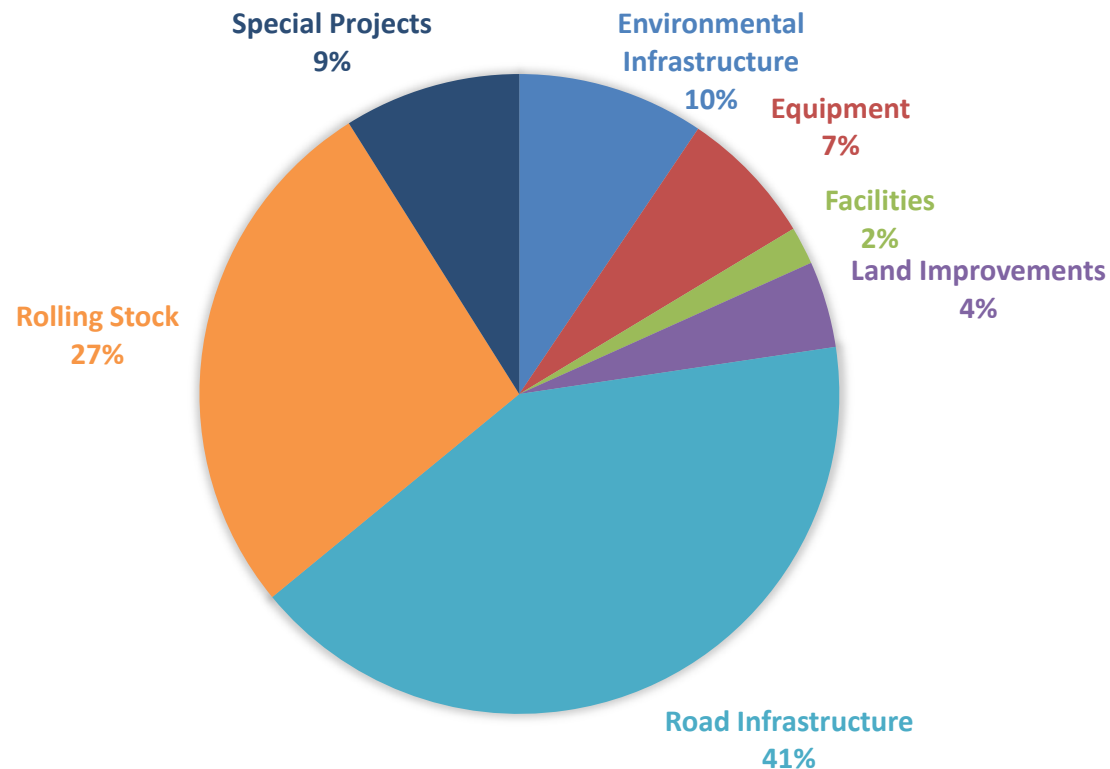
- **Open Book "Current Year Capital and Special Projects" Visualization**



Funding of 2021 Capital & Special Projects



2021 Capital Projects by Asset Type



Strong Transportation Connections

Project	Department	\$
St. Ann's Road Reconstruction - Sidewalk Portion	Traffic Operations & Roadside Maintenance	15,000.00
Fieldstone Drive - Mill & Pave From: RR 63 To: Beaver Creek Crescent	Roads Paved and Unpaved	30,000.00
St. Ann's Bridge Rehab (TWL-ID-B46)	Bridges & Culverts	65,000.00
Beaver Creek Crescent - Mill & Pave - Full Length	Roads Paved and Unpaved	70,000.00
SGR 10 Base Repairs & SST - From: Range Rd 1 To: RR 20	Roads Paved and Unpaved	100,000.00
Guard Rail Replacement - Various	Bridges & Culverts	160,000.00
Elcho Rd: Base Repairs & SST - From: Gee Rd To: Heaslip Rd	Roads Paved and Unpaved	180,000.00
St. Ann's Road Reconstruction - From: Twenty Mile Rd To: RR 20	Roads Paved and Unpaved	300,000.00
Elcho Rd: Base Repairs & DST - From: Baldwin Rd To: Krick Rd	Roads Paved and Unpaved	400,000.00
Brock St: Road Reconstruction - From: RR 20 To: North End	Roads Paved and Unpaved	465,000.00
Concession Road 5 - Hard Surfacing (DST) Gravel Road - From: Abingdon Rd To: Westbrook Rd	Roads Paved and Unpaved	630,000.00
		2,415,000.00

Strategic, Responsible Growth

Project	Department	\$
Non Network Replacement Computers - Library Branches	Libraries	5,400.00
Addition to Printed Collection - Caistorville Library Branch	Libraries	8,000.00
Addition to Printed Collection - Wellandport Library Branch	Libraries	10,000.00
Maker Equipment - 3D Printer, Vinyl Cutter	Libraries	12,500.00
Addition to Audio Visual Collection - All Library Branches	Libraries	15,000.00
Addition to Printed Collection - Smithville Library Branch	Libraries	15,000.00
Water Meters - New Installation	Water	32,800.00
Town Hall IT Requirements Renovation	Corporate Management	33,000.00
Official Plan Update	Planning & Heritage	50,000.00
Inflow & Infiltration Reduction Program - Remedial Works	Wastewater	200,000.00
		381,700.00

Community Health and Safety

Project	Department	\$
Signs - New & Replacement	Traffic Operations & Roadside Maintenance	16,000.00
Leisureplex Cameras	Recreation Facilities	16,000.00
Environmental Monitoring Program (John St. Caistorville)	Planning & Heritage	20,000.00
Thermo Imaging Camera (2)	Fire	30,000.00
Extrication Equipment	Fire	54,000.00
Brock St Sidewalk (East side) - From: RR 20 To: North End - 375m	Traffic Operations & Roadside Maintenance	60,000.00
Equipment & Gear for 6 Additional Firefighters	Fire	81,800.00
Brock St - Watermain From: RR 20 To: North End	Water	300,000.00
Replacement of Fire Tanker #2	Fire	450,000.00
		1,027,800.00

**SCHEDULE "A" TO THE FEBRUARY 16, 2021
ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES**

Efficient, Fiscally Responsible Operations

Project	Department	\$
Miscellaneous Corporate Management Equipment and Furniture	Corporate Management	4,000.00
Miscellaneous Water Equipment	Water	5,000.00
Miscellaneous Wastewater Equipment	Wastewater	5,000.00
Miscellaneous Road Equipment	Transportation Services-General	6,000.00
Miscellaneous Recreation Equipment	Parks	7,000.00
Water Tank for Road Operations	Traffic Operations & Roadside Maintenance	10,000.00
Replacement of Townhall Server Room AC Unit #2	Corporate Management	10,000.00
Shoring Box	Traffic Operations & Roadside Maintenance	15,000.00
Energy Audits	Recreation Facilities	20,000.00
JD 4x4 Lawnmower - To Replace 2010 John Deere	Parks	20,000.00
Bunker Gear	Fire	20,000.00
Replacement Computers - Corporate Services	Corporate Management	20,000.00
Caistor Library - Replace Roof Shingles	Libraries	25,000.00
Pickup Truck 16 - To replace 2011 Ford 4x4	Transportation Services-General	40,000.00
Asset Management Plan Implementation	Corporate Management	40,000.00
Water Meter Replacement Program	Water	50,000.00
Caistor Community Park - Ball Diamond LED Lighting	Parks	55,000.00
Network Hardware - Corporate Management	Corporate Management	60,000.00
Townhall Furniture	Corporate Management	80,000.00
Backhoe - To Replace 2009 John Deere	Transportation Services-General	180,000.00
Brock St: Storm Sewer Repairs - From: RR 20 To: North End	Storm Sewer	185,000.00
Single Axle Truck and Plow Unit - Addition to Fleet	Transportation Services-General	300,000.00
Tandem Truck and Plow Unit - To replace Truck 34 2010 International	Transportation Services-General	315,000.00
Tandem Truck and Plow Unit - To replace Tr 35 2012 International	Transportation Services-General	320,000.00
		1,792,000.00

Local Attractions

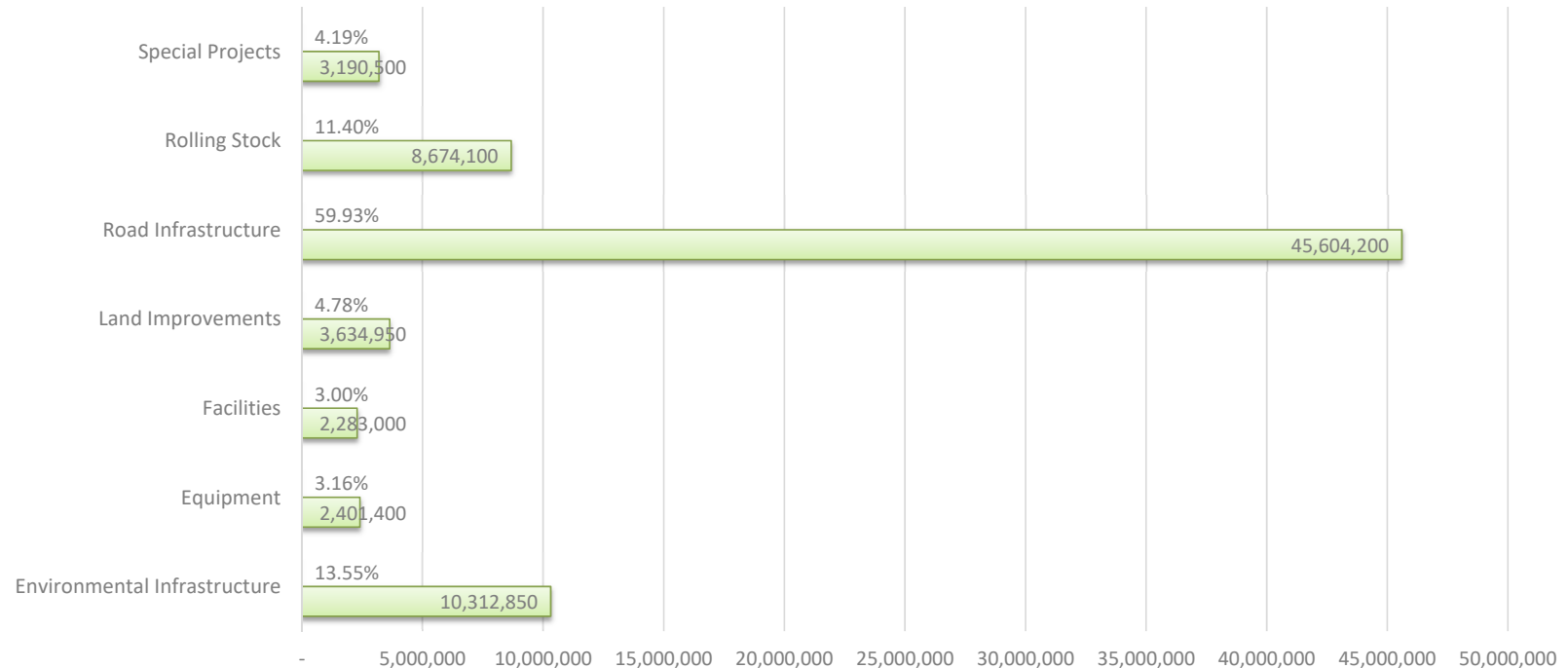
Project	Department	\$
Wellandport Mural	Planning & Heritage	3,000.00
Wellandport Park Improvements	Planning & Heritage	10,000.00
Leisureplex Ball Diamond Gates	Parks	10,000.00
Tree planting - All Cemeteries	Cemeteries	10,000.00
Murgatroyd Trail - Upgrade	Parks	12,000.00
Parkette Street Furniture	Parks	20,000.00
Station Meadows West Playground - Playground Equipment	Parks	150,000.00
		215,000.00

Support for Business and Employment Opportunities for Residents

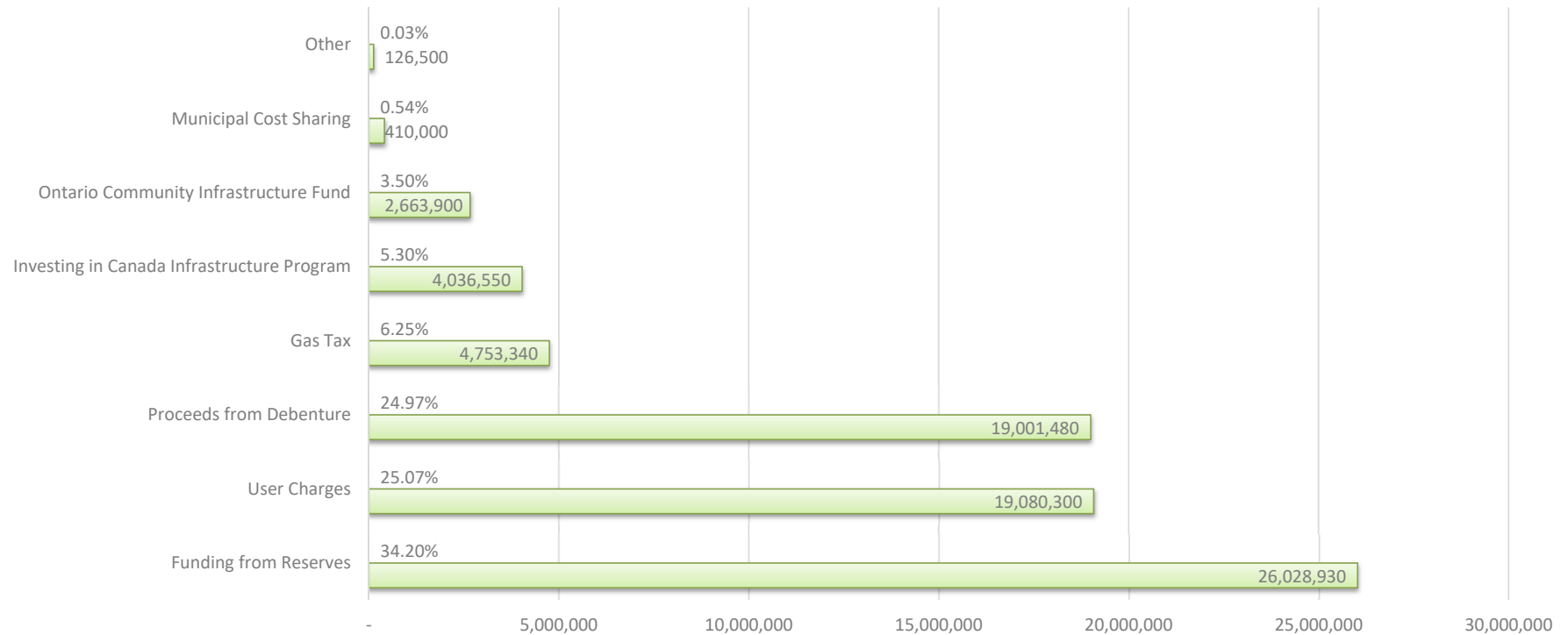
Project	Department	\$
Economic Development Master Plan - Industrial Park	Planning & Heritage	60,000.00
Fulton Hamlet and Rural Employment Zone - Boundary Adjustment	Planning & Heritage	125,000.00
		185,000.00

Ten Year Capital Plan - Expenditures

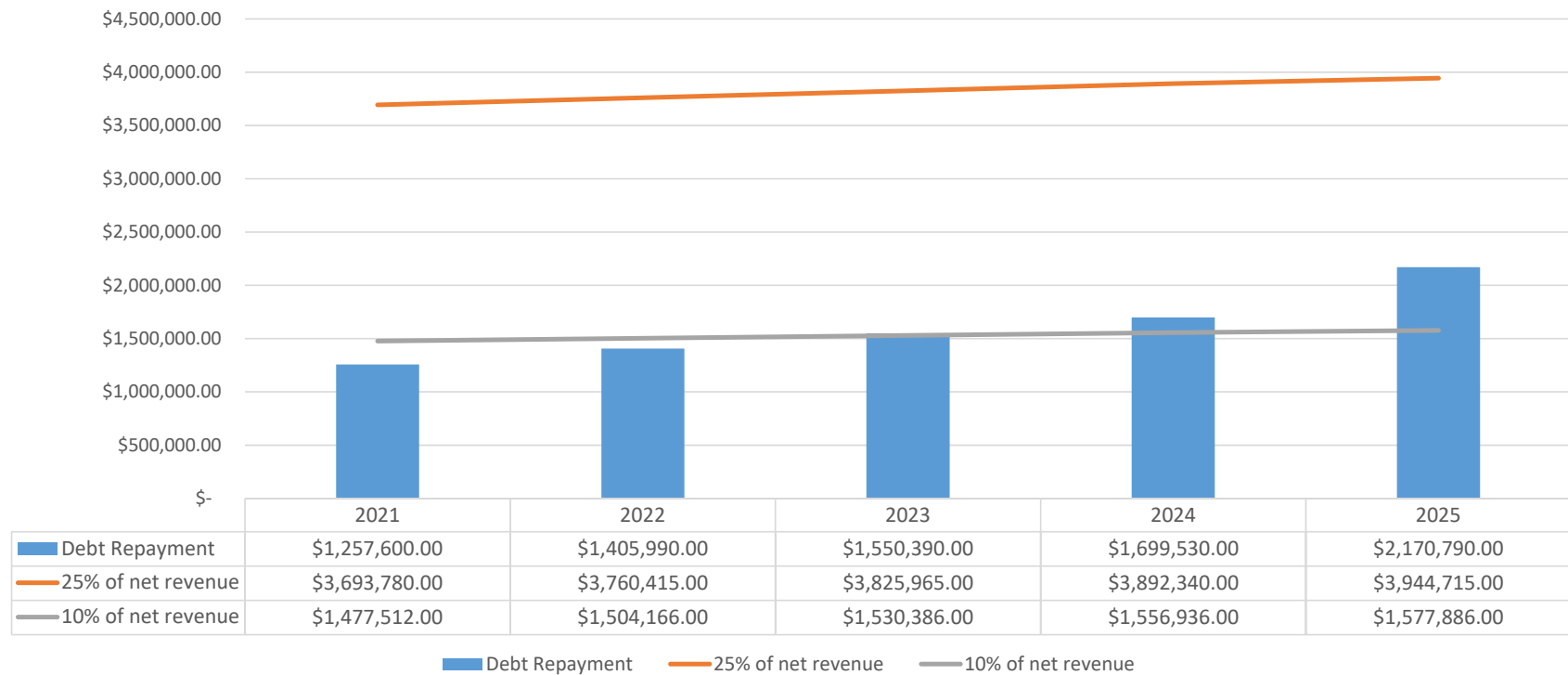
- **Open Book "10 Year Proposed Capital Budget" Visualization**



Ten Year Capital Plan - Funding



Forecast of Debt Repayment Compared to Annual Repayment Limits





**TOWNSHIP OF WEST LINCOLN
PUBLIC WORKS/RECREATION/ARENA COMMITTEE
MINUTES**

MEETING NO. TWO

February 16, 2021, 7:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

Council: Councillor Jason Trombetta
Councillor Shelley Bradaric
Mayor Dave Bylsma
Councillor Cheryl Ganann
Councillor Harold Jonker
Councillor Mike Rehner
Councillor William Reilly

Staff: Bev Hendry, CAO
Joanne Scime, Clerk
Mike DiPaola, Director of Public Works and Recreation
Steve McGean, Manager of Operations
Roberta Keith, IT Administrator
Cindy Weir, Interim Library CEO

1. CHAIR - Councillor Harold Jonker

Prior to commencing with the Public Works/Recreation/Arena Committee meeting agenda, Chair Jonker made the following announcements:

1. Due to efforts to contain the spread of COVID-19 and to protect all individuals, the Council Chamber will not be open to the public to attend Standing Committee and Council meetings until further notice.
2. The public could have submitted comments for matters that are on the agenda to jscime@westlincoln.ca before 4:30 pm. today and any comments submitted are considered public information and will be read into the public record.
3. The meeting is being recorded and will be available on the Township's website within 48 hours of the meeting.

2. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no requests to change the order of the items on the agenda.

3. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

There were no disclosures of pecuniary interest and/or conflict of interest by any Member of the Committee in attendance.

4. APPOINTMENTS

There were no appointments/presentations.

5. REQUEST TO ADDRESS ITEMS ON THE AGENDA

The Chair inquired if the IT Manager was aware if there were any members of the public who were in attendance virtually on the Zoom meeting call that wished to address a specific item on tonight's agenda as permitted under Section 6.7 of the Procedural By-law, for which the IT Manager confirmed there was not. Additionally, the Chair asked the Clerk if she had received any emails or correspondence from a member of the public prior to 4:30 p.m. today, for which the Clerk confirmed she had not.

6. CONSENT AGENDA ITEMS

6.1 ITEM PW05-21

CONSENT AGENDA ITEMS

Moved By Mayor Dave Bylsma

Seconded By Councillor Cheryl Ganann

That the Public Works/Recreation/Arena Committee hereby approves the following Consent Agenda Items:

1. Items 1, 2, 3, 4, 5, 6, 7 and 8 be and are hereby received for information;

with the exception of Items # 2, 3, 4 and 8.

Carried

SUMMARY OF APPROVED CONSENT AGENDA ITEMS:

1. West Lincoln Public Library Board - January 8, 2021 Minutes
5. Information Report PW-02-2021 - Township of West Lincoln 2020 Water Quality Annual Report
6. Information Report PW-03-2021 - Township of West Lincoln 2020 Water Distribution System Annual Report

7. Information Report PW-04-2021 - 2020 MECP Annual Water Inspection

ITEM PW05-21 (2) West Lincoln Santa Claus Parade Committee Minutes - December 16, 2020

In response to Councillor Jonker's request that the minutes of the West Lincoln Santa Claus Parade Committee show the last names of the committee members, Councillor Reilly stated that he would forward this request to the Secretary and Chair of the Committee.

Moved By Councillor Jason Trombetta

Seconded By Councillor Shelley Bradaric

That, the West Lincoln Santa Claus Parade Committee minutes of December 16, 2020 be received for information.

Carried

ITEM PW05-21 (3) West Lincoln Santa Claus Parade Committee Minutes - December 21, 2020

Moved By Councillor Jason Trombetta

Seconded By Councillor Shelley Bradaric

That, the West Lincoln Santa Claus Parade Committee minutes of December 21, 2020 be received for information.

Carried

ITEM PW05-21 (4) Information Report PW-01-2021 - 2021 Capital Budget for Plow Trucks

Councillor Rehner stated that the Manager of Roads, Water & Wastewater had contacted him and other Members of the Committee; he recognized staff for being proactive and bringing this report forward this evening as it relates to the order and purchase of three plow trucks in order to secure lower prices and reduce the Township's risk for liability so the trucks are received when needed.

Moved By Councillor Mike Rehner

Seconded By Councillor William Reilly

That, Report PW-01-2021, re: 2021 Capital Budget for Plow Trucks, dated February 16, 2021, be received.

Carried

ITEM PW05-21 (8) Information Report PW-05-2021 - Township of West Lincoln 2020 DWQMS Management Review Summary

Councillor Ganann stated that historically she has pulled the water quality reports to recognize their hard work and due diligence of staff in keeping our drinking water supply safe for our residents.

In response to Councillor Reilly's request for clarification regarding who is in attendance during the management review of the summaries of the 21 elements as it relates to quality management and risk assessment, the Manager of Roads, Water & Wastewater advised that the Provincial regulations requires the DWQMS representative, being himself and one upper management representative to attend the annual meeting.

Moved By Councillor William Reilly

Seconded By Mayor Dave Bylsma

That, report PW-05-2021, re The Township of West Lincoln 2020 DWQMS Management Review Summary dated February 16, 2020, be received for information.

Carried

7. COMMUNICATIONS

There were no communications.

8. STAFF REPORTS

There are no staff reports.

9. OTHER BUSINESS

9.1 ITEM PW06-21

Members of Council

Re: Other Business Items of an Informative Nature

There were no other business items of an informative nature brought forward by any Member of Committee.

10. NEW BUSINESS

There were no new items of business brought forward by any Member of Committee.

11. CONFIDENTIAL MATTERS

There were no confidential matters.

12. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 10:21 p.m.



JOANNE SCIME, CLERK

COUNCILLOR HAROLD JONKER, CHAIR

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-13

A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN AT ITS REGULAR MEETING HELD ON THE 25TH DAY OF JANUARY, 2021.

WHEREAS the Municipal Act 2001, S.O. 2001, Chapter 25, as amended, Section 5(1), provides that the powers of a municipal corporation shall be exercised by its Council;

AND WHEREAS the Municipal Act 2001, S.O. 2001, Chapter 25, as amended, Section 5(3) provides that except where otherwise provided, the powers of any Council shall be exercised by by-law;

AND WHEREAS in many cases, action which is taken or authorized to be taken by Council does not lend itself to the passage of an individual by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN ENACTS AS FOLLOWS:

1. That the minutes of the first meeting, regular, held on the 25th day of January, 2021, of the Municipal Council of the Corporation of the Township of West Lincoln, be and the same are hereby adopted.
2. That where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the above mentioned minutes or with respect to the exercise of any powers by the Council in the above mentioned minutes, then this By-law shall be deemed for all purposes to be the By-law required for approving and authorizing and taking of any action authorized therein or thereby, or required for the exercise of any powers therein by the Council.
3. That the Mayor and the proper officers of the Corporation of the Township of West Lincoln are hereby authorized and directed to do all things necessary to give effect to the said action of the Council or to obtain approvals where required and, except where otherwise provided, the Mayor, Clerk, and/or the Administrator are hereby directed to execute all documents necessary on behalf of the Corporation of the Township of West Lincoln and to affix thereto the corporate seal of the Corporation of the Township of West Lincoln.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
22ND DAY OF FEBRUARY, 2021.**

MAYOR DAVE BYLSMA

JOANNE SCIME, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-14

A BY-LAW TO DESIGNATE A PLAN OF SUBDIVISION, OR PART THEREOF, NOT TO BE A REGISTERED PLAN OF SUBDIVISION FOR THE PURPOSES OF SUBSECTION 50(3) OF THE PLANNING ACT, BEING LOTS 1,2, AND 3 (NORTH SIDE OF DAVID STREET), LOTS 6,7,8,9,10 AND 11 (SOUTH OF YORK ROAD), AND LOTS 1,2, AND 3 (WEST SIDE OF CHURCH STREET), REGISTERED PLAN TP-26, CAISTORVILLE, TOWNSHIP OF WEST LINCOLN.

WHEREAS the Council of the Corporation of the Township of West Lincoln has authority pursuant to subsection 50(4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, to designate a Plan of Subdivision, or part thereof, that has been registered for eight years or more, to be deemed not to be a registered Plan of Subdivision for the purpose of subsection 50(3) of the Planning Act, and;

WHEREAS Lots 1,2,3 (North side of David Street), Lots 6,7,8,9,10 and 11 (South of York Road), and Lots 1,2, and 3 (West side of Church Street), Registered Plan TP-26, are currently separate Lots within the Registered Plan, and;

WHEREAS Registered Plan TD-26 has been Registered in the Registry Office for the Registry Division Niagara North (No. 30) for eight years or more;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN HEREBY enacts as follows:

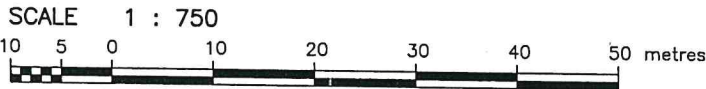
1. That, Lots 1,2,3 (North side of David Street), Lots 6,7,8,9,10 and 11 (South of York Road), and Lots 1,2, and 3 (West side of Church Street), of Registered Plan TP-26, are deemed not to be separate lots within a registered Plan of Subdivision for the purpose of Subsection 50(3) of the Planning Act, and as shown on 'Schedule A'.
2. That, this By-law shall come into full force and take effect on the date it is enacted by the Council of the Corporation of the Township of West Lincoln.
3. That, this By-law shall be registered by the Corporation of the Township of West Lincoln in the Land Registry Office for the Registry Division Niagara North (No. 30).

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS 22nd
DAY OF FEBRUARY, 2021.**

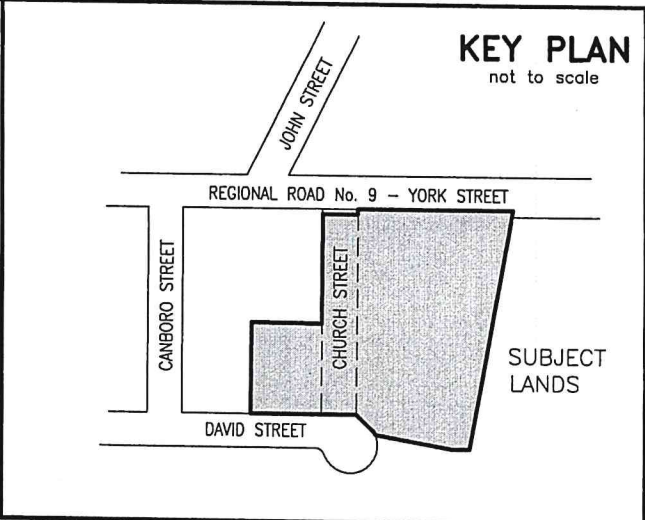
MAYOR DAVE BYLSMA

JOANNE SCIME, CLERK

SKETCH FOR SEVERANCE APPLICATION

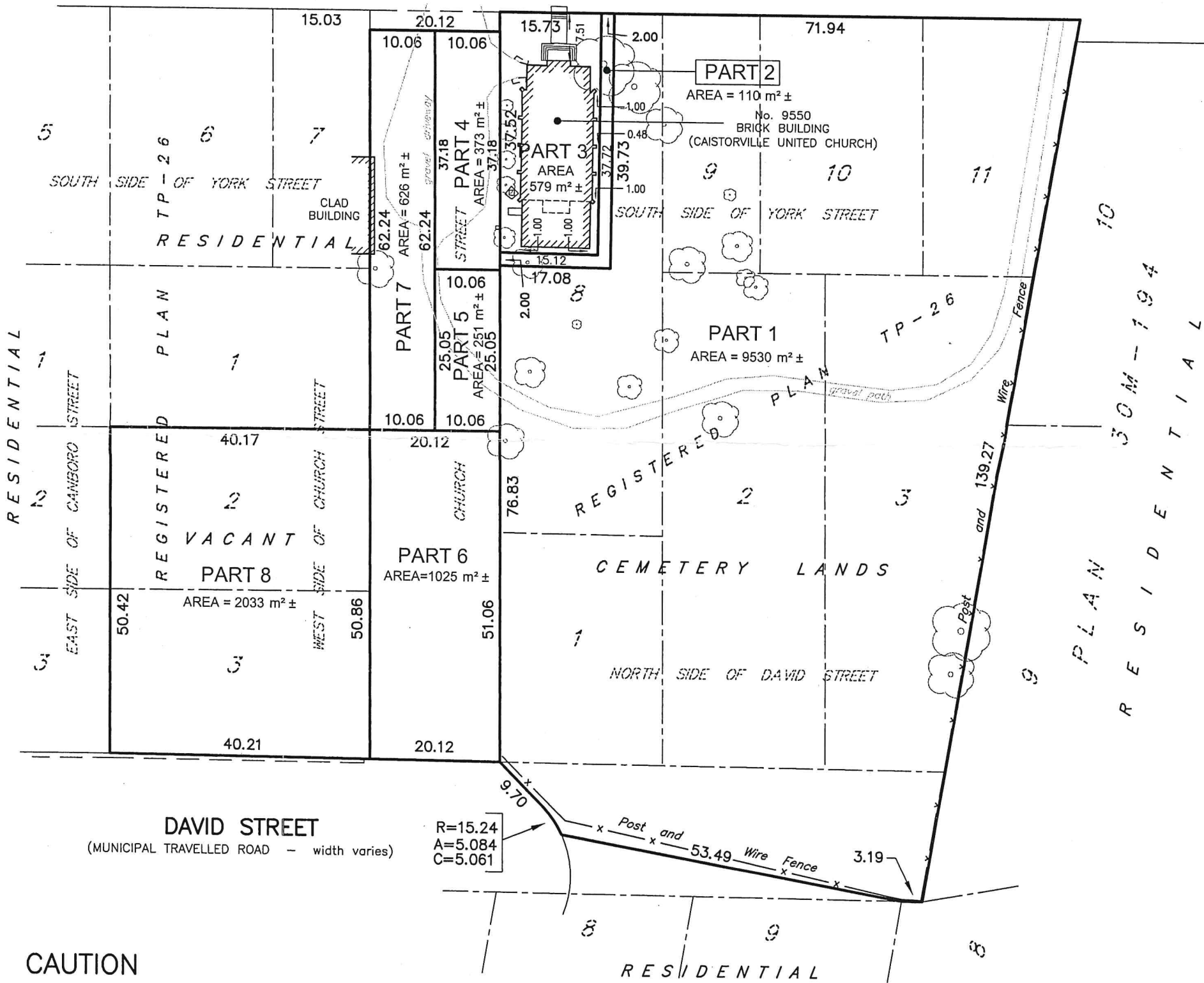


ROY S. KIRKUP, O.L.S.
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REGIONAL ROAD NO. 9 - YORK STREET

given road
(MUNICIPAL TRAVELLED ROAD - width varies)



CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.

THIS SKETCH IS PROTECTED BY COPYRIGHT ©

NOTES

GEOGRAPHIC LOCATION BEING LOTS 8, 9, 10 AND 11, SOUTH SIDE OF YORK STREET, LOTS 1, 2 AND 3, NORTH SIDE OF DAVID STREET, LOTS 1, 2 AND 3, WEST SIDE OF CHURCH STREET AND PART OF CHURCH STREET, REG'D, PLAN 26, TOWNSHIP OF WEST LINCOLN, REGIONAL MUNICIPALITY OF NIAGARA.

DISTANCES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS AND CALCULATIONS USING OFFICE RECORDS.

THIS SKETCH IS PREPARED FOR SEVERANCE APPLICATION ONLY AND IS NOT TO BE USED FOR MORTGAGE OR TRANSACTION PURPOSES

DATE : AUGUST 27, 2020

ROY S. KIRKUP
ONTARIO LAND SURVEYOR

THIS SKETCH IS NOT VALID UNLESS EMBOSSED WITH THE ORIGINAL SURVEYORS SEAL

KIRKUP MASCOE URE

SURVEYING LTD.

49 EASTCHESTER AVENUE, ST. CATHARINES, ONTARIO L2P-2Y6
TELEPHONE (905) 685-5931, FAX (905) 685-1972
E-MAIL info@niagarasurveyors.com
www.niagarasurveyors.com

JOB No. : 2019-0223

DWG FILE : 19-0223-21dc

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-15

BEING A BY-LAW TO AMEND BY-LAW 2011-28 WHICH PRESCRIBES A TARIFF OF FEES FOR THE PROCESSING OF APPLICATIONS MADE WITH RESPECT TO PLANNING MATTERS, AS AMENDED.

WHEREAS In accordance with the provisions of Section 69 of the Planning Act, R.S.O. 1990, Chapter P.13, the Council of the municipality may by By-Law prescribe a tariff of fees for the processing of applications made in respect of planning matters.

AND WHEREAS The Council of the Township of West Lincoln passed by By-Law No. 2011-28 on April 26, 2011, to prescribe a tariff of fees for the processing of applications made with respect to planning matters;

AND WHEREAS The Council of the Township of West Lincoln has amended Appendix "A" through By-law 2017-101, 2019-89, 2020-09 and 2020-61;

AND WHEREAS The Council of the Corporation of the Township of West Lincoln deems it necessary and expedient to further amend Appendix A "Schedule of Fees"; to add an additional fee of \$1200.00 which is to be charged to assist with the extra costs to the municipality of processing what has become a more complicated application in the event that works have already commenced prior to an application for planning approval having been made;

NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN ENACTS AS FOLLOWS:

1. That, By-law 2011-28, as amended, be further amended by deleting Schedule "A" and inserting the attached new Schedule "A" in lieu thereof.
2. That this By-law takes effect on March 1st, 2021.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS 22nd
DAY OF FEBRUARY, 2021.**

MAYOR DAVE BYLSMA

JOANNE SCIME, CLERK

**APPENDIX “A”
SCHEDULE OF FEES
TOWNSHIP OF WEST LINCOLN**

(Schedule A to By-law 2011-28 – as amended by By-law 2017-101; 2019-89; 2020-09, 2020-61 and 2021-15)

To incorporate an additional fee for development that has commenced prior to planning approval
Effective March 1, 2021 (as it relates to applications marked with ** below)

Note: Application fees do not apply to applications initiated by the Region of Niagara within the limits of the Township of West Lincoln.

Section	Fees Effective February 1, 2020	Fees Effective July 1, 2020
1. Official Plan Amendment**	\$ 8,724	\$8,724**
2. Combined Official Plan Amendment/Zoning By-law Amendment**	\$ 11,667	\$11,667**
3. Zoning By-law Amendment**	\$ 6,795	\$6,795**
4. Zoning By-law Amendment (Condition of Consent)**	\$ 3,400	\$3,400**
5. Removal of (H) Holding Symbol**	\$ 1,419	\$1,419**
6. Temporary Use By-law**	\$ 2,402	\$2,402**
7. Extension to Temporary Use By-law	\$ 1,612	\$1,612
8. Temporary Use Agreement	\$ 1,612	\$1,612
9. Site Plan Approval and Development Agreement (Initial or Amendment where a new Agreement is Required)**	\$ 4,903	\$4,903**
10. Site Plan Approval or Development Agreement Amendment where no Agreement is required	\$ 2,402	\$2,402
11. Discharge of a Site Plan Agreement	\$ 1,420	\$1,420
12. Consultation Process for Telecommunication Facilities	\$ 1,835	\$1,835
13. Plan of Subdivision Approval**	\$ 7,980	\$7,980**
14. Red Line Revisions to a Draft Approved Plan of Subdivision/Condo or Site Plan**	\$ 2,402	\$2,402**
15. Plan of Condominium**	\$ 7,980	\$7,980**
16. Condominium Conversion	\$ 7,627	\$7,637
17. Condominium Amalgamation	\$ 1,420	\$1,420
18. Exemption of Draft Plan of Condominium Approval	\$ 1,612	\$1,612
19. Extension to Draft Plan Approval of a Draft Plan of Subdivision or Condominium	\$ 1,612	\$1,612
20. Subdivision Agreement (more than 10 lots/units)	\$ 7,356	\$7,356
21. Subdivision Agreement/Declaration (10 units/lots or less)	\$ 7,356	\$3,500
22. Condominium Agreement/Declaration (more than 10 units/lots)	\$ 7,356	\$3,500
23. Condominium Agreement/Declaration (10 units/lots or less)	\$ 7,356	\$1,750
24. Development Agreement as a Condition of Consent	\$ 3,676	\$1,600
25. Final Approval of a Plan of Subdivision or Condominium	\$ 1,612	\$1,612
26. Street Naming for New Subdivisions	\$ 1,420	\$1,420
27. Amendment to Subdivision, Development or Condominium Agreement	\$ 6,795	\$6,795
28. Request for Removal of Part Lot Control (per lot/block)	\$ 1,420	\$1,420
29. Approval of Road Opening/Upgrade (to allow access to build)	\$ 1,612	\$1,612
30. Adjournment or Rescheduling Fee for any Planning Application requested for any Planning Application	\$ 275	\$ 275
31. Deeming By-law	\$ 925	\$ 925
32. Zoning Compliance/Green Energy Zoning Compliance	\$ 182	\$ 182
33. Pre-consultation Meeting*	-	\$ 250*
34. Written Property Reports	\$ 182	\$ 182
35. Site Plan/Subdivision/Condominium Development Servicing (Engineering Review and Administration Fee)		

In addition to the application fees as outlined in Appendix A, Engineering Review and Administration fees are payable on an invoice basis prior to final approval. The Engineering Review and Administration fee shall cover the costs incurred following the signing of the agreement and are calculated as a percentage based upon one hundred percent (100%) of the Township's estimated total costs of construction of all services (internal and external) as shown in the development agreement's Financial Schedule and charged as follows:

- (a) Total cost of services less than \$ 1,000.00: no charge;
- (b) Total cost of services less than \$ 5,000.00: \$ 250.00 total charge;
- (c) Total cost of services less than \$ 20,000.00: \$1,500.00 total charge;
- (d) Total cost of services less than \$ 30,000.00: \$2,000.00 total charge;
- (e) Total cost of services less than \$ 60,000.00: \$3,000.00 total charge;
- (f) Total cost of services less than \$ 75,000.00: \$4,000.00 total charge;
- (g) Total cost of services less than \$100,000.00: \$5,000.00 total charge;
- (h) For total costs of services over \$100,000.00, the total fee cost shall be:
 - i. \$5,000.00 for the cost of services up to \$100,000, plus
 - ii. Four percent (4%) of the total costs of any services in excess of \$100,000.00 up to \$500,000.00; plus
 - iii. Three-percent (3%) of the total cost of any services in excess of \$500,000.00

All fees shall be payable in cash to the Township prior to and as a condition of the Township signing and registering the executed development agreement.”

NOTES:

*to be used towards other planning fees outlined in this appendix if complete application is received within 1 year of the actual pre-consultation meeting

**** Effective March 1st, 2021** should development have commenced prior to a planning application being fully approved and completed then an additional fee of \$1200.00 shall be applied to the base fee noted, as an extra administrative fee(s).

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-16

BEING A BY-LAW TO AMEND BY-LAW 2002-112 WHICH APPOINTS A COMMITTEE OF ADJUSTMENT, DELEGATES THE AUTHORITY FOR CONSIDERING APPLICATIONS FOR MINOR VARIANCES AND CONSENTS, PROVIDES FOR COMPENSATION FOR THE MEMBERS OF THE COMMITTEE OF ADJUSTMENT, ADOPTS POLICIES, PROCEDURES AND CONDITIONS FOR THE OPERATION OF THE COMMITTEE OF ADJUSTMENT, AND ESTABLISHES A TARIFF OF FEES UNDER THE PLANNING ACT.

WHEREAS the Council of the Corporation of the Township of West Lincoln enacted By-law 2002-112 to appoint a Committee of Adjustment, to delegate the authority for considering applications for minor variances and consents, to provide for compensation for the members of the Committee of Adjustment, to adopt Policies, Procedures and Conditions for the Operation of the Committee of Adjustment, and to establish a Tariff of Fees under the Planning Act;

AND WHEREAS The Council of the Township of West Lincoln has previously amended Schedule “D” through By-law 2017-100 and By-law 2019-85;

AND WHEREAS the Township of West Lincoln now deems it expedient to amend Schedule “D” of By-law 2002-112, as amended which provides for a tariff of fees for the processing of applications for consent or minor variance and to add an additional fee of \$1200.00 which is to be charged in the event that works have already commenced prior to an application having been made.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN ENACTS AS FOLLOWS:

- 1. That, By-law 2002-112, as amended, be further amended by deleting Schedule “D” and inserting the attached new Schedule “D” in lieu thereof.
- 2. That this By-law takes effect on March 1, 2021.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
22nd DAY OF FEBRUARY, 2021.**

MAYOR DAVE BYLSMA

JOANNE SCIME, CLERK

SCHEDULE “D”
TARIFF OF FEES FOR THE COMMITTEE OF ADJUSTMENT
(Schedule D to By-law 2002-112 – as amended by 2021-16)

To incorporate an additional fee for development that has commenced prior to planning approval
Effective March 1, 2021 (as it relates to applications marked with * below)

Description	Fee July 1, 2015	Fee September 1, 2017	Fee October 1, 2019
Basic Processing Fee - Applications for Consent <i>Includes administration and mailing fees required to process consent applications and Validation of Title requests.</i>	\$2145.00 (where new lot created/validation of title) \$1075.00 (for minor boundary adjustments and other)	\$2230.00 (where new lot created/validation of title) \$1120.00 (for minor boundary adjustments and other)	\$2320.00 (where new lot created/validation of title) \$1165.00 (for minor boundary adjustments and other)
Health Inspection Fee - West Lincoln Properties <i>Required if municipal sewage system is unavailable (i.e. private septic system proposed).</i>	\$210.00 Per new lot + remnant	\$220.00 Per new lot + remnant	\$230.00 Per new lot + remnant
Adjournment/Rescheduling Fee <i>Applicable as determined by Committee when an adjournment of an application is necessary.</i>	\$255.00 Per application	\$265.00 Per application	\$275.00 Per application
Final Certification Fee <i>Fees are per application, payable upon submission of the documents (deeds) for issuance of final certification.</i>	\$335.00	\$350.00	\$365.00
Basic Processing Fee - Minor Variance Applications <i>Includes administration and mailing fees required to process minor variance applications.</i>	\$1,565.00	\$1625.00	\$1690.00*
Request for Change in Conditions - Consents <i>Includes administration and mailing fees required to process requests for change in conditions, under Section 53(23) of the Planning Act.</i>	\$715.00	\$745.00	\$775.00

NOTES:

These fees do not apply to applications made by the Region of Niagara within the limits of the Township of West Lincoln.

* **Effective March 1st, 2021**, should development have commenced prior to a planning application being fully approved and completed then an additional fee of \$1200.00 shall be applied to the base fee noted, as an extra administrative fee.

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-17

A BY-LAW TO AUTHORIZE AN AMENDING SITE PLAN AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN AND 1970187 ONTARIO INC. FOR LANDS DESCRIBED AS CONCESSION 8, PART LOT 6, 30R-9824, PART 1, IN THE FORMER TOWNSHIP OF SOUTH GRIMSBY, NOW IN THE TOWNSHIP OF WEST LINCOLN.

WHEREAS the Corporation of the Township of West Lincoln deems it expedient to enter into an amending Site Plan Agreement with 1970187 Ontario Inc., for lands legally described as Concession 8, Part Lot 6, 30R-9824, Part 1, in the former Township of South Grimsby, now in the Township of West Lincoln;

AND WHEREAS approval and authority for such amending Agreement is required;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN HEREBY enacts as follows:

1. THAT the Council of the Corporation of the Township of West Lincoln enter into an amending Site Plan Agreement with 1970187 Ontario Inc., on the Lands described as Concession 8, Part Lot 6, 30R-9824, Part 1, in the former Township of South Grimsby, now in the Township of West Lincoln.
2. THAT the Mayor and Clerk be and each of them is hereby authorized to sign the said amending Site Plan Agreement and any other document or documents necessary to implement the intent of this By-law and the said amending Site Plan Agreement, and the Clerk is hereby authorized to affix the Corporate Seal thereto and deliver the same to the appropriate parties.
3. THAT a copy of the said amending Site Plan Agreement and any supplementary Agreements, when executed by the said parties shall be attached hereto as "Schedule A", and shall form part of this By-law, upon registration on title.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
22nd DAY OF FEBRUARY, 2021.**

DAVE BYLSMA, MAYOR

JOANNE SCIME, CLERK