

TOWNSHIP OF WEST LINCOLN PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE AGENDA

MEETING NO. THREE
Monday, March 8, 2021, 5:30 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 jdyson@westlincoln.ca by March 8, 2021 before 4:30 pm. 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. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST (CONFIDENTIAL MATTERS)
- 2. CONFIDENTIAL MATTERS

RECOMMENDATION:

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:

2.1 Township Solicitor (Tom Richardson) & Director of Planning & Building (Brian Treble)

Re: Legal/Enforcement Matter - Natural Severance - Caistor Centre Applicable closed session exemption(s):

- litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- advice that is subject to Solicitor-client privilege, including communications necessary for that purpose

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

Re: Legal/Enforcement Matter – Quarterly By-law Update Applicable closed session exemption(s):

- litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- the security of the property of the municipality or local board;
- advice that is subject to Solicitor-client privilege, including communications necessary for that purpose
- 2.3 Planner II (Gerrit Boerema) and Director of Planning & Building (Brian Treble)

Re: Legal/Enforcement Matter - Confidential Information Report No. PD-29-2021

- South Grimsby Road 21 - Site Plan Update

Applicable closed session exemption(s):

- litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- the security of the property of the municipality or local board;
- advice that is subject to Solicitor-client privilege, including communications necessary for that purpose
- 2.4 Director of Planning & Building (Brian Treble)

Re: Legal/Solicitor-Client Privilege— Confidential Recommendation Report No.PD-028-21 — Waive Change of Conditions Fee (File No. B03/2020WL)

Applicable closed session exemption(s):

- litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- advice that is subject to Solicitor-client privilege, including communications necessary for that purpose
- 2.5 By-law Enforcement Officer (Tiana Dominick) & Director of Planning & Building (Brian Treble)

Re: Legal/Solicitor-Client Privilege - Confidential Information Report No. PD-034-21 - Summary of Clean Up Costs - John Street, Caistorville

Applicable closed session exemption(s):

- litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- advice that is subject to Solicitor-client privilege, including communications necessary for that purpose

RECOMMENDATION:

That, this Committee meeting does now resume in open session at the hour of _____p.m.

2.1. ITEM P21-21

Township Solicitors (Tom Richardson & Andrea Mannell) & Director of Planning & Building (Brian Treble)

Re: Legal/Enforcement Matter - Natural Severance - Caistor Centre

RECOMMENDATION:

That, Township staff and legal counsel be and are hereby authorized to proceed as directed in closed session regarding Legal/Enforcement Matter - Natural Severance - Caistor Centre, prior to ratification of Council due to the required timeline of the Township's Legal Counsel response.

2.2. ITEM P22-21

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

Re: Legal/Enforcement Matter – Quarterly By-law Update

2.3. ITEM P23-21

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

Re: Legal/Solicitor-Client Privilege - Confidential Information Report PD-29-2021 - 9629 Regional Road 20 – Site Plan Update #2 (File No. 2100-012-19)

RECOMMENDATION:

- That, Report No. PD-29-2021, dated March 8, 2021, relating to Confidential Information Report - Site Plan Update #2 File No. 2100-012-19, BE RECEIVED; and,
- 2. That, a new site plan authorizing bylaw be passed to authorize the Mayor and Clerk to sign a site plan agreement with just the property owners only and have the agreement registered on title.

2.4. ITEM P24-21

Director of Planning & Building (Brian Treble)

Re: Legal/Solicitor-Client Privilege - Confidential Recommendation Report PD-028-21 – Waive Change of Conditions Fee - File No.: B03/2020WL (Caistorville United Church)

RECOMMENDATION:

- That, Report PD-28-2021 regarding "CONFIDENTIAL, Recommendation Report Waive Change of Conditions Fee, File No. B03/2020WL (Caistorville United Church), dated March 8th, 2021, be RECEIVED, and;
- 2. That, staff be and are hereby authorized to proceed as directed in closed session.

2.5. ITEM P25-21

Director of Planning & Building (Brian Treble)

Re: Legal/Solicitor-Client Privilege - Information Report No. PD-034-21 – Summary of Clean Up Costs - John Street, Caistorville

RECOMMENDATION:

 That, Report PD-34-2021 regarding "CONFIDENTIAL, Information Report, John Street – Summary of Clean Up Costs" dated March 8th, 2021, be RECEIVED for information purposes.

3. CHAIR - Councillor William Reilly

Prior to commencing with the Planning/Building/Environmental Committee meeting agenda, Chair Reilly will provide the following announcements:

- 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.
- The public may submit comments for matters that are on the agenda to jdyson@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.

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

5. PUBLIC MEETING(S)

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

5.1. Zoning By-law Amendment – Foliera Holdings Inc. (File No. 1601-003-21)

Re: Foliera Holdings Inc.(Owner) for property legally described as Concession 8, Part Lot 12, Part 3 and Part 1 of 30R5659 formerly in the Township of South Grimsby, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 6850 Young Street (File No. 1601-003-21).

5.2. Official Plan & Zoning By-law Amendment - Greek Association & Marz Homes (Smithville West) Inc. (File No. 1701-001-21) (File No. 1601-004-21)

Re: Greek Association & Marz Homes (Smithville West) Inc. (Owners) for property located at 6659 RR 20 (Lot 8, Plan M98). (File No. 1701-001-21 - OPA) & (File No. 1601-003-21 - ZBA)

6. CHANGE IN ORDER OF ITEMS ON AGENDA

7. APPOINTMENTS

There are no appointments.

8. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Section 10.13 (5) & (6) – General Rules

One (1) hour in total shall be allocated for this section of the agenda and each individual person shall only be provided with **five (5) minutes** to address their issue (some exceptions apply). A response may not be provided and the matter may be referred to staff. A person who wishes to discuss a planning application

or a matter that can be appealed, will be permitted to speak for ten (10) minutes.

The Chair to inquire if the IT Manager has any members of the public in attendance virtually on the Zoom meeting call that wish to address a specific item on tonight's agenda as permitted under Section 6.7 of the Procedural By-law.

The Chair to inquire if the Deputy Clerk had received any emails or correspondence from a member of the public prior to 4:30 p.m. today that needs to be read into the record.

9. 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.

9.1. ITEM P26-21

CONSENT AGENDA ITEMS:

RECOMMENDATION:

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

1.	Items 1	and 2 be	and are	hereby	received	for information	n.
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with the exception of Item #

- 1. Technical Report No. PD-24-2021 Foliera Holdings Inc. Zoning By-Law Amendment 1601-003-21
- 2. Technical Report No. PD-20-2021 Greek Association & Marz Homes (Smithville West) Inc. Official Plan and Zoning Bylaw Amendment 6659 Regional Road 20 File NO. 1701-001-21 (OPA) 1601-004-21 (ZBA)

10. COMMUNICATIONS

There are no communications.

11. STAFF REPORTS

11.1. ITEM P27-21

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

Re: Recommendation Report PD-25-2021 - Melissa Hill Inc. (STANPAC) Amending Site Plan Agreement Authorizing By-law – Thompson Road (File No. 2100-0)

RECOMMENDATION:

 That, report PD-25-2021, regarding "Melissa Hill Inc. (STANPAC) Amending Site Plan Agreement", dated March 8th, 2021 BE RECEIVED; and, 10

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 That, a By-law be passed to authorize the Mayor and Clerk to sign an amending Site Plan Agreement with Melissa Hill Inc. (STANPAC) once all site plan details are substantially completed.

11.2. ITEM P28-21

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

Re: Recommendation Report PD-26-2021 - Kenneth Jack Martin Zoning By-law Amendment

RECOMMENDATION:

- 1. That, report PD-26-2021, regarding "Kenneth Martin Zoning Bylaw Amendment File No. 1601-001-21", dated March 8th 2021, be RECEIVED; and,
- 2. That, Section 34(17) of the Planning Act apply and that no further public meeting is required; and,
- 3. That, an application for Zoning By-law Amendment 1601-001-21 submitted by Kenneth Martin and a corresponding Zoning By-law be APPROVED and passed; and,
- 4. That, Staff be authorized to circulate the Notice of Decision for the Zoning By-law Amendment with the corresponding 20-day appeal period.

11.3. ITEM P29-21

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Planner II (Madyson Etzl) and Director of Planning & Building (Brian Treble)

Re: Recommendation Report No. PD-23-2021 - William and Cathleen Vitucci Zoning By-law Amendment (File No. 1601-002-21)

RECOMMENDATION:

- 1. That, report PD-23-2021, regarding "William and Cathleen Vitucci Zoning By-law Amendment File No. 1601-002-21", dated March 8th 2021, be RECEIVED; and,
- 2. That, Section 34(17) of the Planning Act apply and that no further public meeting is required; and,
- That, an application for Zoning By-law Amendment 1601-002-21 submitted by William and Cathleen Vitucci and a corresponding Zoning By-law be APPROVED and passed; and,
- 4. That, Staff be authorized to circulate the Notice of Decision for the Zoning By-law Amendment with the corresponding 20-day appeal period

11.4. ITEM P30-21

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

Re: Recommendation Report No. PD-31-2021 - Approval of new prohibited parking signage to control and regulate parking and vehicular

traffic at Colver Street/Wade Road, Colver Street/Barbara Street, and Smithville Public School.

RECOMMENDATION:

- That, Report PD-31-2021-, regarding "Recommandation Report

 Approval of new prohibited parking signage to control and
 regulate parking and vehicular traffic at Colver Street/Wade
 Road, Colver Street/Barbara Street, and Smithville Public
 School", dated March, 8, 2021, be RECEIVED; and,
- 2. That, the proposed signage found in attachment 1 of this report be approved and installed; and,
- 3. That, By-law 89-2000 be amended by adding to Schedule 'C' a new restriction as identified on the attached Schedule "C". And that the second attachment to this by-law represents the newly consolidated Schedule 'C' to insert into 89-2000.

11.5. ITEM P31-21

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Chief Building Official (John Schonewille) and Director of Planning & Building (Brian Treble)

Re: Recommendation Report PD-33-2021 - Building Fees By-law Review

RECOMMENDATION:

- 1. That, Report PD-33-2021 regarding "Recommendation Report, Building Fees By-law Review" dated March 8th, 2021, be RECEIVED, and;
- 2. That, a public meeting be held for the purposes of presenting up to an fifteen percent (15%) increase in Building fees, prior to the passage of a new by-law.

11.6. ITEM P32-21

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Director of Planning & Building (Brian Treble)

Re: Recommendation Report PD-22-2021 – Naming of Regional Road 14 from Canborough Street to the Twenty Road Intersection, as Townline Road

RECOMMENDATION:

- 1. That, Report PD-22- 2021, regarding "Recommendation Report, Naming of Regional Road 14 from Canborough Street to the Twenty Road Intersection, as Townline Road", dated March 8th, 2021, be RECEIVED; and,
- 2. That, Committee and Council commit to the name "Townline Road" such that staff may order sign blades and notify property owners; and,
- 3. That, a By-law be passed to name the street identified in Schedule A "Towline Road", but that such By-law not take effect until sign blades have been installed; and,

11.7. ITEM P33-21

Director of Planning & Building (Brian Treble)

Re: Recommendation Report No. PD-30-2021 – Proposal to Commence Street Naming Consultation Process for Griffin Street North and Griffin Street South, Regional Road 14.

RECOMMENDATION:

- That, Report PD-30- 2021, regarding "Recommendation Report, Proposal to Commence Street Naming Consultation Process for Griffin Street North and Griffin Street South, Regional Road 14", dated March 8th, 2021, be RECEIVED; and.
- 2. That, staff be authorized to commence the street naming notification and consultation process.

11.8. ITEM P34-21

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Director of Planning & Building (Brian Treble)

Re: Recommendation Report No. PD-27-2021 – Requirement of Encroachment Agreement needed for Existing Building Encroachment at 104 McMurchie Lane

RECOMMENDATION:

- That, Report PD-27-2021, regarding "Recommendation Report, Requirement of Encroachment Agreement needed for Existing Building Encroachment at 104 McMurchie Lane" dated March 8th, 2021, be RECEIVED; and,
- 2. That, a by-law be passed to authorize the Mayor and Clerk to sign an encroachment agreement to recognize the existing encroachment on Part 2, 30R13451 being Part of Lot 23, Plan M-92.

12. OTHER BUSINESS

12.1. ITEM P35-21

Director of Planning & Building (Brian Treble)

Re: Gypsy Moth Update

VERBAL UPDATE

12.2. ITEM P36-21

Director of Planning & Building (Brian Treble)

Re: Development Charge By-law LPAT Update

VERBAL UPDATE

12.3. ITEM P37-21

Director of Planning & Building (Brian Treble)

Re: Sandra Gibson LPAT Update

VERBAL UPDATE

12.4. ITEM P38-21

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Councillor Jonker

Re: Regional Municipality of Niagara - Police Service Board - Medical

Cannabis Grow Operations - Public Safety Concerns

RECOMMENDATION:

- 1. That the correspondence received from the Regional Municipality of Niagara Police Services Board regarding Medical Cannabis Grow Operations Public Safety Concerns attached as Appedix A; be received and supported, and;
- 2. That, copy of this resolution be forwarded to Niagara's MPs, MPPs and Niagara's 12 local municipalities.

12.5. ITEM P39-21

Members of Committee

Re: Other Business Matters of an Informative Nature

13. NEW BUSINESS

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

14. ADJOURNMENT



REPORT PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE

DATE: March 8, 2021

REPORT NO: PD-24-2021

SUBJECT: Technical Report - Foliera Holdings Inc. – Zoning By-Law

Amendment 1601-003-21

CONTACT: Brian Treble, Director of Planning & Building

Madyson Etzl, Planner II

OVERVIEW:

- An application for rezoning was submitted by Brian Gatcke (Agent) on behalf of Foliera Holdings Inc. (owner) for the lands legally described as Concession 8, Part Lot 12, Part 3 and Part 1 of 30R5659 formerly in the Township of South Grimsby, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 6850 Young Street.
- This application proposes to rezone 10.29 hectares (25.4 acres) of land from Agricultural 'A' to Agricultural 'A' with a site specific exception. The site specific exception will permit two farm dwelling units on the property to house greenhouse employees, in addition to an existing unit within the greenhouse. The current zoning bylaw maximum is only one accessory farm dwelling unit permitted per property.
- A Recommendation Report will be prepared by Township Staff following input from the public meeting and any agency comments, and will be presented at a future Planning/Building/Environmental Committee or Council Meeting.

RECOMMENDATION:

- 1. That, Report PD-24-2021, regarding "Foliera Holdings Inc. Zoning By-law Amendment File No. 1601-003-21", dated March 8th 2021, be RECEIVED; and,
- 2. That, a Recommendation Report be presented at a future Planning/Building/ Environmental Committee meeting.

ALIGNMENT TO STRATEGIC PLAN:

Theme #3

• Strategic, Responsible Growth

BACKGROUND:

The subject lands are legally described as Concession 7, Part Lot 12, Part 3 and Part 1 of 30R5659 in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 6850 Young Street. (see attachment 1 for a survey sketch)

This application for rezoning has been submitted to rezone the 10.29 hectare parcel of land from Agricultural 'A' to Agricultural 'A-###' with a site specific exception. This site specific exception will permit two farm dwelling units on the property to house greenhouse employees, in addition to an existing unit within the greenhouse, whereas a maximum of only one accessory farm dwelling unit is currently permitted. The newly proposed farm dwelling units are proposed to be 16 feet by 80 feet. Each unit will be able to accommodate 7 workers.

Foliera Holdings Inc. has been approved for 10 offshore workers who arrive at various times throughout the 2021 year, Foliera Holdings Inc. also has an application with FARMS for an additional 7 offshore workers. The farm workers work term cannot exceed 8 months duration. All offshore workers must leave Canada by December 15th. The proposed farm dwelling units will be connected to a new septic system pending the approval of the building permit and septic review with Township staff. The farm dwelling units are proposed to be installed towards the back of the greenhouse, these units will not be visible from Young Street.

CURRENT SITUATION:

1. Provincial Policy Statement (PPS) (2020)

The PPS guides the growth and development of the Province and provides the general framework for planning in the Province. All planning decisions must be consistent with the PPS.

Section 1.1.4.1 in the PPS states that Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of brownfield sites;
- c) accommodating an appropriate range and mix of housing in rural settlement areas;
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands:
- e) using rural infrastructure and public service facilities efficiently; 11 | Provincial Policy Statement, 2020
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- h) conserving biodiversity and considering the ecological benefits provided by nature; and
- i) providing opportunities for economic activities in prime agricultural areas, in

accordance with policy 2.3.

Section 1.1.5.3 of the PPS state that development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

Section 1.3 of the PPS states that planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs.

2. A Place to Grow – Provincial Growth Plan (P2G) (2019)

Applications filed after June 16, 2006 must conform to the À Place to Grow – Provincial Growth Plan. Section 1.2.3 of the P2G provides direction on how to read the Growth Plan, specifically noting that: This Plan must also be read in conjunction with other provincial plans as defined in the Planning Act that may apply within the same geography.

Section 4.2.6 of the Growth Plan contains policies for the Agricultural System in Ontario. These policies aim to preserve, protect and enhance Ontario's Agricultural System. Where agricultural uses and non-agricultural uses interact outside of settlement areas, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed (4.2.6.3). The geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network will be maintained and enhanced (4.2.6.4). An agricultural operation is proposing expansion within the agricultural system and therefore protected by Provincial Planning Policy.

3. Greenbelt Plan

Applications must conform to the Greenbelt Plan if they fall within the mapping provided with the Greenbelt Plan. Since the subject lands are outside the area designated in the Greenbelt Plan, the Greenbelt Plan does not apply.

4. Regional Policy Plan (RPP)

The Regional Policy Plan (RPP) provides general policies that are to be applied across the Niagara Region. Section 5A of the Regional Policy Plan contains objectives that advocate and support government policies and programs which promote the agricultural industry, and to support uses that enable farming and farmers to"

- a) Become more competitive, sustainable and environmentally friendly;
- b) Adapt to new and changing markets;
- c) Diversify into and take advantage of new agricultural opportunities;
- d) Improve the understanding of agriculture by the general public; and
- e) Broaden operations to diversify economic activity and add value to their primary products.

Policy 5.B.11 of the RPP states that additional permanent or portable farm-related

dwellings may be permitted without severance for full time farm help where the size and/or nature of the far operations makes the employment of such help necessary, where such additional dwelling does not have a significant effect on the tillable area of the farm or its viability.

5. Township of West Lincoln Official Plan (OP)

Section 4.1 of the Township's Official Plan states that agricultural areas shall protect a viable agricultural industry for the production of crop resources and livestock operations to enhance employment opportunities and strengthen the economic wellbeing of West Lincoln.

The Township's OP states that additional agricultural-related dwellings, whether these dwellings are permanent or modular in nature may be permitted without severance for full time farm help where the size and/or nature of the agricultural operation makes the employment of such help necessary, and where such additional dwelling foes not have a significant effect on the tillable area of the farm or its viability. A farm help house shall not be eligible for a severance from the farm operation in the future and the owner shall sign an undertaking to this effect. These uses shall be permitted through a zoning bylaw amendment.

All development within all Agricultural Areas shall be supported by private sewage disposal systems and private water supply in accordance with the requirements of Township of West Lincoln, the Ministry of the Environment and/or the Ministry of Municipal Affairs and Housing:

- i. Approvals for servicing that are less than 10,000 L/day will be issued by the Township as per the requirements in the Ontario Building Code;
- ii. Approvals for servicing that are greater than 10,000 L/day will be issued by the Ministry of the Environment as per the requirements of the Ontario Water Resources Act.

6. Township of West Lincoln Zoning By-Law (ZBL)

The subject property is currently zoned Agricultural 'A' in the Township's Zoning By-law. The proposed application is to rezone the property to Agricultural 'A-###- with a site specific exception to permit two farm dwelling units on the property, in addition to an existing unit within the current greenhouse. The Agricultural use of the property will not be changing.

Farm dwelling units are permitted on an agricultural lot provided that:

- a) they are on a lot having a minimum lot area of 10 hectares and containing a permitted agricultural use, and an associated single detached dwelling.
- b) A maximum of one dwelling unit shall be permitted within an accessory farm dwelling in addition to the primary single detached dwelling on the lot
- c) An accessory farm dwelling shall be located within (1) of the following
 - i) An accessory building or structure in accordance with Section 3.1 excluding Clause 3.1 (b) that is within 50 metres of the primary single detached dwelling on the lot, or

- ii) An accessory dwelling unit in accordance with subsection 3.2.1 or
- iii) A garden suite in accordance with subsection 3.2.1 of the Township's ZBL.
- d) Access to the required parking for the accessory farm dwelling shall be provided from the same driveway that provides access to the primary single detached dwelling on the lot.

The dwelling units will need to meet the required Minimum Distance Separation from the neighbouring poultry barns.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this application.

INTER-DEPARTMENTAL COMMENTS:

Agencies were notified by way of e-mailed and mailed notice on Thursday February 10th 2021. Notice was also posted on the Municipality's website and through the posting of a Yellow Sign on the subject property once the notice was sent out to the public.

Township Public Works, Building Department, Niagara Peninsula Conservation Authority and Niagara Region staff had no comments regarding the proposed application.

PUBLIC COMMENTS:

Public Notice was provided via regular mail to all property owners within a 120m distance of the property lines on February 10th 2021.

Township staff have received one public comment from a neighbouring resident. This comment included questions about the size of the mobile trailers, how many farm workers they will accommodate, and what they are connected to for servicing. This public comment has been added as attachment 3 to this report

CONCLUSION:

Township Staff have completed a preliminary review of this application against the applicable planning policy.

This Agricultural 'A' lot will need to be rezoned to Agricultural 'A-###' with a site specific exception to permit a maximum of 2 accessory farm dwelling units to house farm workers in addition to an existing unit within the greenhouse whereas the maximum is only one accessory farm dwelling unit.

A future staff report will provide a recommendation to Planning/Building/Environmental Committee for this application following input received through the public meeting process.

ATTACHMENTS

- 1. Site Sketch
- 2. Public Comments
- 3. Draft By-law

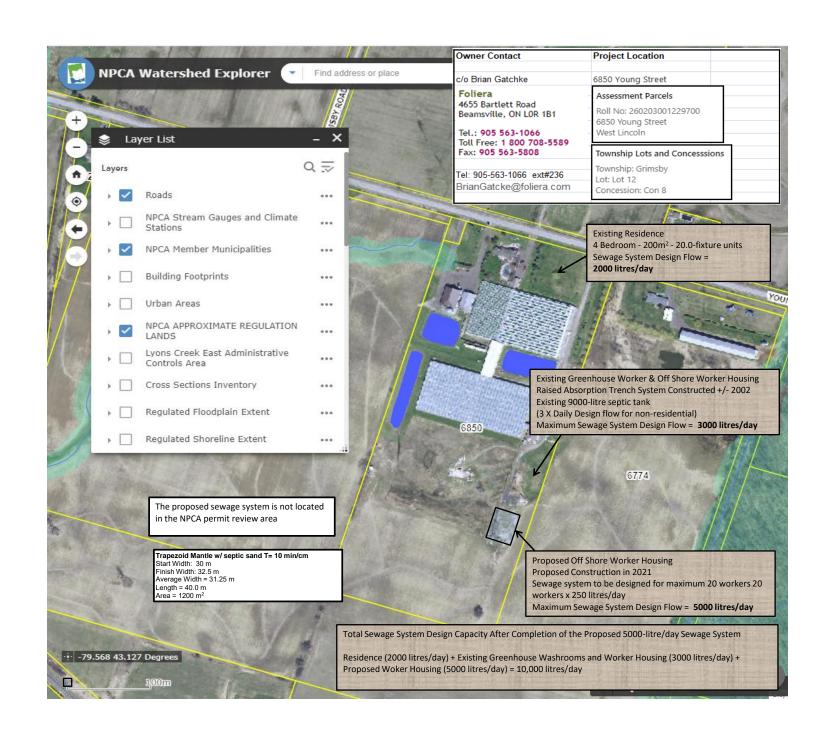
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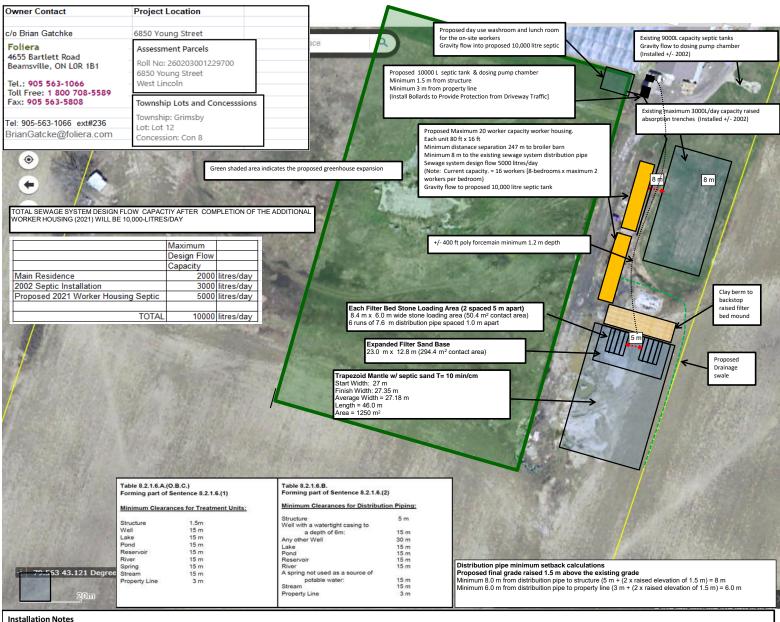
Brian Treble, RPP, MCIP
Director of Planning and Building

Madyson Etzl Planner II

Beverly Hendry CAO

BHerdy





- $\ensuremath{^*}$ Minimum 8" (20 cm) slope in the subgrade direction of flow .
- * Septic tanks, pump chamber and distribution pipe to be installed meeting all minimum distance requirements

000 Outlook Search Meet Now Microsoft recommends switching to the new Microsoft Edge. Download now X ☐ Delete ☐ Archive ☐ Move to ∨ Ø Categorize ∨ New message = **ENVIROMENTAL COMMITTEE N0.1601-003-21-FOLIERA Favorites** HOLDINGS INC. **Folders** Sandra Gerow Mon 01/03/2021 8:07 PM Inbox 9 Hello Madyson Junk Email 54 Here is a list of my concerns regarding this issue. **Drafts** 1 #1. How many workers will be allowed to enter Canada and Sent Items for how long? #2- What is the size of the two mobile trailers? Scheduled #3- How many workers per trailer? #4- Will the two mobile trailers be connected by new septic Deleted Items 456 tanks and weeping tile? #5-Will the property be taxed because of the two buildings housing the workers? Archive #6-Will the health department be out to check on the conditions of the trailers? Notes #7- If the meeting is March 5th how can the trailers be on the property since February 19 2012 Conversation Hist... Thank you Hockey school Robert Gerow POP Reply Forward New folder

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-XX

A BY-LAW TO AMEND ZONING BY-LAW NO. 2017- 70, AS AMENDED, OF THE TOWNSHIP OF WEST LINCOLN

WHEREAS THE TOWNSHIP OF WEST LINCOLN COUNCIL IS EMPOWERED TO ENACT THIS BY-LAW BY VIRTUE OF THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, 1990;

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

- THAT Schedule 'A' Map 'B5' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Concession 8, Part Lot 12, Part 3 and Part 1 of 30R5659, in the Township of West Lincoln, known municipally as 6850 Young Street, shown as the subject lands on Schedule 'A', attached hereto and forming part of this Bylaw.
- 2. THAT Map 'B5' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Agricultural 'A' zone to an Agricultural 'A-###' with a site specific exception.
- 3. THAT Part 5 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:

A-###

Permitted Uses:

As per the parent zone.

Regulations:

As per the parent zone, except: a maximum of 2 accessory farm dwelling units to house farm workers in addition to an existing unit within the greenhouse whereas the maximum is only one accessory farm dwelling unit.

- 4. THAT all other provisions of By-law 2017-70 continue to apply.
- 5. AND THAT this By-law shall become effective from and after the date of passing thereof.

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

MAYOR DAVE BYLSMA						
JOANNE SCIME	CLERK					

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2021-XX

Location:

This By-law involves a parcel of land located on the south side of Young Street, legally known as Concession 8, Part Lot 12, Part 3 and Part 1 of 30R5659, in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 6850 Young Street.

Purpose & Effect:

The subject lands were zoned Agricultural 'A'. The rezoning for the subject parcel rezoned the subject lands to an Agricultural 'A-###' zone with a site specific exception to recognize a maximum of 2 accessory farm dwelling units to house farm workers in addition to an existing unit within the greenhouse whereas the maximum is only one accessory farm dwelling unit.

Public Consultation:

The Public Meeting was held on Monday March 8th 2021. The Township received written comments from 1 neighbour regarding this application. All written and oral comments were considered in the making of the decision by Council.

File: 1601-002-21

Applicants: Foliera Holdings Inc.





REPORT PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE

DATE: March 8, 2021

REPORT NO: PD-20-2021

SUBJECT: Technical Report – Greek Association & Marz Homes

(Smithville West) Inc. – Official Plan and Zoning Bylaw Amendment – 6659 Regional Road 20 – File NO. 1701-001-21

(OPA) 1601-004-21 (ZBA)

CONTACT: Brian Treble, Director of Planning & Building

Gerrit Boerema, Planner II

OVERVIEW:

- An application for an Official Plan Amendment, Zoning Bylaw Amendment and Consent has been made by the Greek Association (AGIOS) and Marz Homes (Smithville West) Inc. for a portion of property located at 6659 Regional Road 20.
- These three applications were submitted to sever 0.56 hectares of land rom 6659 Regional Road 20 (Greek Association) and merge it to the Marz Homes (Smithville West) Inc. property, which is currently undergoing a zoning bylaw amendment and draft plan f subdivision approval (The public meeting for tat application was held on January 9th 2021).
- The proposed severed lands (Part 1 on the severance sketch found in Attachment 1) are currently designated and zoned Institutional in the Northwest Quadrant Secondary Plan and the Township Zoning Bylaw.
- At the time of the Secondary Plan public participation, the Greek Association met on several occasions with the Township requesting that the subject property remain institutional. As a result the Township had the property remain institutionally designated and zoned.
- As the proposal is to have approximately 15 residential lots on this severed property, fronting onto a proposed internal street (See Attachment 3 for the Marz Home Draft Plan of Subdivision – not yet approved), an Official Plan Amendment and Zoning Bylaw Amendment is required to change the designation and zoning from Institutional to Residential.
- The Consent application is progressing concurrently with the Official Plan and Zoning Bylaw amendments with the consent scheduled to appear before the Committee of Adjustment on March 31st 2021.
- The Public Meeting held on March 8th also serves to provide notice and an opportunity for public comments on the proposed changes (inclusion of the 0.56 hectares) to the draft plan of subdivision for Marz Homes (Smithville West) Inc.

RECOMMENDATION:

- That, report PD-20-21, regarding "Technical Report Greek Association & Marz Homes (Smithville West) Inc. Official Plan and Zoning Bylaw Amendment – 6659 Regional Road 20 – File No. 1701-001-21 OPA and 1601-004-21 (ZBA) dated March 8th 2021, Be RECEIVED; and,
- 2. That, Staff, following receipt of public and agency input, prepare a recommendation report and present at a future Planning/Building/ Environmental Committee Meeting.

ALIGNMENT TO STRATEGIC PLAN:

Theme #3

• Strategic, Responsible Growth

BACKGROUND:

In 2017 the Council of the Township of West Lincoln approved the Northwest Quadrant Secondary Plan for the lands added to the Smithville Urban Boundary as part of the SWAP process which saw surplus developable lands removed from West Lincoln's unserviced hamlets and added to the Smithville Urban Boundary to more efficiently accommodate anticipated growth.

These lands include the Dunloe Draft Plan of Subdivision (Draft Plan Approved in 2020), the P.Budd Developments and Marz Homes (Smithville West) Inc. properties (Draft Plan of Subdivisions currently under review). The SWAP process also included in the nearly 2 hectares Greek Association (AGIOS) property, 6659 Regional Road 20. In consultation with the owners at the time of the Secondary Plan, the property was designated Institutional in the Northwest Quadrant Secondary Plan (NWQSP). Any changes in land use would require an Official Plan Amendment as stated by Policy 5.6.3 of the NWQSP.

The Greek Association (AGIOS) and Marz have now submitted applications to sever 0.56 hectares off of the back of 6659 Regional Road 20 and merge it with the abutting Marz property currently undergoing Draft Plan of Subdivision approval. The applications submitted include a boundary adjustment application (to go before the Committee of Adjustment on March 31st 2021), an Official Plan Amendment and a Zoning Bylaw Amendment which proposes to change the designation and zoning on a portion of the property being sold from Institutional to Residential.

If approved, this could add an additional 15 residential lots for the intended purposes of single detached dwellings. The lot configuration would be determined as part of the draft plan approval process.

The public meeting and this report is also to address the required revision to the draft plan of subdivision submitted by Marz Homes (Smithville West) Inc. as if these applications receive approval, the draft plan of subdivision will have to be amended to include this area.

CURRENT SITUATION:

1. Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS) provides policy direction for all planning matters in the Province. All planning decisions in the Province shall be consistent with the policies in this plan. The subject lands are within the settlement area of Smithville. Settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted, and are subject t the Settlement Area Policies found in Section 1.1.2. The PPS states that Settlement Areas should encourage and promote intensification, redevelopment, and compact form, while voiding or mitigating risks to public health and safety.

It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

The subject property will be part of a greenfield development being the Marz Homes Draft Plan of Subdivision. These lands were added in 2015 through a SWAP proves which identified the subject property and surrounding lands as the best candidates for urban expansion based on existing water, wastewater and transportation infrastructure and minimal impact to agriculture and other resources.

2. A Place to Grow – Provincial Growth Plan (P2G) (2019)

The A Place to Grow Plan is a growth plan for areas within the Greater Golden Horseshow including the Township of West Lincoln. The Plan was most recently revised in 2019 and provides municipalities with direction on how and where growth should be focused. The A Place to Grow Plan states that residential growth is to be focused within existing settlement areas such as Smithville. In alignment with the Provincial Policy Statement, the Plan encourages the more efficient use of land through infill and intensification.

Section 2.2.7 of the Plan covers Designated Greenfield Areas which are areas inside of settlement areas that have not previously been developed. Such as the subject property and the rest of the lands within the Northwest Quadrant. The policy states that development within greenfield areas should support complete communities, active transportation and integration of transit.

Complete communities are places that provide a full range of housing and transportation opportunities for people of all ages and abilities and offer the ability to have access to most of the necessities for daily living, including local shops, jobs and services.

The applications for boundary adjustment, official plan amendment and zoning bylaw amendment have been submitted with the goal of adding approximately 0.56 hectares of land to the Marz Homes (Smithville West) Inc. site and add these lands as part of the ongoing Draft Plan of Subdivision review process. The most current draft plan concept

provides a variety of housing types, parkland, trails and commercial space, supporting many of the aspects of a complete community.

3. Greenbelt Plan

Applications must conform to the Greenbelt Plan if they fall within the mapping provided with the Greenbelt Plan. Since the subject lands are outside the area designated in the Greenbelt Plan, the PPS and A Place to Grow Plan are the only Provincial Policy that applies in this situation.

4. Regional Policy Plan (RPP)

The Regional Policy Plan (RPP) provides general policies that are to be applied across the Niagara Region. The Regional Official Plan has designated the subject property as being Greenfield within the urban settlement area of Smithville.

The Regional Official Plan requires designated Greenfield areas to be planned and developed as compact and complete communities where, depending on the size of the site, can accommodate a range of land uses including residential, commercial, institutional, recreation and employment uses. The Regional Official Plan requires that greenfield development be orderly and contiguous with existing build up areas. As the subject severed land is proposed to be added to the larger Marz Homes property, it will become part of an ongoing draft plan of subdivision approval process which is proposing a mix of residential, parkland and commercial uses.

The Regional Official Plan also requires that greenfield development maintain a minimum density target of 50 people and jobs per hectare. This subject property is proposed to have 15 single detached lots on 0.56 hectares which equates to a density of approximately 80 people per hectare (3 people per single detached unit). However, this property would contribute to the overall density of the entire Marz Homes draft plan of subdivision proposal which in its latest concept is between 50 and 60 people and jobs per hectare.

The proposed applications would also contribute to a variety of housing options on the Marz Homes draft plan of subdivision. The latest draft plan concept includes singles, townhouses, back-to-back townhouses and apartment units.

5. Township of West Lincoln Official Plan (OP)

The subject property was added to the urban settlement area of Smithville in 2015 through an Ontario Municipal Board (OMB) decision which removed excess developable lands form the rural hamlets in West Lincoln and added the additional lads to Smithville. Following the SWAP process, the Township competed a secondary plan for the Northwest Quadrant to ensure orderly and cohesive development.

The Northwest Quadrant Secondary Plan, which can be found within the Township's Official Plan under Section 6 and in Schedule E-4, has the subject property (6659 Regional Road 20) designated as Institutional. The Institutional designation permits community/institutional uses, however, Section 5.6 of the Secondary Plan states that if

these institutional uses are ever to cease, it is the intent that the lands be used for residential purposes. Section 5.6 requires that if there are any proposed changes in uses, an amendment to the Official Plan is required.

Corporation (MPAC) data.

6. Township of West Lincoln Zoning By-Law (ZBL)

The subject property is currently zoned Institutional 'I' in the Township zoning bylaw 2017-70, as amended. The Institutional 'I' zone permits a variety of uses including schools, day-cares, funeral homes, hospitals, among other uses.

The boundary adjustment application proposes to sever 0,56 hectares from 6659 Regional Road 20 and merge it to the Marz Homes (Smithville West) Inc. property for residential purposes. The applicants therefore have submitted a zoning bylaw amendment application to rezone the severed parcel to a residential low density R3 zone.

The Residential Low Density 'R3' zone is the most compact low density zone permitting the smallest lot frontages, lot areas, and setbacks. The 'R3' zone permits single detached and semi-detached dwellings as well as some secondary uses including a home occupation and accessory apartments.

The 'R3' zone requires a minimum lot size of 300 square meters for single detached lots and a lot frontage of 10 meters for interior lots and 12.5 meters for corner lots. The proposed lots shown in the Planning Justification Report meet the minimum requirement for lot area and lot frontage.

It is important to note that if these applications ae approved and the severance is granted, the final configuration of the residential lots within Part 1, being the severed lot, would be determined through the ongoing draft plan of subdivision approval process submitted by Marz Homes (Smithville West) Inc.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this application.

INTER-DEPARTMENTAL COMMENTAND PUBLIC COMMENTS

At the time of writing this report, the Township has not received any comments from members of the public. A notice was mailed out to all those within 120 metres of both the Greek Association property, 6659 RR 20 and the Marz Homes (Smithville West) Inc. property. A notice was also posted on the property as well as on the Township's website.

Canadian Pacific Railway also submitted comments with regards to the proposed application. They typically do not support development adjacent to their rail lines, however, where approved CP Rail has provided design requirements to protect new developments.

Comments were also received by the Region of Niagara, the Niagara Peninsula Conservation Authority and the Township Public Works Department.

At the time of writing this report there have been no comments submitted by members of the public.

Copies of agency comments received to date can be found in attachment 4.

CONCLUSION

An application for consent, Official Plan Amendment and zoning by-law Amendment has been made by the Greek Association and Marz Homes (Smithville West) Inc. for 6659 Regional Road 20. The applicants are proposing to sever 0,56 hectares of land from 6659 Regional Road 20 to be added to the Marz Homes (Smithville West) Inc. property currently under draft plan of subdivision review. The Official Plan and Zoning Bylaw amendments are to designate and zone the subject land to permit residential development as part of the Marz Homes (Smithville West) Inc. draft plan of subdivision.

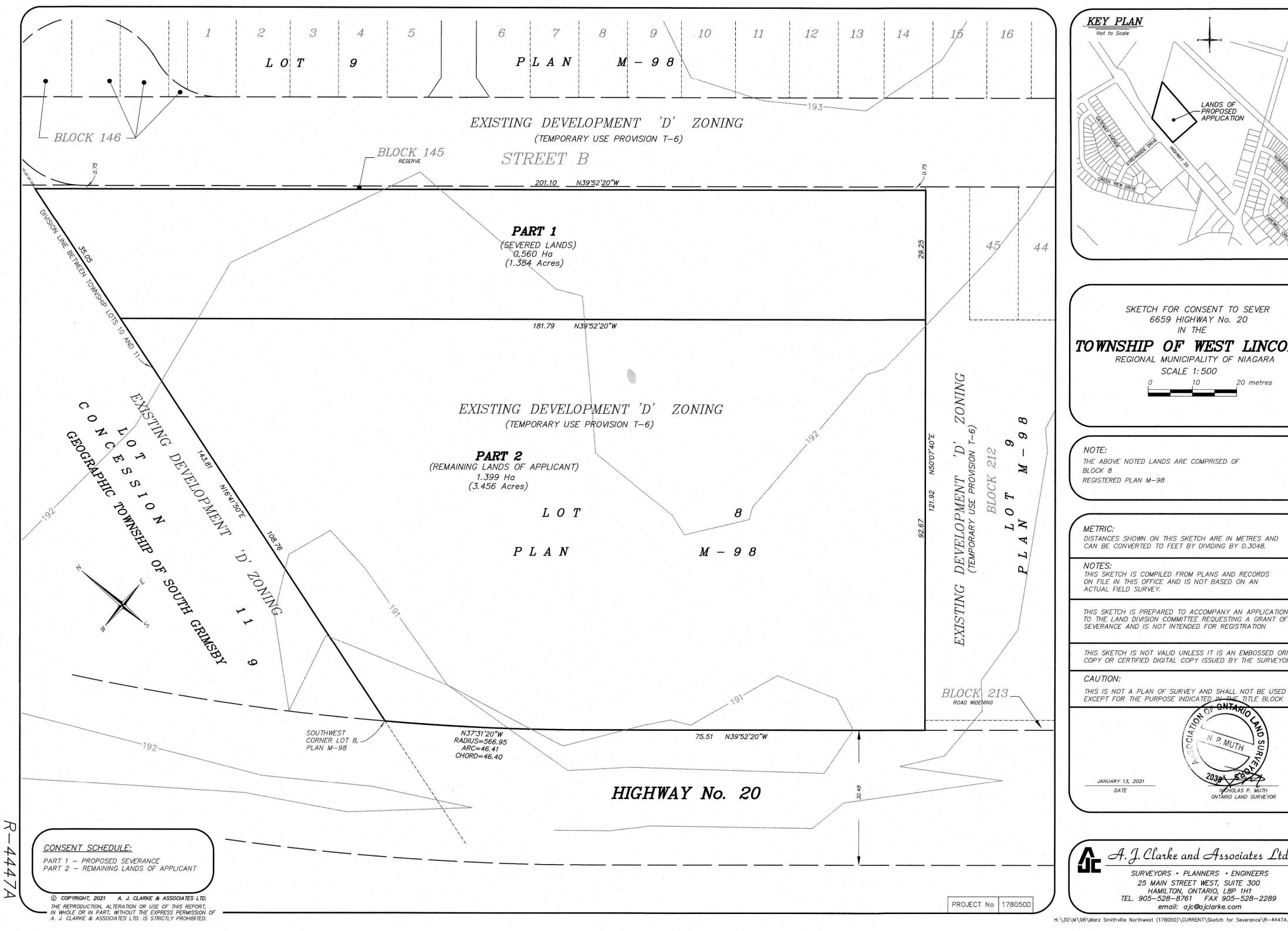
Once all public and agency comments are received and the application is fully reviewed against the applicable Provincial, Regional and Local planning policy, planning staff will prepare and present a recommendation report at a future Planning/Building/Environmental Committee Meeting.

ATTACHMENTS

Prenared hy

- 1. Severance Sketch
- 2. Marz Draft Plan of Subdivision (not yet approved)
- 3. Public and Agency Comments
- 4. Draft Official Plan Amendment submitted by applicant
- 5. Draft Zoning Bylaw Amendment submitted by applicant
- 6. Planning Justification Report

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Brian Treble, RPP, MCIP Director of Planning and Building	Gerrit Boerema Planner II
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Beverly Hendry	

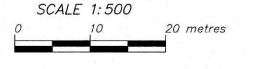




SKETCH FOR CONSENT TO SEVER 6659 HIGHWAY No. 20

TOWNSHIP OF WEST LINCOLN

REGIONAL MUNICIPALITY OF NIAGARA



THE ABOVE NOTED LANDS ARE COMPRISED OF

THIS SKETCH IS COMPILED FROM PLANS AND RECORDS ON FILE IN THIS OFFICE AND IS NOT BASED ON AN ACTUAL FIELD SURVEY.

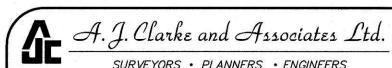
THIS SKETCH IS PREPARED TO ACCOMPANY AN APPLICATION TO THE LAND DIVISION COMMITTEE REQUESTING A GRANT OF SEVERANCE AND IS NOT INTENDED FOR REGISTRATION

THIS SKETCH IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY OR CERTIFIED DIGITAL COPY ISSUED BY THE SURVEYOR

EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

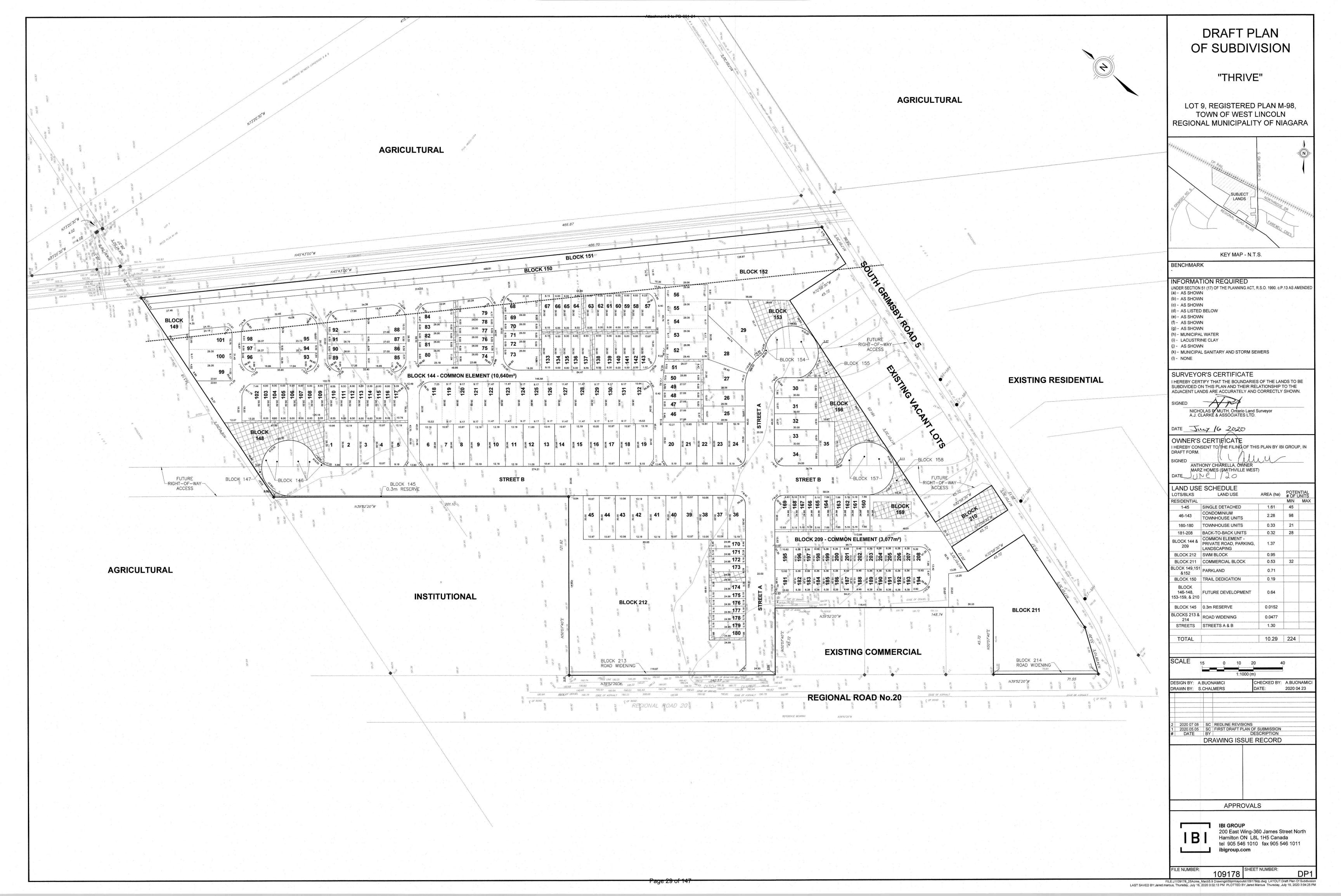
ONTARIO





SURVEYORS • PLANNERS • ENGINEERS 25 MAIN STREET WEST, SUITE 300 HAMILTON, ONTARIO, L8P 1H1 TEL. 905-528-8761 FAX 905-528-2289 email: ajc@ajclarke.com

H: $\30\M\98\Marz$ Smithville Northwest (178050)\CURRENT\Sketch for Severance\R-4447A.dwg



Gerrit Boerema

From: Jessica Dyson

Sent: February 16, 2021 10:56 AM

To: Gerrit Boerema; Brian Treble; Jeni Fisher

Subject: FW: Notice of Public Meeting - Greek Association & Marz Homes (Smithville West)

Official Plan and Zoning Amendment 1701-001-21

Attachments: Notice of Public Meeting - 1701-001-21 - Greek Marz OPA ZBA.PDF

Hi everyone,

I received this email below on Friday.

Thank you, Jess



The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information.

COVID Update Feb 2021 – The Provincial Government has stated starting Tuesday, February 16, 2021 the Region of Niagara will remain in Grey Lockdown stage for fourteen days In compliance with these regulations, the Township Office is closed, however, staff are available to assist the public, Monday to Friday, 9:00 am to 4:30 pm by phone at 905-957-3346 or by email. The best source of information is our new website https://www.westlincoln.ca where you can also find specific email address and phone extensions.

From: CP Proximity-Ontario [mailto:CP_Proximity-Ontario@cpr.ca]

Sent: February 12, 2021 1:05 PM

To: Jessica Dyson <jdyson@westlincoln.ca>

Subject: RE: Notice of Public Meeting - Greek Association & Marz Homes (Smithville West) Official Plan and Zoning

Amendment 1701-001-21

Good Afternoon,

RE: Notice of Public Meeting - Greek Association & Marz Homes (Smithville West) Official Plan and Zoning Amendment 1701-001-21

Thank you for the recent notice respecting the captioned development proposal in the vicinity of Canadian Pacific Railway Company.

CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. Those guidelines are found at the following website address:

http://www.proximityissues.ca/

The safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change.

Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.

Thank you,

CP Proximity Ontario



CP Proximity Ontario
CP_Proximity-Ontario@cpr.ca
7550 Ogden Dale Road SE, Building 1
Calgary AB T2C 4X9

From: Gerrit Boerema <gboerema@westlincoln.ca>

Sent: Thursday, February 11, 2021 8:43 AM

To: Jennifer Bernard < jbernard@westlincoln.ca; Ray Vachon < rvachon@westlincoln.ca; Mike DiPaola < mdipaola@westlincoln.ca; Alderman, Aimee < Aimene.Alderman@niagararegion.ca; Dunsmore, Susan joennis Fisher dfisher@westlincoln.ca; Development Planning Applications devtplanningapplications@niagararegion.ca; Ding, Maggie Maggie.Ding@niagararegion.ca; Barb Behring bbehring@westlincoln.ca; John Schonewille jschonewille@westlincoln.ca; Brian Treble bbehring@westlincoln.ca; CP Proximity-Ontario CP Proximity-Ontario@cpr.ca; Jim Sorley jim.sorley@npei.ca; KYLE, David E. dapost.postescanada.ca; Mark-Ups@enbridge.com; circulations@mmm.ca; circulations@wsp.com; McPhee, Michelle MichelleMark-Ups@enbridge.com; circulations@mmm.ca; Nikolas Wensing nwensing@npca.ca; municipalplanning@enbridge.com; Clark.Euale@ncdsb.com; Cunningham, Lynne Lynne.Cunningham@mpac.ca; municipalplanning@enbridge.com; jocko@sixnationsns.com; hdi2@bellnet.ca; traceyghdi@gmail.com; DL-Council Members municipalplannin

Cc: Brian Treble < btreble@westlincoln.ca; Jeni Fisher < jfisher@westlincoln.ca; Jessica Dyson < jdyson@westlincoln.ca; Joanne Scime < jscime@westlincoln.ca; Jessica Dyson < jdyson@westlincoln.ca; Joanne Scime < jscime@westlincoln.ca; Jessica Dyson < jdyson@westlincoln.ca; Joanne Scime < jscime@westlincoln.ca; Joanne Scime jscime@westlincoln.ca; Joanne Scime jscime@westlincoln.ca; Joanne <a hr

Subject: Notice of Public Meeting - Greek Association & Marz Homes (Smithville West) Official Plan and Zoning Amendment

This email did not originate from Canadian Pacific. Please exercise caution with any links or attachments.

Good Morning,

Please find attached the notice of public meeting for Official Plan and Zoning Bylaw Amendment for the Greek Association and Marz Homes (Smithville West) Inc. for the property located at 6659 Regional Road 20.

If you have any comments please let me know by March 3rd.

Gerrit,



The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information.

COVID Update Jan 2021 – In compliance with the Provincial Lockdown, the Township Office is closed, however, staff are available to assist the public, Monday to Friday, 9:00 am to 4:30 pm by phone at 905-957-3346 or by email. The best source of information is our new website https://www.westlincoln.ca where you can also find specific email address and phone extensions.

Gerrit Boerema

From: Nikolas Wensing <nwensing@npca.ca>

Sent: March 2, 2021 2:26 PM

To: Gerrit Boerema

Subject: Re: Notice of Public Meeting - Greek Association & Marz Homes (Smithville West)

Official Plan and Zoning Amendment

Hello Gerrit,

I would just like to re-iterate the comments that the NPCA made at the pre-con stage, with a few slight modifications.

The NPCA does not object to the proposal, as there are no NPCA regulated features or hazards located on the subject property. The NPCA would like clarification as to the implications that this proposal will have on the current Marz Homes Subdivision application submitted to the Township of West Lincoln. Please circulate any revised plans and reports regarding the Marz Homes Subdivision application to the NPCA for review and approval.

Sincerely,

Nikolas Wensing, B.A., MPlan
Watershed Planner
Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor, Welland, ON, L3C 3W2
905-788-3135, ext. 228

nwensing@npca.ca www.npca.ca

From: Gerrit Boerema <gboerema@westlincoln.ca>
Sent: Thursday, February 11, 2021 10:43 AM

<ExecutiveDirector@fenfc.org>; executivedirector@nrnc.ca <executivedirector@nrnc.ca>; Lisa Kasko-Young <lyoung@westlincoln.ca>; friedmanjoe21@gmail.com <friedmanjoe21@gmail.com>; fredv@royallepage.ca <fredv@royallepage.ca>

Cc: Brian Treble btreble@westlincoln.ca; Jeni Fisher jfisher@westlincoln.ca; Jessica Dyson jdyson@westlincoln.ca; Joanne Scime jscime@westlincoln.ca; Joanne Scime jscime@westlincoln.ca; Jessica Dyson

Subject: Notice of Public Meeting - Greek Association & Marz Homes (Smithville West) Official Plan and Zoning Amendment

Good Morning,

Please find attached the notice of public meeting for Official Plan and Zoning Bylaw Amendment for the Greek Association and Marz Homes (Smithville West) Inc. for the property located at 6659 Regional Road 20.

If you have any comments please let me know by March 3rd.

Gerrit,



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The information contained in this communication, including any attachment(s), may be confidential, is intended only for the use of the recipient(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure of this communication, or any of its contents, is prohibited. If you have received this communication in error, please notify the sender and permanently delete the original and any copy from your computer system. Thank-you. Niagara Peninsula Conservation Authority.



Planning and Development Services

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

March 2, 2021

File No.: D.10.12.OPA-21-0007

D.18.12.ZA-21-0012

Gerrit Boerema Planner II Township of West Lincoln 318 Canborough Street Smithville, ON LOR 2A0

Dear Mr. Boerema:

Re: Regional and Provincial Comments

Official Plan and Zoning By-law Amendment Applications

Township File Nos.: 1701-001-21 & 1601-004-21

Applicant: Marz Homes (Smithville West) Inc. (Anthony Chiarelli)

Owner: Greek Association "Agios Haralabos" of Niagara

Agent: IBI Group (Jared Marcus) Address: 6659 Regional Road 20

Township of West Lincoln

Regional Planning and Development Services staff has reviewed the information circulated for the above-noted applications for Official Plan and Zoning By-law Amendments for lands municipally known as 6659 Regional Road 20 (Highway 20) in the Township of West Lincoln. These applications have been submitted in conjunction with a minor boundary adjustment to sever 1.384 acres (0.56 hectares) from 6659 Regional Road 20 to merge with the Marz Homes (Smithville West) Inc. property to the northeast which is currently proceeding through the Draft Plan of Subdivision Approval process.

The Official Plan and Zoning By-law Amendments are sought to change the current Institutional designation and zoning to Low Density Residential and Low Density Type 3 (R3), respectively, to permit the severed land to be used for future residential uses as part of the Marz Homes "Thrive" draft plan of subdivision. The concept would allow approximately 16 lots for single detached dwellings, fronting on a proposed internal street. The proposed Draft Plan of Subdivision will need to be modified if these Amendments are passed.

A pre-consultation meeting for this proposal was held on December 3, 2020 with staff from the Township, Region and Niagara Peninsula Conservation Authority in attendance, as well as the applicant and agent. The following comments are provided from a Provincial and Regional perspective to assist the Township in their consideration of the applications.

Provincial and Regional Policies

The subject land is located within a Settlement Area under the 2020 Provincial Policy Statement (PPS), designated Greenfield Area under the 2019 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) and Urban Area (Greenfield) in the Regional Official Plan (ROP). The subject land is located within the Northwest Quadrant Secondary Plan, which was included in the settlement area by ROP Amendment 3 (ROPA3) that adjusted the urban boundary in Smithville.

The PPS directs growth to settlement areas, and encourages the efficient use of land, resources, infrastructure and public service facilities that are planned or available. The Growth Plan contains policies that encourage the development of designated Greenfield Areas into complete communities that achieve a minimum density target of 50 residents and jobs combined per hectare, with a diverse mix of land uses and range of housing types, taking into account affordable housing and densities that meet the projected needs of current and future residents.

The ROP permits a full range of residential, commercial and industrial uses generally within the Urban Area, subject to the availability of adequate municipal services and infrastructure. The policies promote higher density development in Urban Areas and support growth that contributes to the overall goal of providing a sufficient supply of housing that is affordable, accessible, and suited to the needs of a variety of households and income groups in Niagara. The ROP directs that designated Greenfield Areas are to be planned to achieve a minimum density target of 50 people and jobs per hectare across all Greenfield Areas in Niagara, in alignment with the Growth Plan. The Region considers that 5% of the future residential units would generate "at-home" employment (0.8 jobs). The proposed Amendments and severance to add lands (16 dwelling units) to the adjacent subdivision would exceed the minimum density target and yield a density of approximately 88.6 people and jobs per hectare (based on 16 units, 0.56 hectares of land and 3.05 persons per unit as provided in Table 4-1 of the ROP). The Amendments to facilitate future residential development will contribute to meeting the overall density target of 50 people and jobs per hectare for Greenfield Areas across the Township of West Lincoln, and will provide additional housing in the neighbourhood.

Given that the adjacent subdivision lands are proposing to provide for a range of dwelling units (single detached dwellings, townhouse units, mixed use condominium apartment units, and back-to-back units), Regional staff offer no objection to the introduction of additional low density development. Regional staff are of the opinion that

the proposed Amendments are consistent with the PPS and conform with the Growth Plan and ROP.

The subject lands are within the Northwest Quadrant Secondary Plan area, as approved by the Ontario Municipal Board (ROPA3 and Local Official Plan Amendment 37). Accordingly, Council and the applicant should refer to the comments from Township staff regarding the proposal's conformity to the Secondary Plan.

Archaeological Potential

The PPS and ROP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, Section 2.6.2 of the PPS and Policy 10.C.2.1.13 of the ROP state that development and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential, unless significant archaeological resources have been conserved. The subject land may have high archaeological potential as a result of proximity to a historic watercourse. At the pre-consultation meeting, the completion of an archaeological assessment was required for the subject lands. In order to address Provincial and Regional archaeological resourcing policies, Regional staff recommends that a Holding (H) provision be added to the Amending By-law to ensure that an archaeological assessment is completed prior to any development on the subject lands. Staff acknowledge that the adjacent subdivision will require a future modification, and that this requirement may be addressed through that application process.

Noise Impacts

The subject land is adjacent to Regional Road 20 (Highway 20) to the south. Policy 1.2.6.1 of the PPS states that major facilities (including transportation infrastructure and corridors) and sensitive land uses are to be planned to "ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety...". To implement this policy, the Ministry of Environment, Conservation and Parks (MECP) Noise Guidelines (NPC-300) are to be applied in the land use planning process to prevent or minimize future land use problems.

At the pre-consultation meeting, Regional staff identified the requirement for an updated Noise Study to evaluate the impact from Regional Road 20 on the proposed development. The submitted Planning Justification Report (dated February 2, 2021, prepared by IBI Group) indicates that a Noise Study was prepared by dBA Acoustical Consultants in support of the development on the Marz Home Lands, finding that the proposed development is suitable from a noise perspective provided the recommended mitigation measures are implemented. An update of this Noise Study was not provided with the subject applications; Regional staff will review and implement any mitigation measures recommended in the updated Noise Study with the future Draft Plan of Subdivision modification.

Servicing

With the future Draft Plan of Subdivision modification, Regional staff will require that the Stormwater Management Plans/Report and Functional Servicing report be updated to include the additional lands. Regional staff recommend the inclusion of a Holding (H) provision for the subject lands to ensure servicing requirements will be appropriately addressed.

Conclusion

Regional Planning and Development Services staff offers no objections to the proposed Official Plan and Zoning By-law Amendment applications to support the redevelopment of the lands located at 6659 Regional Road 20, to be incorporated with the adjacent Draft Plan of Subdivision lands. In order to address the archaeological potential for the subject lands, Regional staff recommends the inclusion of a Holding (H) provision requiring the completion of an archaeological assessment(s) to satisfy Regional and Provincial policies. The Holding (H) provision may also be applied to address servicing for the subject lands.

The proposed Official Plan Amendment is exempt from Regional Council approval in accordance with policies 14.E.6. and 14.E.7 of the Regional Official Plan, and the Memorandum of Understanding.

Should you have any questions or wish to discuss these comments, please contact the undersigned at aimee.alderman@niagararegion.ca, or Lola Emberson, MCIP, RPP, Senior Development Planner, at lola.emberson@niagararegion.ca.

Please send a copy of the staff report and notice of the Township's decision on these applications.

Best regards,

Aimee Alderman, MCIP, RPP

Development Planner

cc: Mr. R. Alguire, CET, Development Approvals Technician, Niagara Region Ms. M. Ding, P.Eng., Stormwater Management Engineer, Niagara Region

AMENDMENT NUMBER XX

TO THE

OFFICIAL PLAN

OF THE

TOWNSHIP OF WEST LINCOLN

PART OF LOT 8, PLAN M98

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INDEX

SECTION 1	TITLE AND COMPONENTS
SECTION 2	PURPOSE OF THE AMENDMENT
SECTION 3	BASIS OF THE AMENDMENT
SECTION 4	THE AMENDMENT

SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No. ___ to the Official Plan of the Township of West Lincoln. This amendment is comprised of Sections 1 to 4 inclusive.

SECTION 2 - PURPOSE OF THE AMENDMENT

The purpose of the Official Plan amendment is to change the land use designation on the north portion of the lands municipally addressed 6659 Highway 20 to permit low density residential development.

The amendment is comprised of the following change:

 Schedule E-4 is amended by changing the land use designation from Institutional to Low Density Residential.

<u>SECTION 3 – BASIS OF THE AMENDMENT</u>

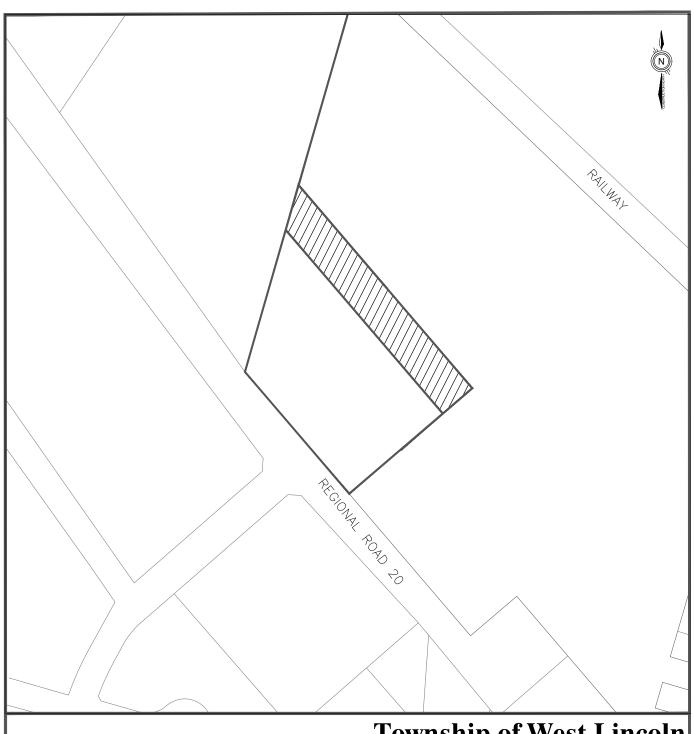
Currently, 6659 Highway 20 is identified on Schedule B-4 of the Official Plan as being within the Northwest Quadrant Secondary Plan area and Schedule B-5 as Greenfield Area. The Northwest Quadrant Secondary Plan area is proposed to be developed as a complete community by incorporating residential uses, local servicing commercial uses, and an integrated parks and open space system. The Greenfield Area is intended to accommodate new residential and employment growth.

In the Northwest Quadrant Secondary Plan, 6659 Highway 20 is designated as Institutional on Schedule E-4 Land Use. The planned function of the Institutional designation is to recognize the existing use on the Greek Association Lands. It is the intent that these lands redevelop to accommodate primarily a residential built form in the future. The planned function of the Low Density Residential designation is to accommodate low-rise residential land uses at lower densities and complementary non-residential uses. Low Density Residential uses shall achieve a maximum density of 30 units per hectare and a maximum building height of 2.5 storeys.

The applicant is requesting an Official Plan Amendment to change the land use from Institutional on 0.56 hectares of the lands municipally addressed 6659 Highway 20 to Low Density Residential to permit single detached dwellings. This would facilitate the development of approximately 16 freehold single detached lots.

SECTION 4 - THE AMENDMENT

- 1. The Township of West Lincoln Official Plan is hereby amended as follows:
 - a) Amend Schedule E-4 Northwest Quadrant Secondary Plan Land Use Plan by:
 - i. Changing the land use from Institutional to Low Density Residential as shown on Schedule 'A' attached hereto.



Township of West Lincoln

Schedule A Official Plan Consolidated November 2019



Subject lands to be redesignated from Institutional to Low Density Residential

This is Schedule 'A' to OPA # __ (As implemented by By-law 2021-__ passed on this __ day of

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-XXXX

A BY-LAW TO AMEND ZONING BY-LAW NO. 2017-70, AS AMENDED, OF THE TOWNSHIP OF WEST LINCOLN

WHEREAS THE TOWNSHIP OF WEST LINCOLN COUNCIL IS EMPOWERED TO ENACT THIS BY-LAW BY VIRTUE OF THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT R.S.O., 1990;

- 1. THAT Schedule 'A' Map S1 to Zoning By-law 2017-70, as amended, is hereby amended by changing the zoning from Institutional to Residential Low Density ("R3") on Part Lot 8 and Plan M98 in the Township of West Lincoln, Regional Municipality of Niagara, shown as the subject lands on Schedule A, attached hereto and forming part of this By-law.
- 2. AND THAT this By-law shall become effective from and after the date of the passing thereof.

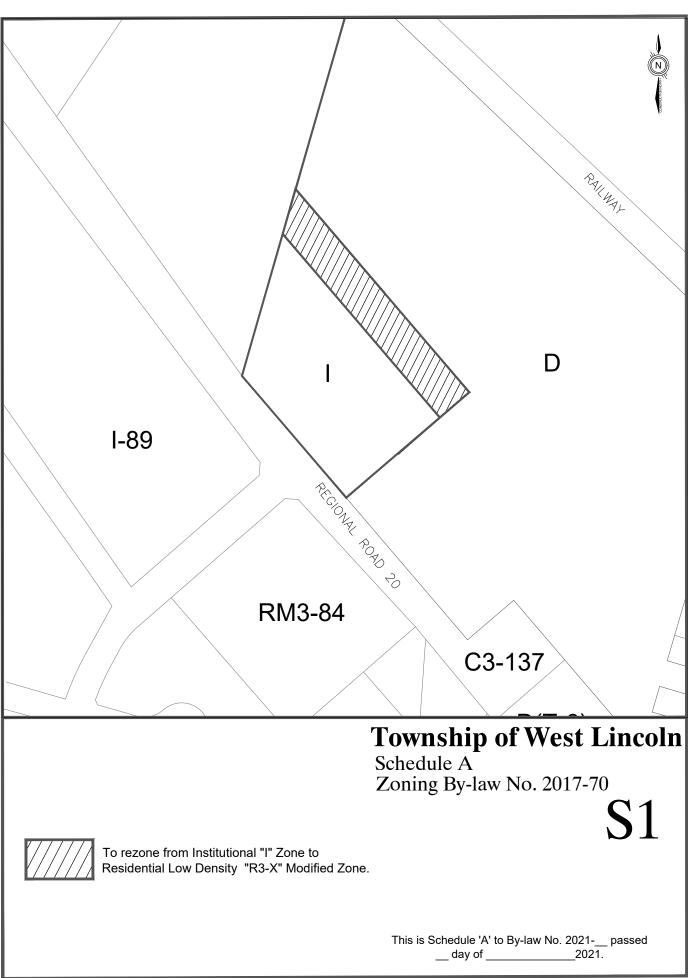
READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS		
DAY OF	, 2021.	
MAYOR		
CLERK		

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2021-XXXX

The subject lands are located west of South Grimsby Road 5, south of the Canadian Pacific Rail Line and north of Regional Road 20. The lands are legally described as Part of Lot 8 in Plan M98 as confirmed by Plan 30BA1695 in the Geographic Township of West Lincoln, Regional Municipality of Niagara.

The subject lands are currently zoned 'Institutional' (I). The purpose of this draft zoning by-law is to rezone the subject lands identified on Schedule A attached hereto to Residential Low Density Type 3 (R3) to permit single detached dwellings.

File:	·
Applicants:	IBI Group





Planning Justification Addendum Report

6659 Highway No. 20, Township of West Lincoln

Application for Official Plan and Zoning By-law Amendment





Prepared for Marz Homes (Smithville West Inc.) by IBI Group February 2, 2021

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1 Introduction

Marz Homes (Smithville West) Inc. ("Marz Homes") is the owner of lands legally described as Lot 9 and Plan M98, as confirmed by Plan 30BA1695 in the Township of West Lincoln, in the Regional Municipality of Niagara (the "Marz Homes Lands"). Currently, the Marz Homes Lands are vacant, with the exception of the storage of a temporary mobiles sales building.

The Greek Association "Agios Haralabos" of Niagara is the owner of lands municipally described as 6659 Highway 20, Smithville and legally described as Lot 8 Plan M98, as confirmed by Plan 30BA1695 in the Township of West Lincoln, in the Regional Municipality of Niagara (the "Greek Association Lands"). The Greek Association Lands are located south-adjacent to the Marz Homes Lands. Currently, the Greek Association Lands comprise a one-storey Greek Community Centre.

In 2015, the Marz Homes Lands and the Greek Association Lands were brought into the Smithville Urban Boundary through the Town of West Lincoln's Official Plan Amendment 37. In 2017, the Northwest Quadrant Secondary Plan was approved, which identified a range and mix of residential, commercial, parkland, and stormwater management land uses. In July 2020, IBI Group submitted a Draft Plan of Subdivision application and a supporting Zoning By-law Amendment ("ZBLA") application on behalf of Marz Homes that proposed 224 residential units (45 singles, 147 townhouses & 32 mixed use units), a mixed-use commercial/residential building, a park and a stormwater management pond. The formal public meeting was held on January 11, 2021 following a virtual open house that was held on December 2, 2020 where a few neighbouring property owners attended.

The Marz Homes Lands are approximately 103,517 sq. metres (10.3 ha) and the Greek Association Lands are approximately 19,590 sq. metres (1.96 ha). It is now being proposed that 5,600 sq. metres (0.56 ha) be removed from the Greek Association Lands and added to the Marz Homes Lands through a merger. Accordingly, Marz Homes is proposing to develop the severed 0.56 ha with approximately 16 freehold single detached lots that front onto Street 'B' of their proposed mixed-use development.

In order to facilitate the proposed development, local Official Plan Amendment ("OPA"), ZBLA, and Consent to Sever applications are required, in addition to a future revision to the Draft Plan of Subdivision respecting the Marz Homes Lands. As such, IBI Group has been retained by Marz Homes to provide an independent professional planning opinion on the proposed development through a Planning Justification Addendum Report, reinforcing and expanding off of the Development Report prepared by IBI Group for Marz Homes in July 2020 that was in support of the Draft Plan of Subdivision application and a supporting Zoning By-law Amendment application respecting the Marz Homes Lands.

2 Site Description and Surrounding Context

The following subsections provide a review of the context, existing uses and conditions of the subject lands and surrounding area. These elements frame the discussion on the proposed planning applications.

2.1 Site Description

Please refer to the Development Report prepared by IBI Group in July 2020 for a detailed description, site photos, and surrounding land uses respecting the Marz Homes Lands.

As previously stated, the lands owned by Greek Association "Agios Haralabos" of Niagara are municipally described as 6659 Highway 20, Smithville and legally described as Lot 8 Plan M98, as confirmed by Plan 30BA1695 in the Township of West Lincoln, in the Regional Municipality of Niagara. The Greek Association Lands have an existing lot frontage on Highway No. 20 of 121.97 metres, lot depth of 92.67 metres, and lot area of 19,590 sq. metres (1.96 ha).

The Greek Association Lands currently comprise a one-storey Greek Community Centre that is approximately 314 sq. metres, situated roughly within the centre of the land parcel. The eastern portion of the subject lands are being farmed, whereas the remainder of the parcel is grass-covered. The Greek Association Lands have a generally flat topography and there are a few trees scattered throughout the site and along the property boundary. Please refer to **Figures 1 - 3** below for parcel mapping, an aerial view, and street view of the Greek Association Lands.

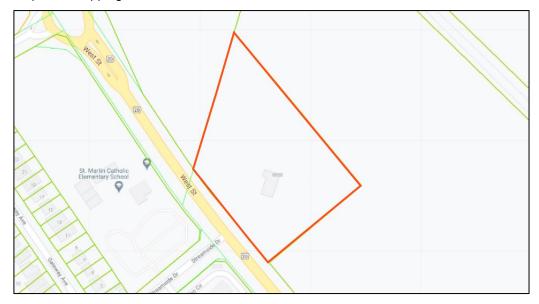


Figure 1: Parcel Mapping of the Greek Association Lands, Retrieved from Geowareouse



Figure 2: Aerial Imagery of the Greek Association Lands, Retrieved from Geowareouse



Figure 3: Street View of the Greek Association Lands, Retrieved from Google Street View

2.2 Surrounding Context

In terms if surrounding context, please refer to the Development Report prepared by IBI Group in July 2020 for details respecting the surrounding land uses of the Marz Homes Lands. Considering the Greek Association Lands are abutting the Marz Homes Lands, the same surrounding context applies. A summary of the surrounding uses are reiterated in **Table 1** below. **Figure 4** below provides an aerial image of the Marz Homes Lands, Greek Association Lands, and some of the surrounding land uses.

TO THE NORTH	TO THE EAST
CP Rail Corridor	Residential uses
 Residential uses (approved subdivision containing 124 units) 	West Lincoln Community Centre and Arena
Agricultural uses	Institutional uses (i.e. churches)
TO THE SOUTH	TO THE WEST
Cellular tower	Agricultural uses
Residential uses	
St. Martin Catholic Elementary School	

Table 1: Marz Homes Lands and Greek Association Lands Surrounding Land Uses



Figure 4: Aerial of the Marz Homes Lands, Greek Association Lands, and Surrounding Land Uses, Retrieved from Geowarehouse

3 Development Proposal

In essence, the proposal is to sever 0.56 hectares of land from the north portion of the Greek Association Lands and add them to the Marz Home Lands to facilitate the development of approximately 16 freehold single detached lots. Details respecting the lotting of the 0.56 hectares will be established at a future stage of the planning process, specifically when applying revisions to the Draft Plan. Anticipated lotting for the proposed severed lands is shown in **Figure 5** below. The proposed Consent to Sever sketch is provided in **Figure 6** below and **Appendix A**.

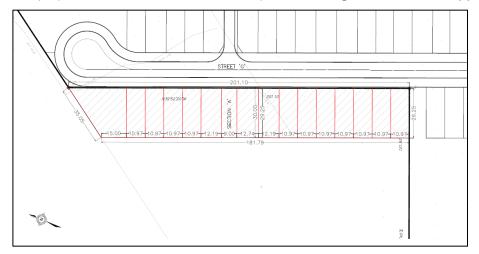


Figure 5: Anticipated Lot Configurations

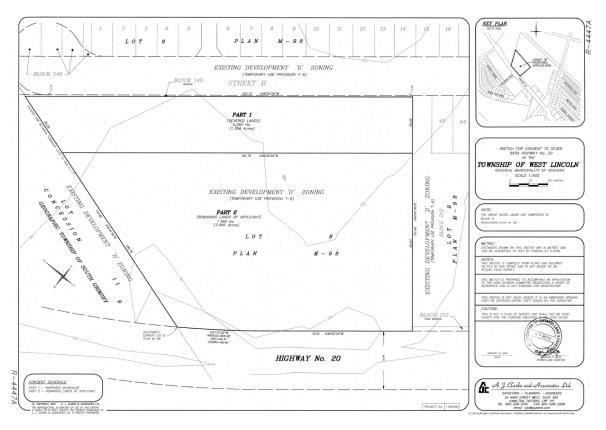


Figure 6: Consent to Sever Sketch

4 Pre-consultation Meeting

A pre-consultation meeting occurred on December 3, 2020 to discuss the proposed development on the northern portion of the Green Association Lands. At this time, the following comments were provided by various agencies:

AGENCY	COMMENT
Township Planning	The Northwest Quadrant Secondary Plan designates the property as being institutional. The Secondary Plan requires that any changes to the designation requires an Official Plan amendment. The zoning on the property is also required to change to either a development zoning or other zoning associated with the draft plan application. Merger to the Marz Property will be a requirement as well as a revised draft plan of subdivision submission including these lands as conditions of consent. A planning justification brief of addendum letter will also be required along with a survey sketch. If the boundary adjustments happens prior to draft plan approval, a red-line revision to the draft plan will be required (\$2,402).
Region of Niagara	PPS: settlement area, Growth Plan: Designated Greenfield Area, ROP: Urban (Designated Greenfield) Area – Smithville. According to ROP, a minimum gross density target of 50 people and jobs per hectare across all Designated Greenfield Areas is

	required. Requirements to amend the draft plan align with previous Regional requirements: Noise Study to be updated to ensure noise impacts from Regional Road 20 to the proposed dwelling units will be mitigated. Archaeological Assessment required for undisturbed lands due to proximity to watercourse. Planning Justification Report needs to be updated, or a Planning Brief should be submitted, to ensure that Provincial and Regional policies are being met, including the density target. If the current application would be approved, the Applicant should ensure the Marz Homes (subdivision) SWM plan includes this potential development.
NPCA	The NPCA does not believe that they need to see this application but will confirm if any review fees are required.
Township Public Works	The Township Public Works Department has no objection but will be reviewing the revised draft plan of subdivision.

Table 2: Summary of Preliminary Planning Comments

These comments are specifically addressed throughout this Planning Justification Addendum Report. Moreover, the Township of West Lincoln has indicated that the following information and studies are to be submitted for the proposed planning applications to be deemed completed:

- Completed application forms;
- A cheque in the amount of \$17,049.00 made payable to the Township of West Lincoln;
- A cheque in the amount of \$6,480.00 or \$7,775 made payable to the Region of Niagara;
- Planning Justification Brief or Addendum;
- Conceptual Subdivision Plan and Survey Sketch;
- Draft Local Official Plan Amendment; and,
- Revised Draft Plan Application.

5 Planning Applications

In order to facilitate the proposed development, local OPA, ZBLA, and Consent to Sever applications are required, in addition to a future revision to the Draft Plan of Subdivision respecting the Marz Homes Lands.

5.1 Official Plan Amendment

The Northwest Quadrant Secondary Plan designates the Greek Association Lands as being Institutional, which only permits existing uses with the intent that these lands redevelop to accommodate primarily a residential built form in the future, should the current use cease to exist. The Secondary Plan requires that any changes to the designation requires an Official Plan Amendment. As such, in order to permit single detached dwellings on the Greek Association Lands, an OPA is required to change the land use designation.

5.2 Zoning By-law Amendment

The Greek Association Lands are currently zoned Institutional ("I"). A ZBLA is required to change the zone from Institutional ("I") to a Residential Low Density ("R3") zone to permit the proposed single detached dwellings.

5.3 Consent to Sever

The Greek Association Lands are proposed to be retained and the proposed development area severed and merged with the adjacent Marz Homes Lands in order to permit the proposed development.

5.4 Revisions to Draft Plan of Subdivision

If the property boundary adjustments happen prior to draft plan of subdivision approval respecting the Marz Homes Lands, a red-line revision to the draft plan of subdivision will be required to include the proposed development area of the Greek Association Lands.

6 Current Planning Status

The following subsections provide an update to the assessment of the proposed development on the Marz Homes Lands due to the revised proposal against current and applicable planning policy, including the Provincial Policy Statement 2020, Growth Plan for the Greater Golden Horseshoe, 2019, Region of Niagara Official Plan, Town of West Lincoln Official Plan (including the Northwest Quadrant Secondary Plan), and the Township of West Lincoln Zoning By-law 2017-70.

6.1 Provincial Policy Statement, 2020

The Provincial Policy Statement ("PPS"), 2020 provides policy direction on matters of provincial interest regarding land use planning and development and sets the policy foundation for regulating land use and development of land.

The PPS was issued under Section 3 of the *Planning Act* and the current (2020) PPS came into effect on May 1, 2020. It replaces the PPS issued April 30, 2014. In this regard, Section 3 of the *Planning Act* requires that land use planning decisions "be consistent" with the PPS.

The PPS focuses growth within Settlement Areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety. It recognizes that the wise management of development may involve directing, promoting or sustaining growth. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns.

The PPS promotes building and sustaining strong, healthy communities through efficient development and land use patterns. This includes providing a mix and range of housing, employment, institutions, and recreational, park and open space land uses to meet the long-term needs of residents in the province. The PPS states that development should generally take place where municipal infrastructure and services currently exist, or are planned and to avoid the unnecessary expansion of services. Development should be planned to protect and preserve natural and cultural heritage features, and should avoid natural and man-made hazards.

The PPS also prevents the creation of new, and the expansion of existing settlement areas, except through a municipal comprehensive review of the Official Plan, and only when it can be demonstrated that there are no sufficient opportunities for growth within the existing settlement

area(s) through intensification, redevelopment and designated growth areas to accommodate the projected population and employment needs over the identified planning horizon.

6.1.1 PPS, 2020 - Development Proposal Analysis

The proposed development focuses development away from significant or sensitive resources and areas that may pose a risk to public health and safety. Additionally, the proposed development provides 16 single detached residential dwellings that will make more efficient use of the existing lands through intensification and redevelopment, further contributing to meeting the long-term needs of residents by providing more housing opportunities. Lastly, the proposed development is located within an existing Settlement Area where municipal infrastructure and services are planned and away from natural and cultural heritage features. As such, the proposed development is consistent with the PPS, 2020.

6.2 Growth Plan for the Greater Golden Horseshoe, 2019

The Growth Plan for the Greater Golden Horseshoe (the "Growth Plan"), 2019 was prepared and approved under the Places to Grow Act, 2005. The Growth Plan took effect on May 16, 2019 and is applicable to all proposed development within the Greater Golden Horseshoe area. The 2017 Growth Plan replaces the Growth Plan for the Greater Golden Horseshoe, 2006. All decisions made on or after May 16, 2019 with respect of the exercise of any authority that affects a planning matter, shall "conform to" the Growth Plan.

The Growth Plan provides policies to guide future growth and development in the Greater Golden Horseshoe (the "GGH") to a time horizon to the year 2051. The Growth Plan projects a population of 674,000 residents and 272,000 jobs by 2051 for the Region of Niagara. The 2051 projections are required to be updated within the Region and Town's Official Plan through a Municipal Comprehensive Review ("MCR"). In the interim, the existing projections of the Region of Niagara and Town of West Lincoln Official Plans apply.

The current Region of Niagara Official Plan and Township of West Lincoln population projections are based on the Growth Plan, 2006. The Growth Plan, 2006 provided population forecasting through to 2031. The 2006 Growth Plan projected a population of 511,000 residents and 218,000 jobs for the Region of Niagara by 2031.

Building upon the policy direction of the PPS, the Growth Plan provides policy direction to municipalities within the GGH on how and where to grow. The Growth Plan directs development and growth to the existing Settlement Areas, where municipal services and infrastructure exist or are planned. Similar to the PPS, the Growth Plan does not permit the expansion of existing, or creation of new, Settlement Areas outside of the Municipal Comprehensive Review, and only provided it is demonstrated that sufficient opportunities to accommodate the forecasted growth to the horizon of the plan are not available through intensification and in the designated Greenfield areas.

Development in the GGH should promote complete communities that offer and support opportunities for people of all ages and abilities to conveniently access the necessities of daily living, including an appropriate mix of jobs, local stores and services, a full range of housing, transportation options and public services.

The Growth Plan provides municipalities with intensification targets for Urban Growth Centres (downtown areas), Transit Corridors and Station Areas, and Greenfield Areas. The Plan also provides policy direction that a minimum density target of 50 residents and jobs combined per hectare shall be applicable to the designated Greenfield areas in the Niagara Region. These targets are to be implemented through the local Official Plan.

6.2.1 The Growth Plan, 2019 – Development Proposal Analysis

As previously discussed, the proposed development includes residential growth in an existing Settlement Area where municipal services and infrastructure are planned. Further, the subject lands are a designated Greenfield area and the proposed development comprises 16 single detached dwellings that will contribute to meeting the minimum density target of 50 persons and jobs combined per hectare allocated to the Greenfield area through the Growth Plan, 2019. Lastly, the proposed development will function as part of a complete community that caters to people of all ages and abilities, further contributing the full range and mix of housing opportunities available. As such, the proposed development conforms to the Growth Plan, 2019.

6.3 Region of Niagara Official Plan

The Region of Niagara Official Plan (the "RNOP") is a long-range, community planning document that is used to guide the physical, economic and social development in the Niagara Region. The policy document outlines objectives, policies and mapping that implement the Region's approach to managing growth, growing the economy, protecting the environment and providing infrastructure. The policy document was prepared in 2014 and is currently the documentation in effect for Niagara Region. Applicable schedules and designations from the ROP respecting the Greek Association Lands are show in **Table 3** below:

SCHEDULE	DESIGNATION
A – Regional Structure	Urban Area Boundary
	Designated Greenfield Area
B – Agricultural Land Base	Urban Area
D1 – Potential Resource Areas: Stone	Silurian Formation
E1 – Transportation Infrastructure	Highway 20 – Regional Road
E2 – Strategic Cycling Network	Highway 20 – Strategic Cycling Network

Table 3: Applicable RNOP Designations

Niagara Region is currently developing a new Official Plan through the MCR process to implement provincial policy and plans, as amended, reflect current goals and priorities of the community and Regional Council, and provide clear direction for local land use planning. Considering this process is still underway, all relevant policies from the current RNOP in effect have also been reviewed and analyzed below against the proposed development and associated OPA.

The urban area is a key component of the Region's urban structure, comprising the Built-up area and the designated Greenfield area. Designated Greenfield areas are lands within a settlement area that are not within the Built-up area. The RNOP encourages a compact, mixed-use, transit supportive, active transportation friendly community in the Built-up Area and in the designated Greenfield area. Further, the RNOP requires a minimum combined gross density target of 50 people and jobs per hectare across all designated Greenfield areas, excluding natural features within Environmental Protection Areas and Environmental Conservation Areas in the Region's Core Natural Heritage System and any non-developable features designated in local official plans.

Highway 20 is identified as a Regional Road and Strategic Cycling Network. The Niagara Region may require land for the road allowance at no costs to the Region free of all encumbrance, encroachments, and improvements unless otherwise agreed to by the Region. Highway 20 has a road allowance width of 20.1 metres between South Grimsby Road 5 and Townline Road. The Niagara Region will consider the need for noise mitigation measures to address traffic noise. The Niagara Region will ensure that comprehensive active transportation networks are integrated into transportation systems to enable safe and convenient inter- and intra-municipal travel for active

transportation users. The Niagara Region will fund the implementation of the Strategic Cycling Network along Regional Roads through the Niagara Region's public works projects and other funding or cost-sharing opportunities.

6.3.1 The RNOP – Development Proposal Analysis

The proposed planning applications conform to the NROP as they facilitate residential development within a designated Greenfield area, as identified in **Figure 7** below. The proposed residential development further encourages a compact complete community within the designated Greenfield area by providing an additional single detached housing component to the planned 224 residential units (45 single detached dwellings, 147 townhouses & 32 mixed-use residential units), mixed-use commercial/residential building, park, and a stormwater management pond to be established on the Marz Homes Lands. Moreover, the proposed additional residential units will further contribute to achieving the minimum combined gross density target of 50 people and jobs per hectare within the designated Greenfield area.

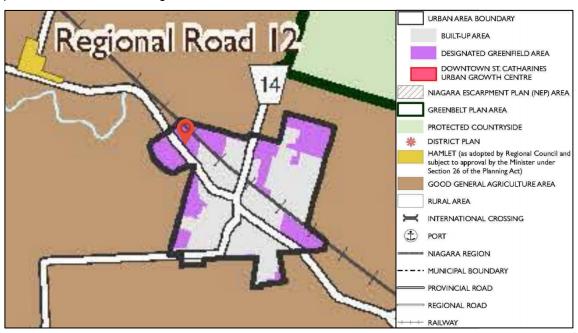


Figure 7: RNOP Schedule A Regional Structure Excerpt

With respect to road access, currently the Greek Association Lands have access onto Highway 20, which is a Regional Road. The proposed development land area is proposed to be severed from the Greek Association Lands and merged with the Marz Homes Lands; therefore, the proposed development will have access onto Street "B" of the planned Marz Homes development and will not have a significant impact to the Regional Road function (i.e. active transportation network, access, etc.). Nonetheless, a Noise Study was prepared by dBA Acoustical Consultants in support of the proposed development on the Marz Homes Lands, finding that the proposed development is suitable from a noise perspective provided the recommended mitigation measures are implemented. Overall, the proposed development conforms to the Growth Plan, 2019.

6.4 Township of West Lincoln Official Plan

The current Township of West Lincoln Official Plan (the "TWOP") was approved in 1998 and has been amended through several site-specific amendments and one municipal amendment to implement the Provincial Policy Statement. The Official Plan contains goals, objectives and policies that ensure that future growth preserves and enhances the irreplaceable attributes of the

Township. The policies outlined in the Official Plan implement the broader policies of the Regional Official Plan. Applicable schedules and designations from the TWOP respecting the Greek Association Lands are show in **Table 4** below:

SCHEDULE	DESIGNATION
A – Municipal Structure	Smithville Urban Boundary
B-4 – Land Use Smithville	Northwest Quadrant Secondary Plan
B-5 – Urban Structure Smithville	Greenfield Area
C-5 – Aggregate and Petroleum Resources	Potential Aggregate Resources
F – Infrastructure & Transportation	Highway 20 – Arterial Road (Regional)

Table 4: Applicable TWOP Designations

The Township of West Lincoln approved OPA 37 in 2015 to permit 34 hectares of additional lands to be added to the Urban Boundary of Smithville, including, but not limited to, the Greek Association Lands and the Marz Homes Lands. The Smithville Urban Settlement Area Boundary includes a built-up area, which reflects the limit of growth on June 16, 2006, and Greenfield lands which were the undeveloped lands on June 16, 2006. The projected population for the Township of West Lincoln by the year 2031 is 16,990 people. The Smithville Urban Settlement Area will accommodate the majority of residential and employment growth within the municipality while limited growth may occur within the Hamlet Settlement area. The Township forecasts more than 15% of new dwelling units to be provided through intensification and infill inside the Built Boundary. The Township targets 30% of all new housing units constructed over the long term to consist of affordable housing units to be constructed in both intensification areas and throughout the built-up area and also in Greenfield areas.

The Greek Association Lands are specifically located within the Greenfield area on Schedule B-5 Urban Structure Smithville, similar to the Marz Homes Lands. The Township forecasts an average gross density of 50 jobs and persons per hectare within the designated Greenfield area. Greenfield areas are larger tracts of undeveloped lands that are intended to accommodate new residential and employment growth. Greenfield areas are required to meet an overall density of 50 persons and jobs per hectare. Greenfield development is intended to be phased in over time to ensure that a balance of both intensification and Greenfield development is achieved.

Greenfield areas are intended to be developed to create a more compact, multi-modal, mixed-use community that comprises a wide range of housing types and tenures to development lands efficiently. Greenfield areas require a secondary plan prior to development. The Northwest quadrant where both the Marz Homes Lands and Greek Association Lands are located shall be developed as one secondary plan. As such, the Northwest Quadrant Secondary Plan was established in 2017 and discussed in detail in Section 6.4.1 below.

As previously discussed, the subject lands front onto Highway 20, which is referred to as a Regional Arterial Road. Regional Arterial Roads are under the jurisdiction of the Region and are not subject to the requirements of the TWOP. Consideration shall be given to reduce the number of driveways along Regional Arterial Roads through the provision of service roads, shared driveways, and common off-street parking areas. Additionally, reverse lotting shall be discouraged and only permitted where there is no other alternative.

Local roads apply under the jurisdiction of the Township. The planned right-of-way width for local roads shall be 20 metres. On all new local roads in urban and hamlet areas, sidewalks are required on one side of the street. On-street parking may be allowed, subject to applicable by-laws.

6.4.1 Northwest Quadrant Secondary Plan

The Northwest Quadrant Secondary Plan was prepared to guide the detailed planning and development of the 34 hectares of land that was added into the Urban Boundary of Smithville in 2015, and was approved by Council on June 26, 2017. The Northwest Quadrant Secondary Plan area is the only remaining Greenfield area in the Township of West Lincoln intended to accommodate non-employment uses. It is proposed to be developed as a complete community by incorporating residential uses, local servicing commercial uses, and an integrated parks and open space system. Overall, the 34 ha of land is expected to function as a prominent gateway into the Smithville urban area, with the potential to accommodate a minimum of 570 new residential units by 2031. A minimum density of 50 people and jobs per hectare is required.

Moreover, with respect to character and urban design, development in the Northwest Quadrant shall be of high-quality and reflect the small town character of Smithville. Further, development should be compact, sustainable, interconnected, safe, pedestrian-friendly, attractive, and cater to a broad range of ages and abilities. Primarily the community should we developed with low and medium density residential uses, with an opportunity to develop a limited amount of high density residential and local servicing commercial uses at key locations. To ensure the orderly development of the future community, a phasing strategy should be proposed.

Lands within the Northwest Quadrant Secondary Plan are designated one or more of the follow land use categories: Low Density Residential, Medium Density Residential, Medium Density Residential, Institutional, Commercial, Future Development, Parks, and Stormwater Management. Throughout the neighbourhood, buildings shall be designed to form a well-defined and continuous street edge with subtle variations in height and setbacks. The local road pattern within the Northwest Quadrant Secondary Plan area connects to the existing collector road networks and facilitates automotive and active transportation.

The planned function of the Institutional designation is to recognize the existing use on the Greek Association Lands by only permitting the existing uses outlined in the Zoning By-law. Replacements, improvements, additions or expansions of buildings or structures legally existing may be permitted subject to consideration by Township of West Lincoln staff. Provided the current use ceases to exist, it is the intent that these lands redevelop to accommodate primarily a residential built form in the future. However, any future redevelopment of the Greek Association Lands will require an OPA and shall have regard to the general land use patterns identified on Schedule A, including the identified local road pattern. Any redevelopment proposals on these lands shall include a road connection via an extension of Streamside Drive and future development will require consideration of stormwater management options.

The planned function of the Low Density Residential designation is to accommodate low-rise residential land uses at lower densities and complementary non-residential land uses. Low Density Residential uses shall achieve a maximum density of 30 units per hectare, whereas the maximum building height shall be 2.5 storeys. Lands designated Low Density Residential may be zoned to permit: single detached dwellings, semi-detached dwellings, duplex dwellings, linked semi-detached dwellings, and townhomes and other forms of multiple unit ground related housing. Additionally, the following are permitted, subject to applicable TWOP policies and the Zoning Bylaw provisions: home occupations, public and private utilities, bed and breakfast establishments, day care facilities, places of worship, educational facilities, accessory apartments, and garden suites.

The Township of West Lincoln promotes development that strives to conserve energy and achieves sustainability by encouraging: compact development and efficient built form, transit supportive development and the greater use of active modes of transportation, environmentally responsible design and construction practices, the integration and protection of natural features and landscapes into building and site design, and the reduction of resource consumption. Draft Plans of Subdivisions shall consider full development of the lands will require the installation of

water and sanitary sewer infrastructure. Lands located east of Grimsby Road 5 will generally be serviced by an extension of the servicing system in the subdivision located to the east and will be connected as Las Road.

Applications for development that do not align with the policies or land use schedule of the Northwest Quadrant Secondary Plan shall require an OPA; however, where the general intent is maintained to the satisfaction of the Municipality, adjustments to the size and location of the land use designations and location of new streets will not require an OPA.

6.4.2 The TWOP – Development Proposal Analysis

The Greek Association Lands are located within the Greenfield area of the Smithville Urban Boundary, where residential growth shall be focused. The proposed development will contribute to meeting the Township's forecast of an average gross density of 50 jobs and persons per hectare within the designated Greenfield area. The proposed development is included as part of an overall vision that will be phased and implemented in an efficient manner with the entire Secondary Plan area to balance both intensification and development. The proposed complete community on the Marz Homes Lands creates a more compact, multi-modal, mixed-use community that comprises a wide range of housing types and tenures to development lands efficiently. The proposed development will further contribute to the mix of housing opportunities within the community.

The Greek Association Lands and Marz Homes Lands are identified on Schedule B-4 as being within the Northwest Quadrant Secondary Plan area. As shown in **Figure 8** below, the Northwest Quadrant area is proposed to be developed as a complete community by incorporating residential uses, local servicing commercial uses, and an integrated parks and open space system. The proposed development on the Greek Association Lands will further contribute to accommodating the minimum of 570 new residential units by 2031 and achieving the minimum density of 50 people and jobs per hectare within the designated Greenfield area.

The Greek Association Lands are designated as Institutional on the Community Structure Plan shown in **Figure 8** below. The current use on the Greek Association Lands is planned to continue. The proposed development includes residential uses, as intended by the Northwest Quadrant Secondary Plan in the long-term for the Greek Association Lands if the existing use ceased to exist. Any future redevelopment of the Greek Association Lands will require an OPA and shall have regard to the general land use patterns identified on Schedule A, including the identified local road pattern. The proposed development will not change the identified road patterns on Schedule A or Schedule E-4 of Township Official Plan for that matter. A TWOP amendment is required to permit the proposed development on the Greek Association Lands. The Low Density Residential designation is most suitable to apply on the proposed development would permit the proposed single detached dwelling type and would result in 29 units per net residential hectare, in accordance with the Low Density Residential designation of the Northwest Quadrant Secondary Plan.

Moreover, the proposed development strives to conserve energy and achieves sustainability by encouraging a compact development and efficient built form by using planned municipal services and infrastructure and developing Greenfield land. Moreover, as already confirmed by the Development Report prepared by IBI Group in July 2020, the proposed development on the Marz Homes Lands is transit supportive encourages active modes of transportation, implements environmentally responsible design and construction practices, protects natural features, and results in the reduction of resource consumption. Overall, the proposed development maintains the intent of the TWOP and associated Northwest Quadrant Secondary Plan.



Figure 8: Northwest Quadrant Secondary Plan Community Structure

6.5 Township of West Lincoln Zoning By-law 2017-70

The Township of West Lincoln Comprehensive Zoning By-law No. 2017-70 (the "Zoning By-law") was passed by the Council of the Township of West Lincoln on June 26, 2017. It regulates the use of the lands, frontage and lot area of a parcel of land, the proportion of land occupied by a building, structure or storage, and the amount of landscaping. Zoning By-law No. 2017-70 replaces Zoning By-law 79-14 and implements policies of the Township of West Lincoln Official Plan. On June 11, 2018 and again on April 22, 2019 the Township of West Lincoln Council approved a number of minor housekeeping amendments to the Zoning By-law to address a number of inconsistencies and gaps in the document.

The Greek Association Lands were zoned as Institutional ("I") to align with the Northwest Quadrant Secondary Plan. The Greek Association Lands were rezoned to Development ("D") and back to Institutional ("I") in late 2020. Please refer to **Appendix B** for a copy of the Staff Report that explains the purpose and explanation of the Housekeeping Amendment.

The Institutional ("I") zone permits the following principal uses: commercial school, day care, funeral home, hospital, long-term care facility, medical office, place of worship, private club, private or public park, private or public school, recreational facility, and retirement home. The Institutional ("I") zone permits the following accessory uses: accessory buildings or structures and accessory uses and renewable energy systems. Moreover, the Institutional ("I") zone offers the following regulations for the permitted uses:

REGULATION		ZONE REQUIREMENTS
Minimum lot area	Long term care facility or retirement home	120 sq. m / unit

	Other institutional use	2,000 sq. m	
Minimum lot frontage		30 m	
Minimum front yard		7.5 m	
Minimum exterior side yard		7.5 m	
Minimum interior side yard	Adjoining a lot in a Residential zone Private or public school		
	Other	Greater of 50% of building height or 5 m	
Minimum rear yard		7.5 m	
Maximum lot coverage		50%	
Maximum height	Private or public school	12 m	
	Other	15 m	
Minimum landscaped open space		10%	

Table 5: Institutional ("I") Zone Provisions

6.5.1 The Zoning By-law – Development Proposal Analysis

Single detached dwellings are not a permitted use within the Institutional ("I") zone; therefore, a ZBLA is required to change the zone and implement the appropriate dwelling typology.

7 Planning Instruments

7.1 Official Plan Amendment

The proposed OPA changes the designation on the northern portion of the Greek Association Lands from Institutional to Low Density Residential. No site specific provisions are currently being proposed. The proposed development provides a density of 29 units per hectare and building height of 2.5 storeys, whereas the Low Density Residential land use shall achieve a maximum density of 30 units per hectare and maximum building height of 2.5 storeys.

7.2 Draft Zoning By-law

The Residential Low Density ("R3") zone is being proposed to facilitate the proposed development. No site specific provisions are currently being proposed. Therefore, the following permitted uses and provisions will apply to the subject lands:

PERMITTED PRIMARY USES	PERMITTED ACCESSORY USES
 Semi-detached dwelling Single detached dwelling 	 Accessory buildings or structures and accessory uses Accessory dwelling unit Group home Home occupation

Renewable energy system		

Table 6: Residential Low Density ("R3") Permitted Uses

REGULATION		ZONE REQUIREMENTS		
		Single Detached Dwelling	Semi Detached Dwelling	
Minimum lot area		300 sq. m	450 sq. m	
Minimum lot frontage	Corner lot	12.5 m	18 m	
	Other lot	10 m	18 m	
Minimum front yard	Dwelling	4.5 m		
	Private garage	6 m		
Minimum exterior side	Minimum exterior side yard		3 m	
Minimum interior side yard	Dwelling	1.2 m		
	Private garage	0.6 m		
Minimum rear yard		7.5 m		
Maximum lot coverage		45%		
Maximum height		10 m		
Minimum landscaped open space		25%		

 Table 7: Residential Low Density ("R3") Provisions

8 Conclusions and Recommendations

Marz Homes (Smithville West) Inc. ("Marz Homes") is proposing sever 5,600 sq. metres (0.56 ha) from the Greek Association Lands and add them to the Marz Homes Lands through a merger. Accordingly, Marz Homes is proposing to develop the severed 0.56 ha with 16 freehold single detached dwelling units that front onto Street 'B' of their proposed mixed-use development. The proposed 16 freehold single detached dwelling units will function as part of Thrive development that includes approximately 224 residential units, a mixed-use commercial building, and blocks intended for a storm-water management pond, parkland/open space and trails. The proposed development will accommodate the residential needs and growth of the Smithville Urban Area, while diversifying housing stock to respond to changing demographics.

In order to facilitate the inclusive of the 16 freehold single detached dwelling units as part of the Thrive development, an Official Plan Amendment is required to change the land use from Institutional to Low Density Residential, and a Zoning By-law Amendment is required to rezone the lands from Institutional ("I") Zone to Residential Low Density ("R3"). A future red line revision to the Draft Plan of Subdivision is also required to subdivide the property.

The proposed development and subsequent planning applications:

 Are consistent with Provincial Policy Statement 2020, as it creates an efficient development pattern and will connect to planned municipal services and infrastructure to accommodate residential growth in the Settlement Area;

- Conform to the Growth Plan for the Greater Golden Horseshoe 2019, as the proposed development contributes to meeting applicable Greenfield area density target of 50 residents and jobs combined per hectare;
- Conforms to the Region of Niagara Official Plan, as it facilitates orderly residential development within the designated Greenfield area, further contributing to successfully achieving minimum density targets;
- Conforms to the intent of the Township of West Lincoln Official Plan, as it develops vacant
 designated Greenfield lands to create a more compact mixed-use community that
 efficiently comprises a wide range of house types and tenures;
- Conforms to the Low Density Residential designation (as proposed) in the Northwest Quadrant Secondary Plan.

Based on a review of the subject lands, the surrounding lands, supporting studies, and the applicable planning policy framework, the subject applications represent good planning and facilitate an appropriate form of development in the Township of West Lincoln.

Respectfully submitted this 2nd day of February, 2021.

Regards,

IBI Group

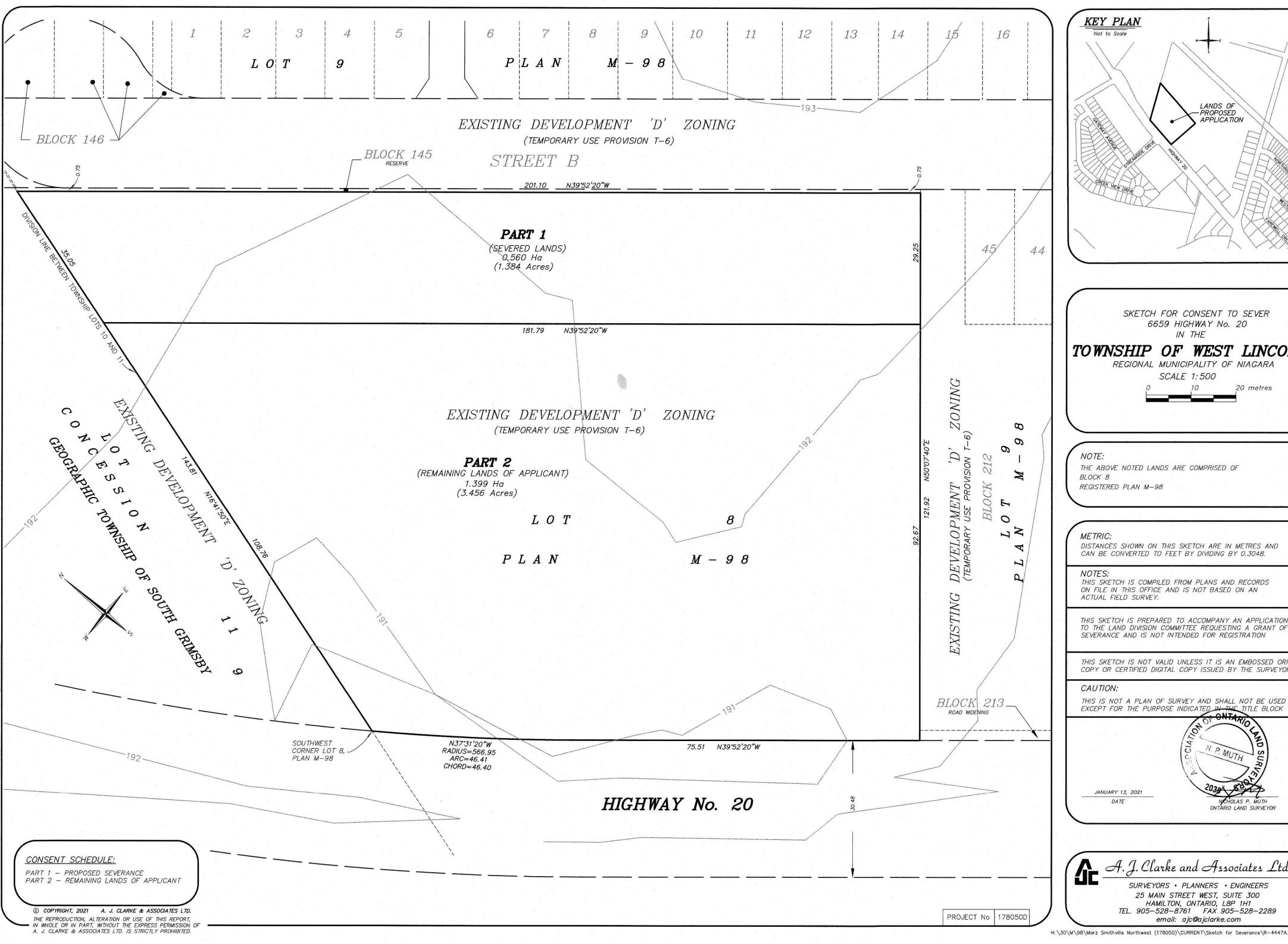
John Ariens MCIP, RPP

Associate Director | Practice Lead, Planning

Julia Redfearn MCIP, RPP

Planner

Appendix A – Consent to Sever Sketch



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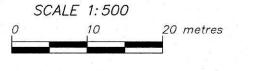
P.



SKETCH FOR CONSENT TO SEVER 6659 HIGHWAY No. 20

TOWNSHIP OF WEST LINCOLN

REGIONAL MUNICIPALITY OF NIAGARA



THE ABOVE NOTED LANDS ARE COMPRISED OF

THIS SKETCH IS COMPILED FROM PLANS AND RECORDS ON FILE IN THIS OFFICE AND IS NOT BASED ON AN ACTUAL FIELD SURVEY.

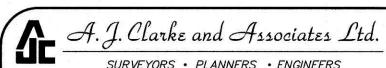
THIS SKETCH IS PREPARED TO ACCOMPANY AN APPLICATION TO THE LAND DIVISION COMMITTEE REQUESTING A GRANT OF SEVERANCE AND IS NOT INTENDED FOR REGISTRATION

THIS SKETCH IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY OR CERTIFIED DIGITAL COPY ISSUED BY THE SURVEYOR

EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

ONTARIO





SURVEYORS • PLANNERS • ENGINEERS 25 MAIN STREET WEST, SUITE 300 HAMILTON, ONTARIO, L8P 1H1 TEL. 905-528-8761 FAX 905-528-2289 email: ajc@ajclarke.com

H: $\30\M\98\Marz$ Smithville Northwest (178050)\CURRENT\Sketch for Severance\R-4447A.dwg

Appendix B – Staff Report – Housekeeping Amendments to the Zoning By-law



REPORT PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE

DATE: October 13, 2020

REPORT NO: PD-133-2020

SUBJECT: Recommendation Report Housekeeping - Amendments to

Zoning Bylaw 2017-70, as Amended (Round 3)

CONTACT: Gerrit Boerema, Planner II

Brian Treble, Director of Planning & Building

OVERVIEW:

 On June 26, 2017 the Township Council approved the Township's new Comprehensive Zoning Bylaw 2017-70.

- On June 11th, 2018 and again on April 22, 2019 the Township Council approved a number of minor housekeeping amendments to the Township Zoning Bylaw to address a number of inconsistencies and gaps in the document.
- The amended comprehensive zoning bylaw has been functioning well, but as certain development proposals have come forth, Township staff continue to identify a few areas of the bylaw that need further clarification and updating.
- These areas include, but are not limited to:
 - o Private garages and required parking spaces
 - Misplaced Commercial Zonings
 - Corrections to misplaced zone lines
 - o Accessory Dwelling Units
 - Sign Bylaw references
- A totally separate review from this Housekeeping application is the current review that is underway for Driveways, Entrances and Parking. Those changes will be presented in a separate report and at a separate public meeting.
- A statutory public meeting for this application was held on September 14, 2020 where no members of the public provided comment. One member of the public provided written comments in support of one of the proposed changes.
- Planning Staff has now completed a review of all applicable provincial, regional and local planning policy and public agency comments. Since no objections have been raised, as the proposed changes are aligned with the applicable planning policy, no further public meeting is required and staff can recommend approval of this application.

RECOMMENDATION:

- 1. That, report PD-133-2020, regarding "Housekeeping Amendments to Zoning Bylaw 2017-70, as Amended (Round 3)", dated October 13, 2020 be received, and;
- 2. That, Section 34(17) of the Planning Act apply and that no further public meeting is required; and,
- 3. That, a bylaw to implement the housekeeping Zoning By-law Amendments submitted by the Township of West Lincoln, BE APPROVED.

ALIGNMENT TO STRATEGIC PLAN:

Theme #3

Strategic, Responsible Growth

BACKGROUND:

Township Council in June of 2017 approved the new Comprehensive Zoning Bylaw 2017-70. On June 11, 2018 and also on April 22, 2019 the Township Council approved several housekeeping amendments to address minor issues relating to the new Zoning Bylaw. The Zoning Bylaw, as amended, has functioned well, however, there are still a few changes that need to be made to correct site specific zoning issues, as well as address some items relating to parking, signage and secondary apartments.

The proposed changes can be found in Table 1 below. A public meeting was held on September 14, 2020 where no members of the public provided comment. One member of the public provided written comments in support of the proposed zone change for 9380 and 9382 Silver Street (Regional Road 65).

CURRENT SITUATION:

The proposed housekeeping changes are summarized in Table 1 below:

Table 1 – Proposed Changes

Section/Table/Page	Issue	Current Wording	Recommended Change		
#/Schedule					
TOWNSHIP WIDE AM	TOWNSHIP WIDE AMENDMENTS				
Part 3 – Off-street	Limited parking	Currently only	Required parking for		
Motor Vehicle	requirements for new	require 1 space per	Single Detached		
Parking Facility	residential uses and	single detached, or	Dwellings - 2 spaces		
Requirements	lack of visitor parking	semi-detached			
Part 3 – Parking	Garages can count as	Parking spaces shall	Minimum size for		
Space	a parking space provided that it meets the minimum interior	be located in accordance with the following: In a	private garage to be considered a parking space - 3.5 metres wide		
	dimensions of 2.7m wide and 6m in length	residential zone on a lot with less than five dwelling units:	by 6 metres long unobstructed, as measured from interior		

		within a permitted private garage or other parking structure; or	wall to wall.
Part 3 – Accessory Dwelling Units	Accessory Dwelling units which are only permitted on the second floor of a detached building are in some cases occupying first floors.	Accessory dwelling units shall be located within a residential accessory buildingabove the ground floor and remain a secondary use within the accessory building.	Accessory dwelling units shall be located within a residential accessory buildingabove the ground floor and remain a secondary use within the accessory building. A maximum of 10 square metres is permitted to be used on the main floor as an entrance to the accessory dwelling unit.
Part 3 – Sign Bylaw 3.7.1 g) 3.7.2 g) 3.11 3.23	The Township now has a sign bylaw in place and to avoid duplication, sign provisions will be removed throughout the zoning bylaw.	Various Sign Regulations	Signs shall be erected in accordance with the sign bylaw, 2020-54, as amended from time to time
SITE SPECIFIC HOUSE	KEEPING AMENDMENTS		
Map C2 – 9382 & 9380 Regional Road 65 Road	Rezone from Commercial 'C3' to Rural Residential 'RuR' - in line with previous zoning bylaw	Commercial 'C3' OP Designation (Agriculture)	Rural Residential 'RuR'
Map S5 – 116 West Street – United Church and FORT	Correct zoning boundaries to include the church building and FORT in an Institutional Zone	Open Space 'OS' OP Designation (Institutional)	Institutional 'I'
Map S5 – 6659 RR 20 – Greek Community Centre	Rezone the lands to the previous Institutional 'I' to align with the Secondary Plan	Development 'D' OP Secondary Plan Designation (Institutional)	Institutional 'I'

Township staff have done a preliminary review of the changes for alignment to the Township Official Plan, Regional Official Plan, the Provincial Growth Plan and the Provincial Policy Statement. This review is summarized in Table 2 below:

Table 2 - Planning Policy Review

Section/Table/Page	Township Official	Regional Official	Growth Plan and PPS
#/Schedule	Plan	Plan	
TOWNSHIP WIDE AM	ENDMENTS		
Part 3 – Off-street Motor Vehicle Parking Facility Requirements	Throughout the Township OP there are references to the need to have adequate off street parking	The Regional OP does not reference parking specifically but it does recognize the importance of complete streets, which, if there is more off street parking, will better serve the complete streets model	The A Place to Grow plan makes provision for less parking requirements in areas where there are major transportation hubs, however, as Smithville has no public transit, vehicular parking is still needed for new development. To avoid burdens on Township Infrastructure, this parking is best located off-street.
Part 3 – Parking Space	The OP requires there to be adequate parking for residential uses. This is often done by developers and home builders through a private garage. The OP states that garages should not dominate the streetscape so minimum garage dimensions should not be excessively large.	The Regional Official Plan does not speak to residential vehicular parking.	The Growth Plan and PPS do not speak to residential vehicular parking.
Part 3 – Accessory Dwelling Units	Accessory dwelling units are permitted as secondary to principle dwelling units and provide additional	The Regional Official Plan supports a range of housing types to meet current and future	The PPS and Growth Plan support a wide variety of housing options to respond to existing and future

	housing options for	needs.	needs.
Part 3 – Sign Bylaw 3.7.1 g) 3.7.2 g) 3.11 3.23	Removing sign regulations from the zoning bylaw does not have any impact on Planning Policy		
0.20			
Map C2 – 9382 & 9380 Regional Road 65 Road	The Township OP has this property designated as Good General Agricultural Land. Returning the properties back to a rural residential zoning will be better aligned to the OP.	The Regional OP has this property designated as Good General Agricultural Land. Returning the properties back to a rural residential zoning will be better aligned to the OP	The subject properties are designated as Prime Agricultural lands within the PPS. The Growth Plan directs commercial operations that are unrelated to agriculture to settlement areas. Returning the properties back to a rural residential zoning will be better aligned the Growth Plan and PPS.
Map S5 – 116 West Street – United Church and FORT	The Township OP has this entire area designated as Institutional. The adjustment to the zone line will better align the zoning to the OP and will recognize the Institutional nature of the FORT building.	The Regional OP has the property designated as within the Built up area of Smithville and allows for a variety of uses including institutional uses.	The Growth Plan and PPS both permit institutional uses within designated settlement areas.
Map S5 – 6659 RR 20 – Greek Community Centre	The Northwest Quadrant Secondary Plan, as included in the Township's OP has this property designated as Institutional. The zoning change is to recognize its current	The Regional OP has the property designated as greenfield within the urban boundary of Smithville. Existing institutional uses are permitted within these	The Growth Plan and PPS support a mix of land uses including residential, employment and institutional uses to meet long term needs. It may be that changes can occur on the

institutional use and	designations.	property that result in a
to align with the		more efficient land use
secondary plan.		pattern, however, that
		may require a change
		to the zoning if
		approved.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report or the proposed changes to the Zoning Bylaw. The housekeeping amendment and proper notice requirements can be processed based on the approved 2020 Operating budget.

CONCLUSION:

The Township of West Lincoln has proposed to make a number of general and site specific amendments to the Township Zoning Bylaw. These amendments are intended to address minor issues that have arisen since the implementation of the Township's new zoning bylaw in June 2017. This is the third round of housekeeping amendments that the Township has undertaken. Overall the new zoning bylaw is working well.

Planning Staff have reviewed these changes against all applicable provincial, regional and local planning policy, and have reviewed all agency and public comments and recommend approval of this application.

ATTACHMENTS:

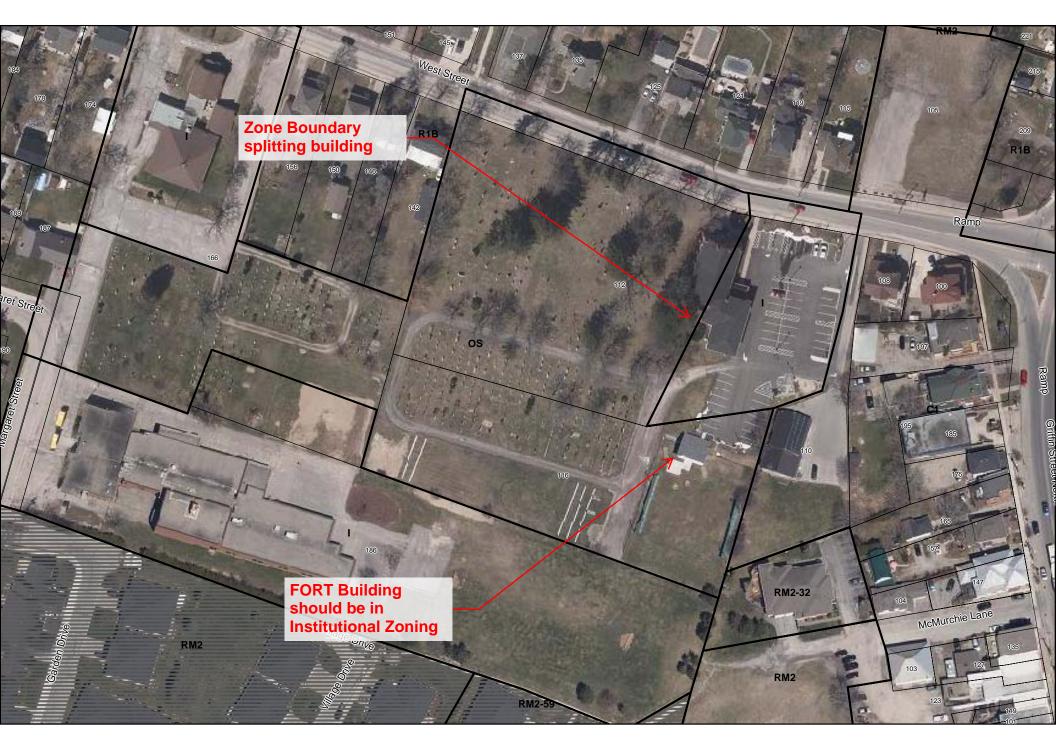
- 1. 9382 & 9380 Regional Road 65
- 2. 116 West Street
- 3. 6659 Regional Road 20
- 4. Public and Agency Comments
- 5. Draft Bylaw

CAO

Prepared & Submitted by:	Anicale Me
Gerrit Boerema Planner II	Brian Treble Director of Planning & Building
Approved by:	
& Herdy	
Bev Hendry	



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Attachment No. 4 to PD-133-20

Gerrit Boerema

From: Lorne Bristo

Sent: Friday, August 21, 2020 4:10 PM

To: Gerrit Boerema **Subject:** file # 1601-022-19

I agree that if 9382 and my property, were switched accidentally to commercial they should be switched back to rural residential. I'm sure the other neighbours wouldn't want another commercial property in the midst of our predominantly residential rural cluster.

Thanks Lorne & Debbie Bristo

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2020-##

A BY-LAW TO AMEND ZONING BY-LAW NO. 2017-70, AS AMENDED, OF THE TOWNSHIP OF WEST LINCOLN

WHEREAS THE TOWNSHIP OF WEST LINCOLN COUNCIL IS EMPOWERED TO ENACT THIS BY-LAW BY VIRTUE OF THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, 1990, AS AMENDED;

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

1. THAT, Part 3 "General Provisions" of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Subsection 3.2.1 (a):

An area of no greater than 10 square metres on the ground floor is permitted to be used for entrance purposes to the above ground floor accessory dwelling unit

2. THAT, Part 3 "General Provisions" of Zoning By-law 2017-70, as amended, is hereby amended by amending Subsection 3.12.6 (a) Table 6: Required Parking Facilities:

Use	Minimum Number of Parking Spaces to be Provided
Apartment dwelling, townhouse dwelling or stacked Townhouse Dwelling	1.75 parking spaces per dwelling unit
Residential uses not specifically listed above	2 parking spaces per dwelling unit

- 3. THAT, Part 3 "General Provisions" of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Subsection 3.12.6 d):
 - vii. Private residential garages for single detached, semi-detached and townhouse must be a minimum of 3.5 metres wide by 6 metres long (measured from interior walls) unobstructed in order to be counted as a required parking space.
- 4. THAT, Part 3 "General Provisions" of Zoning By-law 2017-70, as amended, is hereby amended by deleting Subsection 3.7.1 (g), 3.7.2 (g), 3.11 l) & 3.23 and replace with the following:

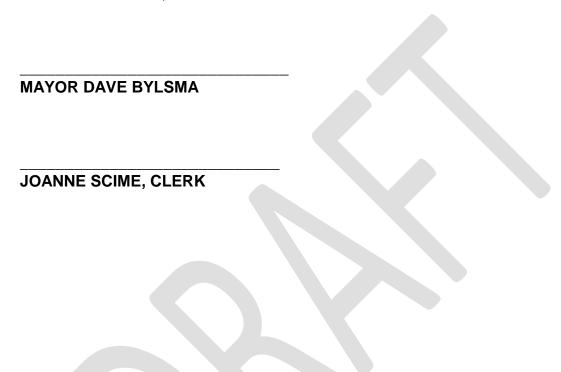
Signs shall be erected in accordance with the sign bylaw, 2020-54, as amended from time to time

- 5. THAT, Map C2 to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on 9380 and 9382 Silver Street, shown on Schedule 'A', attached hereto and forming part of this By-law from a Commercial "C3" zone to a Rural Residential "RuR" zone.
- 6. THAT, Map S5 to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands (116 West Street) shown on Schedule 'A', attached hereto and forming part of this By-law from an Open Space "OS" zone to an Institutional 'I' zone.
- 7. THAT, Map S5 to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby

amended by changing the zoning on part of the subject lands (6659 RR 20) shown on Schedule 'A', attached hereto and forming part of this By-law from a Development "D" zone to an Institutional "I" zone.

- 8. THAT, the Clerk of the Township of West Lincoln is hereby authorized to effect any minor modifications or corrections to the By-law of a descriptive, numerical or grammatical nature as may be deemed necessary after passage of this By-law.
- 13. THAT, this By-law shall become effective from and after the date of passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS ##th DAY OF OCTOBER, 2020.



EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2019-##

The Township's Comprehensive Zoning By-law 2017-70 was passed by the Council of the Corporation of the Township of West Lincoln on June 26, 2017. This By-law amends Zoning By-law 2017-70, as amended, to address issues that have become apparent during its first three years of implementation.

A Public Meeting was held on September 14, 2020. No members of the public provided oral comments. One comment was received from property owners in support of the zoning changes. No other public comments were received. All comments received were evaluated by staff and Council through their decision.

File: 1601-022-19

Township of West Lincoln



REPORT PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE

DATE: March 8, 2021

REPORT NO: PD-25-2021

SUBJECT: Recommendation Report

Melissa Hill Inc. (STANPAC) Amending

Site Plan Agreement Authorizing By-law - Thompson Road

File No. 2100-0

CONTACT: Meghan Birbeck, Planner I

Brian Treble, Director of Planning & Building

OVERVIEW:

- Melissa Hill Inc. (STANPAC) is adding an expansion onto the lunchroom of their main plant to accommodate COVID-19 best practices.
- In addition, Melissa Hill Inc. (STANPAC) previously installed a cyclone sorting unit and building generator(s), which will also be recognized by an updated Site Plan.
- The site plan amendment application has been received and is currently being reviewed by Township Departments and the Ministry of the Environment, Conservation and Parks.
- Township Planning Staff recommend that the Mayor and Clerk be authorized through a By-law to sign the amending Site Plan Agreement once all site plan details are substantially completed.

RECOMMENDATION:

- 1. That, report PD-25-2021, regarding "Melissa Hill Inc. (STANPAC) Amending Site Plan Agreement", dated March 8th, 2021 BE RECEIVED; and,
- 2. That, a By-law be passed to authorize the Mayor and Clerk to sign an amending Site Plan Agreement with Melissa Hill Inc. (STANPAC) once all site plan details are substantially completed.

ALIGNMENT TO STRATEGIC PLAN:

Theme #3

• Strategic, Responsible Growth

BACKGROUND:

Melissa Hill Inc. (STANPAC), owner of the lands located at 2790 Thompson Road has submitted a complete amending Site Plan application (see attachment 1). This amending Site Plan application is required as Melissa Hill Inc. (STANPAC), has already commenced constructing an expansion onto the lunchroom area of their main plant to accommodate COVID-19 best practices. In addition, the amending Site Plan application has been submitted to authorize a previously built cyclone sorting unit and to authorize the previously built generator(s). The site plan is still under review.

CURRENT SITUATION:

A complete submission for a Site Plan amendment approval was received February 23rd, 2021. The application is currently being reviewed by the Township's Departments such as Fire, Building, Public Works along with the Ministry of the Environment, Conservation and Parks.

As of the writing of this report, the initial comments are being collected for the subject amending Site Plan application to be compiled and submitted to the applicant. The amending Site Plan process should be a relatively straight forward and simple process for this application. Planning Staff recommend that authorization be granted for the Mayor and Clerk to sign an amending Site Plan Agreement once all the site plan details have been completed. Granting this authority now allows for a streamlined approval process.

FINANCIAL IMPLICATIONS:

There are no costs to the Township associated with this application.

INTER-DEPARTMENTAL COMMENTS:

Township Staff have not received written comments from the Township Building, Public Works and Fire Departments as of the time of writing this report. The Building Department is currently reviewing an applicant to obtain a conditional building permit to allow building construction to proceed. However, the conditional building permit cannot be issued until the Site Plan amendment is approved.

The Ministry of the Environment and Climate Change has stated that the site is within the 500 metre area of influence of the Ministry's Smithville PCB site (groundwater remediation activities) located at 2789 Thompson Road, Smithville. As such, Ministry has the following comments:

- 1. Land Use Provisions (water taking & subgrade work restrictions):
 - a. The subject lands is located within the 500 metre radius of the intersection of Spring Creek Road and Thompson Road (location of the Smithville PCB remediation site). In 1997, the 500 metre groundwater extraction exclusion zone was implemented around the Smithville PCB site through an amendment to the Official Plan. Therefore, Section 6.10.4 Employment Area Policies, subsection (g) of the Official Plan of the Township of West Lincoln applies, and is as follows:
 - i. "All designated employment lands within 500 metres of the

intersection of Spring Creek Road and Thompson Road, as shown on the land use plan shall be subject to the following provision: drilling, vibration, blasting, bedrock excavation and taking of groundwater shall be restricted and may only be undertaken subject to a professional assessment of such activities and the approval of the Ministry of Environment."

2. Subsurface Work Restrictions, Reporting & Notifications:

a. Excavation or subsurface development shall not be undertaken below five (5) metres from the surface of the lands or to within one (1) metre of the upper surface of the bedrock under the lands, whichever is the lesser depth, without first obtaining a report, prepared by a qualified professional engineer, certifying that the excavation and/or the development will not alter the stresses in the bedrock or affect the aquifer under the lands. Such report shall be provided to the Township and ministry no later than 60 days before commencement of the excavation and subsurface development work.

3. Groundwater Monitoring Wells:

- a. The ministry has a series of groundwater monitoring wells located on the subject lands associated with the on-going groundwater monitoring program for the Smithville PCB Site.
 - i. Depth to Bedrock:
 - 1. Based on the borehole/well stratigraphy logs for the ministry's 7-series wells located on the subject lands, the upper surface of bedrock at these well locations was identified at 6.69 and 6.93 metres below ground surface (bgs). A copy of the 7-series stratigraphy logs are attached for your reference. Although this provides some subsurface information as it relates to the presence of bedrock on the subject lands, the owner of the subject lands is responsible for ensuring that subsurface work meets the restrictions, as described above.

ii. Construction Tendering:

- The ministry recommends that the location of the ministry's groundwater monitoring wells on the subject lands be identified on site plan construction drawing(s) to ensure that the contractor(s): (i) is aware of the monitoring well locations on the subject lands; and, (ii) construction activities cannot prevent access to the monitoring wells during construction. It is advisable to install temporary construction fencing around the groundwater monitoring wells while construction activities are on-going.
- iii. Alterations to Groundwater Monitoring Wells:
 - 1. If the location of the groundwater monitoring wells impacts construction of the storage building in the location as planned for the subject lands, this should be discussed with the ministry as soon as possible to avoid any construction

delays. The ministry has made accommodations in the past with land owners (e.g., modifying existing wells to be flush with the new surface grade elevations); however, arranging for this work to be completed by the ministry requires a minimum of 3 months' notice.

- iv. Monitoring Well Damage Repairs:
 - 1. The owner of the subject lands is responsible for retaining a licensed well technician under Ontario Regulation 903 to repair monitoring wells (where possible) that become damaged as a result of construction activities. Where well repair is not possible, the damaged well is to be decommissioned as per Ontario Regulation 903 and a licensed well technician be retained by the owner of the subject lands to install a new groundwater monitoring well. This work would need to be reviewed by the ministry prior to subsurface work being performed.

CONCLUSION:

It is Staff's opinion that it is appropriate at this time to authorize, by by-law, the Mayor and Clerk to sign an amending Site Plan Agreement with the owner of the subject lands, Melissa Hill Inc. (STANPAC), to ensure that the process continues to move forward in a timely manner.

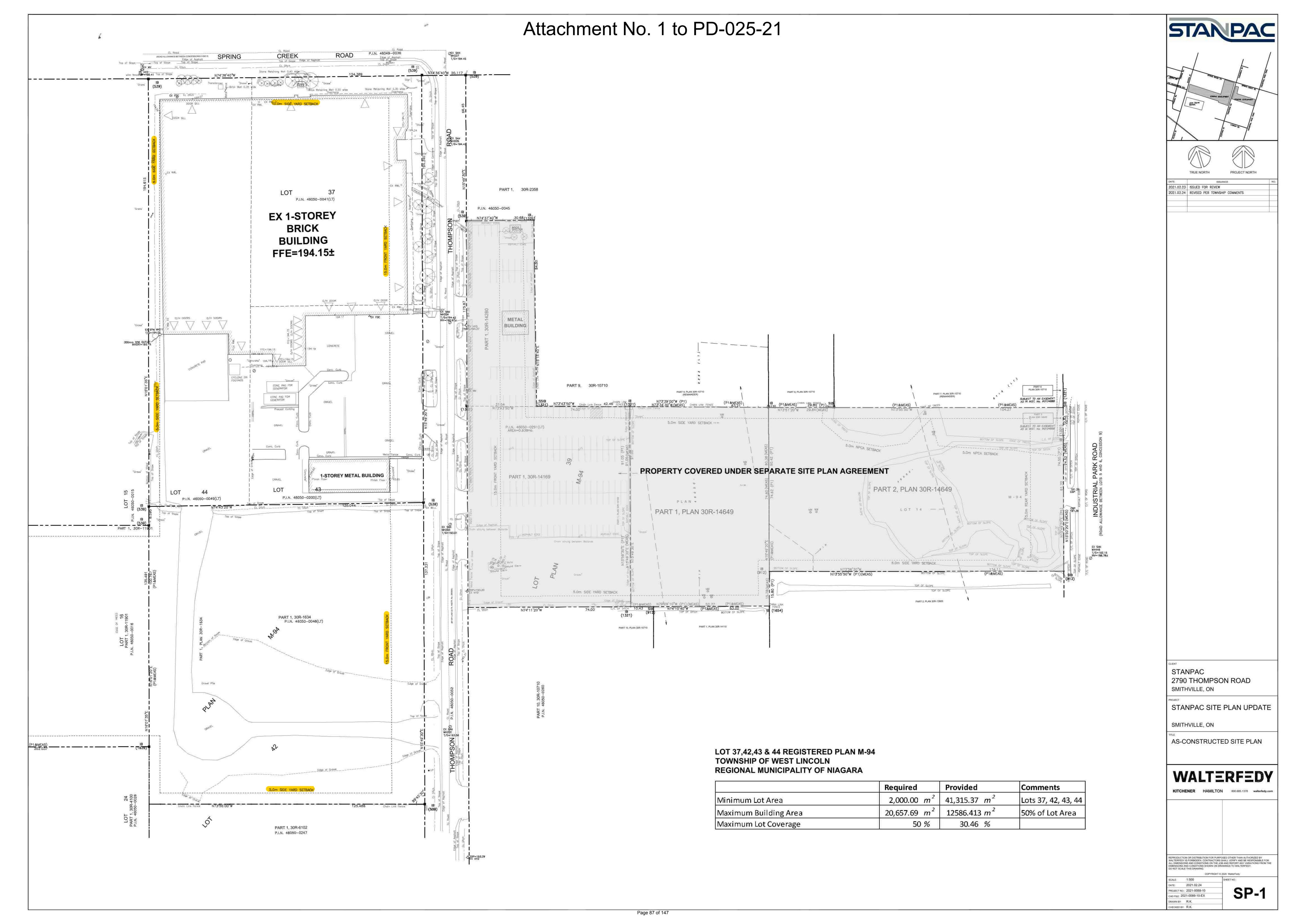
ATTACHMENTS:

1. Draft Site Plan

Prenared & Submitted by

2. Draft By-law

r repared & Submitted by:	
Mighe Birbeck	(F) the real and control Advanta.
Meghan Birbeck Planner I	Brian Treble Director of Planning & Building
Approved by:	
Atlander	
Bev Hendry CAO	



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-##

A BY-LAW TO AUTHORIZE AN AMENDING SITE PLAN AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN AND MELISSA HILL INC. FOR LANDS DESCRIBED AS CONCESSION 9, PART LOT 6, PLAN M94 LOTS 37 43 AND 44, 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 Melissa Hill Inc. for lands legally described as Concession 9, Part Lot 6, PLAN M94 LOTS 37 43 AND 44, 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:

- THAT the Council of the Corporation of the Township of West Lincoln enter into an amending Site Plan Agreement with Melissa Hill Inc., on the Lands described as Concession 9, Part Lot 6, PLAN M94 LOTS 37, 43 AND 44, 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 THIRE TIME AND FINALLY PASSED THISTH DAY OF, 2021.
DAVE BYLSMA, MAYOR
JOANNE SCIME, CLERK



REPORT PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE

DATE: March 8, 2021

REPORT NO: PD-26-2021

SUBJECT: Recommendation Report

Kenneth Jack Martin

Zoning By-law Amendment

CONTACT: Meghan Birbeck, Planner I

Brian Treble, Director of Planning & Building

OVERVIEW:

- An application for rezoning was submitted by Kenneth Martin for the lands legally described as Concession 1, Part of Lot 3, in the former Township of Gainsborough now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 6800 Elcho Road.
- This application for rezoning is required as a condition of consent for minor boundary adjustment severance application B05/2020WL, that was conditionally approved by the Township of West Lincoln's Committee of Adjustment on December 16th, 2020.
- This rezoning application proposes to rezone ±0.178 hectares of land which is a recently severed parcel of land, from Agricultural Purpose Only 'APO' to Rural Residential 'RUR'. Refer to Parcel 2 on Attachment 1 for the location.
- In addition, this application proposes to rezone the remaining residential land from Agricultural 'A' to Rural Residential 'RUR'. Refer to Parcel 1 on Attachment 2 for the location.
- A public meeting was held via Zoom on February 8th 2021. No public comments were received during this meeting.
- Staff have reviewed the proposed zoning by-law amendment against the relevant Provincial, Regional and Local policy and can now recommend approval of this application.

RECOMMENDATION:

- 1. That, report PD-26-2021, regarding "Kenneth Martin Zoning By-law Amendment File No. 1601-001-21", dated March 8th 2021, be RECEIVED; and,
- 2. That, Section 34(17) of the Planning Act apply and that no further public meeting is

required; and,

- 3. That, an application for Zoning By-law Amendment 1601-001-21 submitted by Kenneth Martin and a corresponding Zoning By-law be APPROVED and passed; and,
- 4. That, Staff be authorized to circulate the Notice of Decision for the Zoning By-law Amendment with the corresponding 20-day appeal period.

ALIGNMENT TO STRATEGIC PLAN:

Theme #3

• Strategic, Responsible Growth

BACKGROUND:

The subject lands are legally described as Concession 1, Part of Lot 3, Gainsborough, in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 6800 Elcho Road (see attachment 1 for a survey sketch).

This application for rezoning has been submitted to fulfil a condition of consent for application B05/2020WL, which was a minor boundary adjustment that was conditionally granted approval by the Committee of Adjustment on December 16th, 2020.

The Zoning By-law Amendment 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.

A public meeting was held for the proposed application on February 8th 2021. No written or verbal comments were received in regards to this application.

CURRENT SITUATION:

Provincial Policy Statement (PPS)

The PPS guides the growth and development of the Province and provides the general framework for planning in the Province. All planning decisions must be consistent with the PPS. The policies regarding Agriculture are within the 'Wise Use and Management of Resources' section of the PPS. The lot creation and lot adjustment policies in the PPS for the Agricultural area are very specific and limited in the number of instances where severances in the agricultural area can occur. The PPS allows for lot adjustments in the following instances:

Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.

For the purposes of this report the legal or technical reason policy supports the severance for the purpose of a minor boundary adjustment. As the adjustment does not result in the creation of a new lot, it will meet the intent of the PPS.

2. A Place to Grow – Provincial Growth Plan (P2G)

Applications filed after June 16, 2006 must conform to the A Place to Grow – Provincial Growth Plan. Section 1.2.3 of the P2G provides direction on how to read the Growth Plan, specifically noting that: This Plan must also be read in conjunction with other provincial plans as defined in the Planning Act that may apply within the same geography.

Section 4.2.6 of the Growth Plan contains policies for the Agricultural System in Ontario. These policies aim to preserve, protect and enhance Ontario's Agricultural System. Where agricultural uses and non-agricultural uses interact outside of settlement areas, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed (4.2.6.3). The geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network will be maintained and enhanced (4.2.6.4). The retention of existing lots of record for agricultural uses is encouraged, and the use of these lots for non-agricultural uses is discouraged (4.2.6.5).

3. Greenbelt Plan

Applications must conform to the Greenbelt Plan if they fall within the mapping provided with the Greenbelt Plan. Since the subject lands are outside the area designated in the Greenbelt Plan, the Greenbelt Plan does not apply.

4. Regional Policy Plan (RPP)

The Regional Policy Plan (RPP) provides general policies that are to be applied across the Niagara Region. The policies regarding severances in the agricultural area are similar to those found in the PPS. The policies allow for minor boundary adjustment severances, so long as no new lots are created. As the adjustment does not result in the creation of a new lot it will meet the intent of the RPP.

5. Township of West Lincoln Official Plan (OP)

The Township OP allows for severances in the agricultural area where land is being conveyed as part of a minor boundary adjustment, and does not result in the creation of a new lot. Consent applications are permitted for legal or technical reasons. As the adjustment does not result in the creation of a new lot it will meet the intent of the OP.

6. Township of West Lincoln Zoning By-Law (ZBL)

The subject property is currently zoned Agricultural 'A' in the Township's Zoning By-law. The proposed application is 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.

The application proposes to rezone both parcel 1 and parcel 2 to RUR as the Township's Zoning By-law stipulates that Agricultural 'A' properties are to have a

minimum lot area of 40 ha. Since this property's main principle use is residential and is well under 40 ha the RUR zoning is more appropriate.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this application.

INTER-DEPARTMENTAL COMMENTS:

Agencies were notified by way of e-mailed and mailed notice on Thursday January 14th 2021. Notice was also posted on the Municipality's website and through the posting of a Yellow Sign on the subject property once the notice was sent out to the public.

Township Public Works has no objections regarding the proposed application.

The Niagara Region has no objection regarding the proposed application.

The Niagara Peninsula Conservation Authority (NPCA) commented on the original severance application, identifying that their Policy states that lot creation (unless for legal or technical reasons) should not be permitted within 30 m (98 ft) of a wetland. The portion of land in question for this application is within this buffer, however the NPCA have articulated that they will not object to the proposed boundary adjustment as the adjustment is for "legal and technical reasons".

Agency Comments can be found at attachment 2 to this report.

PUBLIC COMMENTS

Public Notice was provided via regular mail to all property owners within a 120m distance of the property lines on January 14th 2021. No public comments have been received as of February 3rd 2021 via Zoom. No written or verbal comments were received in regards to this application leading up to the public meeting date.

CONCLUSION:

Township Staff have completed a review of this application against the applicable planning policy.

The recently severed ±0.178 hectares parcel of land will need to be rezoned from Agricultural Purpose Only 'APO' to Rural Residential 'RUR'. In addition, the remaining residential land will need to be rezoned from Agricultural 'A' to Rural Residential 'RUR'.

Planning Staff can recommend the approval of this application as it meets the intent of the applicable Provincial, Regional and Local planning policies.

ATTACHMENTS:

- 1. Survey Sketch
- 2. Agency Comments
- 3. Draft By-law

Prepared & Submitted by:

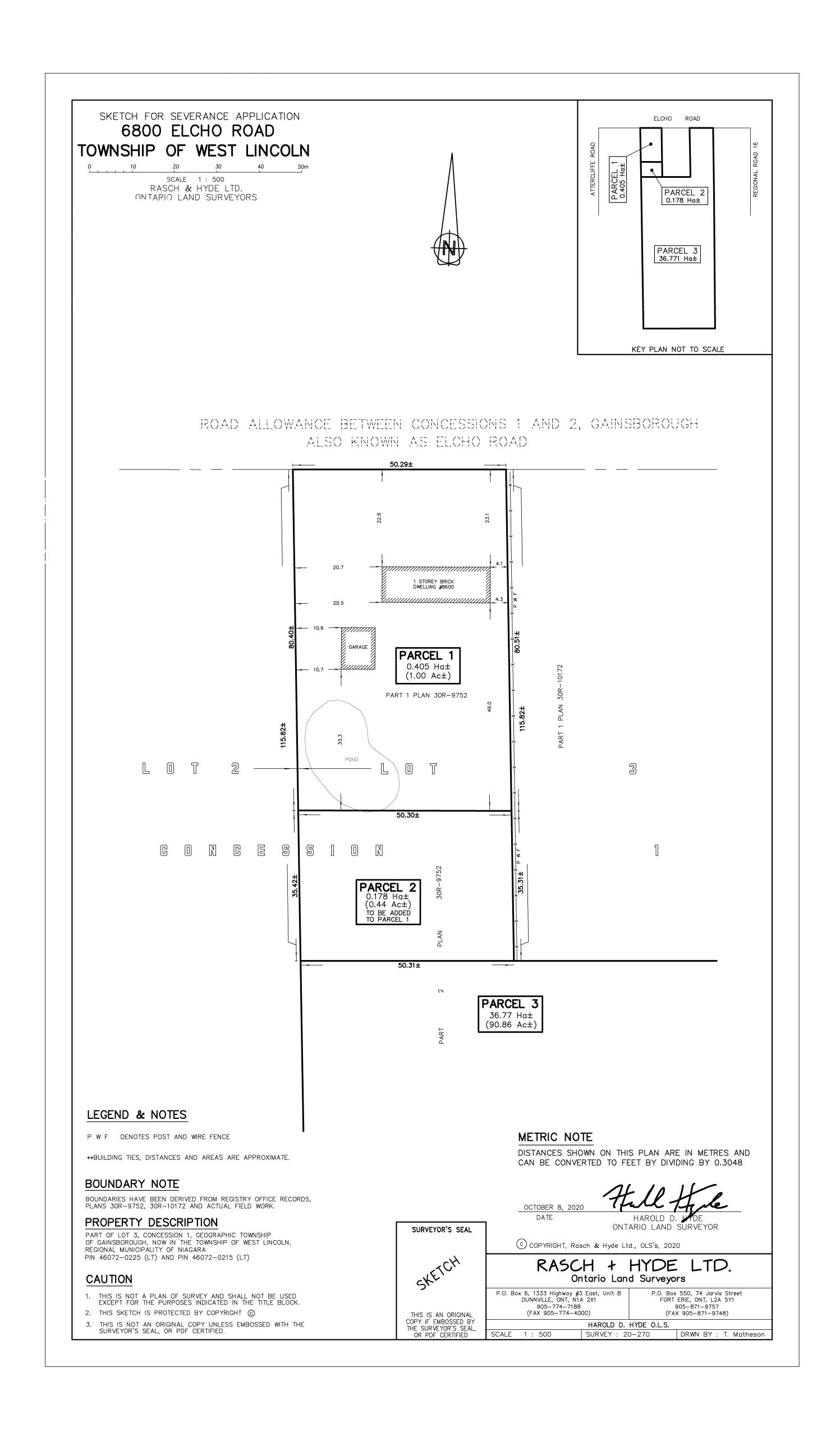
Meghe Burbeck

Meghan Birbeck Planner I

Approved by:

Bev Hendry CAO **Brian Treble**

Director of Planning & Building





318 Canborough St. P.O. Box 400 Smithville, ON LOR 2A0 T: 905-957-3346 F: 905-957-3219 www.westlincoln.ca

Memo

To: Meghan Birbeck, Planner I

From: Jennifer Bernard, Coordinator of Engineering Services

Date: December 7, 2020

Re: File B05/2020WL – Martin & Lof

A review has been completed on this application for consent for a lot addition to 6800 Elcho Road from the adjacent Agricultural Purpose Only (APO) property. The owner of the adjacent APO property is proposing to sever off ±0.178 hectares (±0.44 acres) and retain ±36.77 hectares (±90.86 acres).

Public Works has no comments to provide on this application.

Via Email Only

December 9, 2020

File No.: D.06.12.CS-20-0059

Meghan Birbeck Secretary-Treasurer, Committee of Adjustment Township of West Lincoln 318 Canborough Street Smithville, ON LOR 2A0

Dear Ms. Birbeck:

Re: Regional and Provincial Comments

Proposed Boundary Adjustment (Lot Addition)

Township File No.: B05/2020WL

Applicant: Kenneth Martin, Laura & John Lof

Address: 6800 Elcho Road Township of West Lincoln

Regional Planning and Development Services staff has reviewed the above-noted consent application, which proposes a lot addition for 6800 Elcho Road (1.0 acres, 0.41 hectares; Parcel 1) from the adjacent Agricultural Purpose Only (APO) property. The owner of the adjacent APO property, municipally known as 6774 Elcho Road, is proposing to sever 0.178 hectares (0.44 acres; Parcel 2) and retain 36.77 hectares (90.86 acres). The land to be added to 6800 Elcho Road is vacant and lies fallow as the area is too small to be accessed by modern farm equipment, according to the Notice of Public Hearing. Parcel 3 will continue to be used for agricultural purposes. If approved, the rural residential lot at 6800 Elcho Road would increase in area from 1.0 acres (0.405 hectares) to 1.44 acres (0.583 hectares).

A pre-consultation meeting for this proposal was held with Township of West Lincoln, Niagara Peninsula Conservation Authority and Regional staff, as well as the owner. The following comments are provided from a Provincial and Regional perspective to assist the Committee in considering this application.

Provincial and Regional Policies

According to the Provincial Policy Statement (PPS), the property is located within a prime agricultural area and is designated as within the Good General Agricultural Area

in the Regional Official Plan (ROP). Provincial and Regional policies recognize that agricultural land is a valuable asset that must be properly managed and protected. Both the PPS and the ROP permit lot adjustments for legal or technical reasons, such as easements and minor boundary adjustments, which do not result in the creation of a new lot.

The minor boundary adjustment has been submitted to add approximately 0.44 acres of land (Parcel 2) to Parcel 3 (6800 Elcho Road, approximately 1.0 acres), which currently contains a single detached dwelling, garage, and pond. Based on aerial imagery and letters submitted by the applicant and owner, the owner of 6800 Elcho Road utilizes and maintains the land proposed for the lot addition. The owner of the surrounding farmland is unable to access this section of property with their farming equipment, and transferring Parcel 2 to 6800 Elcho Road will not alter the current farming operation at 6774 Elcho Road. While it is acknowledged that the addition of 0.44 acres will result in a larger rural residential lot, staff notes that Parcel 2 is currently being utilized by the owner of Parcel and merging Parcels 1 and 2 will not result in taking any active agricultural land out of production. Regional staff are not opposed to the boundary adjustment, in principle, provided that the Committee is satisfied that Parcel 2 cannot be farmed by the owner of Parcel 3.

Natural Heritage

The subject property is impacted by the Region's Core Natural Heritage System (CNHS), consisting of the Provincially Significant Port Davidson Slough Forest Wetland Complex (PSW) and Significant Woodland. The property is also mapped as part of the Growth Plan (2019) Provincial Natural Heritage System (PNHS). As such, these features are considered a Key Natural Heritage Features (KNHF) and Key Hydrologic Features (KHF) and the natural heritage policies identified in the Provincial Growth Plan apply accordingly.

Growth Plan policies typically require the completion of a Natural Heritage Evaluation (NHE) when development and/or site alteration is proposed within 120 metres (m) of a KNHF/KHF. Regional policies similarly require the completion of an Environmental Impact Study (EIS) when development and/or site alteration is proposed within 120 m of PSW and within 50 m of Significant Woodland. Further, Growth Plan policies also require that a 30 m Vegetation Protection Zone (VPZ) as measured from the outside boundary of a KNHF be established as natural self-sustaining vegetation. Development and/or site alteration is not permitted within a KNHF or its VPZ.

Given that the proposed boundary adjustment is considered minor in nature, Environmental Planning staff offers no concerns, and no supporting environmental studies or assessments are required.

Private Sewage Services

Staff notes that the Township of West Lincoln is responsible for their own septic system review. As such, the Committee should look to the Township's comments with respect to private septic system requirements.

Conclusion

Regional Planning and Development Services staff does not object to the consent application from a Provincial or Regional perspective, subject to the satisfaction of any local requirements and conditional on Parcels 1 and 2 merging in title, municipally known as 6800 Elcho Road.

Please send notice of the Committee's decision on this application.

If you have any questions or wish to discuss these comments further, please contact the undersigned at aimee.alderman@niagararegion.ca, or Lola Emberson, MCIP, RPP, Acting Manager of Development Planning, at lola.emberson@niagararegion.ca.

Best regards,

Aimee Alderman, MCIP, RPP

Development Planner

cc: Mr. R. Alguire, C.Tech., Development Approvals Technician, Niagara Region

Ms. L. Karlewicz, Planning Ecologist, Niagara Region

Attachment No. 2 to PD-026-2021

Ken Martin

From:

Jessica Abrahamse < jabrahamse@npca.ca > on behalf of Jessica Abrahamse

Sent:

June 23, 2020 9:54 AM

To:

Ken Martin

Subject:

RE: Requested Letter

Hi Ken,

Thanks for your letter with the description of the planned use. The NPCA can waive the requirement for an Environmental Impact Study based on your description.

With Best Regards,

Jessica Abrahamse M.E.S. Watershed Planner

250 Thorold Road West, 3rd Floor Welland, On L3C 3W2 (905) 788-3135 Ext. 235 jabrahamse@npca.ca www.npca.ca NPCA Mapping Tool

Thank you for your email. Due to the COVID-19 pandemic, the NPCA has taken measures to protect staff and public while providing continuity of services. NPCA enforcement, permitting and planning functions are continuing to operate, however there may be delays in receiving responses to inquiries or complaints due to staff restrictions and remote work locations. Updates with regards to NPCA operations and activities can be found on our website at www.npca.ca/our-voice, the NPCA Facebook page at https://www.facebook.com/NPCAOntario and on Twitter at https://twitter.com/NPCAOntario.

For more information on Permits, Planning and Forestry please go to the Permits & Planning webpage at https://npca.ca/administration/permits.

For mapping on features regulated by the NPCA please go to our GIS webpage at https://qis-npca-camaps.opendata.arcgis.com/ and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 155/06 please go to the NPCA Enforcement and Compliance webpage at https://npca.ca/administration/enforcement-compliance.

From:

Sent: June 23, 2020 7:46 AM

To: Jessica Abrahamse < jabrahamse@npca.ca>

Subject: Requested Letter

Good morning Jessica,

Please let me know if this is what you require. Thank you for your assistance.

Ken Martin

The information contained in this communication, including any attachment(s), may be confidential, is intended only for the use of the recipient(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure of this communication, or any of its contents, is prohibited. If you have received this

Meghan Birbeck

From: Nikolas Wensing <nwensing@npca.ca>

Sent: December 9, 2020 12:04 PM

To: Meghan Birbeck

Cc: Madyson Etzl; Gerrit Boerema; Brian Treble; Jeni Fisher

Subject: Re: Notice of Hearing B052020WL

Hello again Meghan,

I had the opportunity to chat with one of my colleagues about this file, and I have received further clarification.

I can confirm that the NPCA will not object to the proposed boundary adjustment. NPCA Policy states that "Lot creation (unless for legal or technical reasons) should not be permitted within 30 metres (98 feet) of a wetland". In this case, it is the view of the NPCA that the proposed boundary adjustment will be permitted for "legal and technical reasons".

Please let me know if you have any questions.

Sincerely,

Nikolas Wensing, B.A., MPlan Watershed Planner

Niagara Peninsula Conservation Authority (NPCA) 250 Thorold Road West, 3rd Floor, Welland, ON, L3C 3W2 905-788-3135, ext. 228

nwensing@npca.ca

www.npca.ca

From: Nikolas Wensing <nwensing@npca.ca>
Sent: Wednesday, December 9, 2020 10:19 AM
To: Meghan Birbeck <mbirbeck@westlincoln.ca>

Cc: Madyson Etzl <metzl@westlincoln.ca>; Gerrit Boerema <gboerema@westlincoln.ca>; Brian Treble

<btreble@westlincoln.ca>; Jeni Fisher <jfisher@westlincoln.ca>

Subject: Re: Notice of Hearing B052020WL

Hello Meghan,

I apologize for the delay, I should be able to get my comments out to you before the end of today. First, I just have to clarify something with the Watershed Planner that was on the file during the pre-con.

Sincerely,

Attachment No. 3 to PD-026-21

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-##

A BY-LAW TO AMEND ZONING BY-LAW NO. 2017- 70, AS AMENDED, OF THE TOWNSHIP OF WEST LINCOLN;

WHEREAS THE TOWNSHIP OF WEST LINCOLN COUNCIL IS EMPOWERED TO ENACT THIS BY-LAW BY VIRTUE OF THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, 1990;

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

- 1. THAT Schedule 'A' Map 'F3' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on the property legally described as Concession 1, Pt Lot 3, RP30R 9752, Part 1, municipally known as 6800 Elcho Road shown as the subject lands on Schedule A, attached hereto and forming part of this By-law.
- 2. THAT Map 'F3' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Agricultural 'A' zone to a Rural Residential 'RuR' zone.
- 3. THAT Schedule 'A' Map 'F3' to Zoning By law No. 2017-70, as amended, is hereby amended by changing the zoning on the property legally described as Concession 1, Pt Lot 3, RP30R 9752 PT; PART 1, Plus Parcel 2 of the severance sketch (B05/2020) municipally known as Elcho Road shown as the subject lands on Schedule A, attached hereto and forming part of this By-law.
- 4. THAT Map 'F3' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Agricultural Purpose Only 'APO' zone to a Rural Residential 'RuR' zone.
- 5. THAT all other provisions of By-law 2017-70 continue to apply.
- 6. AND THAT this By-law shall become effective from and after the date of passing thereof.

READ A FIRST, SECOND AND TIME AND FINALLY PASSED T, 2021.	
DAVE BYLSMA, MAYOR	
JOANNE SCIME, CLERK	

Attachment No. 3 to PD-026-21

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2017-70

Location:

The subject lands are located in the Good General Agricultural area of West Lincoln, and are legally described as Concession 1, Pt Lot 3, RP30R 9752, Part 1, municipally known as 6800 Elcho Road. As well as the neighbouring property legally described as Concession 1, Pt Lot 3, RP30R 9752 being part of; PART 2, municipally known as Elcho Road.

Purpose & Effect:

Parcel 1 of the subject lands were zoned as Agricultural 'A'. The rezoning for Parcel 1 zoned the subject lands to a Rural Residential 'RuR' Zone with no site specific exception.

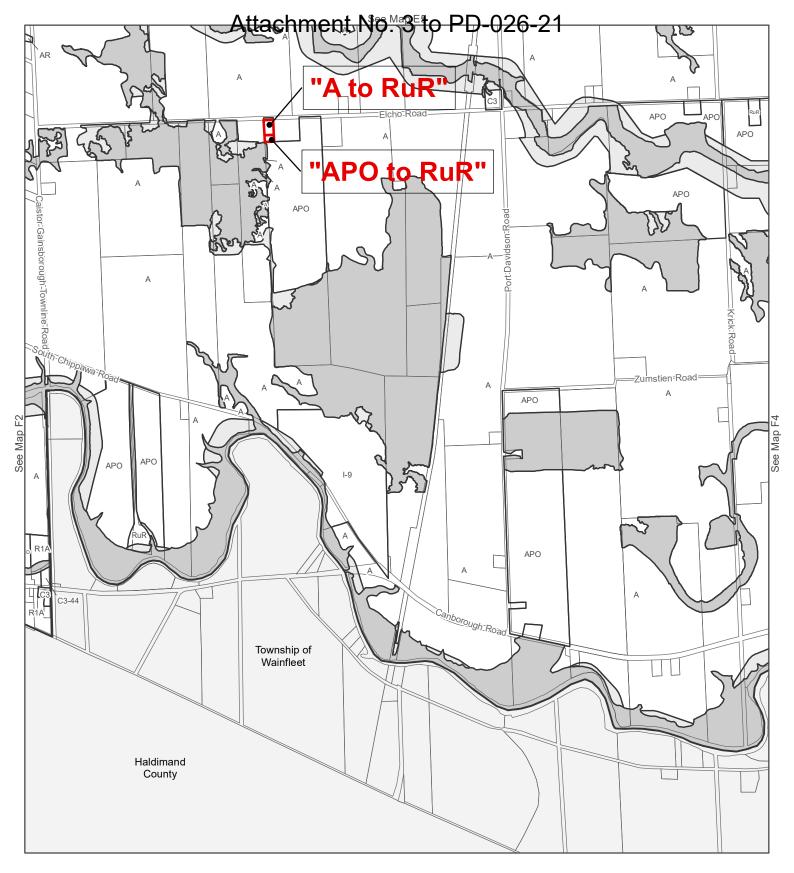
Parcel 2 of the subject lands were zoned Agricultural Purpose Only 'APO'. The rezoning for Parcel 2 rezoned the subject lands to a Rural Residential 'RuR' Zone with no site specific exception.

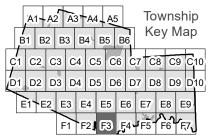
Public Consultation:

The Public Meeting was held on Monday February 8th 2021. The Township received verbal and written comments from no neighbour(s) regarding this application. All written and oral comments were considered in the making of the decision by Council.

File: 1601-001-21

Applicant: Kenneth Martin





Smithville Key Map

S1 S2 S3 S4 S5 S6 S7 S8 S9 Zone Boundary

EC

EP

Waste Management

Facility Assessment Area

Page 103 of 147

Township of West Lincoln

Schedule A Zoning By-law No.2017-70

1:20,000 N 0 500 Last Updated: February 2021 F3

Page 43 of 56



REPORT PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE

DATE: March 8, 2021

REPORT NO: PD-23-2021

SUBJECT: William and Cathleen Vitucci – Recommendation Report –

Zoning By-Law Amendment File No. 1601-002-21

CONTACT: Brian Treble, Director of Planning & Building

Madyson Etzl,

OVERVIEW:

- An application for rezoning was submitted by William and Cathleen Vitucci for the lands legally described as Concession 4, Part of Lot 13, in the former Township of Gainsborough now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 5291 Regional Road 20.
- This application for rezoning is required as a condition of consent for surplus severance application B04/2020WL, that was conditionally approved by the Township of West Lincoln's Committee of Adjustment on November 25th, 2020.
- This rezoning application proposes to rezone 0.4 hectares of land from Agricultural 'A' to Rural Residential 'RUR' with no site specific exceptions.
- This rezoning application also proposes to rezone the remaining agricultural land from Agricultural 'A' to Agricultural Purposes Only 'APO' with a site specific provision to prevent any residential development in perpetuity. The site specific exception proposes to also recognize a deficient lot size of 31 hectares (76.6 acres) whereas 40 hectares (100 acres) is the minimum required lot size.
- A public meeting was held via Zoom on February 8th 2021. No public comments were received during this meeting.
- Staff have reviewed the proposed zoning by-law amendment against the relevant Provincial, Regional and Local policy and can recommend approval of this application.

RECOMMENDATION:

1. That, report PD-23-2021, regarding "William and Cathleen Vitucci Zoning By-law Amendment File No. 1601-002-21", dated March 8th 2021, be RECEIVED; and,

- 2. That, Section 34(17) of the Planning Act apply and that no further public meeting is required; and,
- 3. That, an application for Zoning By-law Amendment 1601-002-21 submitted by William and Cathleen Vitucci and a corresponding Zoning By-law be APPROVED and passed; and,
- 4. That, Staff be authorized to circulate the Notice of Decision for the Zoning By-law Amendment with the corresponding 20-day appeal period

ALIGNMENT TO STRATEGIC PLAN:

Theme #3

• Strategic, Responsible Growth

BACKGROUND:

The subject lands are legally described as Concession 4, Part of Lot 13, Gainsborough, in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 5291 Regional Road 20 (see attachment 1 for a survey sketch).

This application for rezoning has been submitted to fulfil a condition of consent for application B04/2020WL, a surplus farm dwelling severance which was conditionally granted approval by the Committee of Adjustment on November 25th, 2020. This will enable the applicants to retain the farm parcel and dispose of the surplus farm dwelling on the property.

The Zoning By-law Amendment proposes to rezone 0.4 hectares of land from Agricultural 'A' to Rural Residential 'RUR' with no site specific exceptions. The remaining 31 hectare parcel of agricultural land to be retained is required to be rezoned to Agricultural Purposes Only 'APO' with a site specific exception to recognize a deficient lot area of 31 hectares whereas 40 hectares is the required minimum.

A public meeting was held for the proposed application on February 8th 2021. No written or verbal comments were received in regards to this application.

CURRENT SITUATION:

1. Provincial Policy Statement (PPS) (2020)

The PPS guides the growth and development of the Province and provides the general framework for planning in the Province. All planning decisions must be consistent with the PPS. The policies regarding Agriculture are within the 'Wise Use and Management of Resources' section of the PPS. The lot creation policies in the PPS for the Agricultural area are very specific and limited in the number of instances where severances in the agricultural area can occur. The PPS allows for surplus farm severances in the following instances:

As a result of farm consolidation, provided that the planning authority ensures that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended

by the Province, or based on municipal approaches which achieve the same objective.

The retained agricultural lands will need to be rezoned to Agricultural Purposes Only, which will meet the intent of the PPS to prohibit a new residential dwelling on the vacant severed agricultural parcel. The severed residential property will need to be rezoned to Rural Residential 'RuR' to recognize the continued residential use on the property. As such, Township planning staff are of the opinion that this application meets the intent of the PPS.

2. A Place to Grow – Provincial Growth Plan (P2G) (2019)

Applications filed after June 16, 2006 must conform to the A Place to Grow – Provincial Growth Plan. Section 1.2.3 of the P2G provides direction on how to read the Growth Plan, specifically noting that: *This Plan must also be read in conjunction with other provincial plans as defined in the Planning Act that may apply within the same geography.*

Section 4.2.6 of the Growth Plan contains policies for the Agricultural System in Ontario. These policies aim to preserve, protect and enhance Ontario's Agricultural System. Where agricultural uses and non-agricultural uses interact outside of settlement areas, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed (4.2.6.3). The geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network will be maintained and enhanced (4.2.6.4). The retention of existing lots of record for agricultural uses is encouraged, and the use of these lots for non-agricultural uses is discouraged (4.2.6.5) As such, Planning Staff are of the opinion that this proposal meet the intent of the P2G.

3. Greenbelt Plan

Applications must conform to the Greenbelt Plan if they fall within the mapping provided with the Greenbelt Plan. Since the subject lands are outside the area designated in the Greenbelt Plan, the Greenbelt Plan does not apply.

4. Regional Policy Plan (RPP)

The Regional Policy Plan (RPP) provides general policies that are to be applied across the Niagara Region. The policies regarding severances in the agricultural area are similar to those found in the PPS. The policies allow for surplus farm severances as a result of a farm consolidation, so long as residential dwellings are prohibited in perpetuity on any vacant remnant parcel of agricultural land.

The policies in the RPP also permit surplus residential lot sizes to be a maximum of 1 acre, or 0.4 hectares, unless it has been identified that additional lands are required for legal or technical reasons. The consent application was approved conditionally to sever ±0.4 hectares (±1.0 acres) of residential land. Planning staff are of the opinion that this application meets the intent of the Region's Official Plan.

5. Township of West Lincoln Official Plan (OP)

The Township OP allows for severances in the agricultural area where two or more farms, being contiguous or non-contiguous, have been amalgamated under the ownership of a bona fide farmer and an existing house, which is capable of habitation and is considered surplus to the needs of the farmer. The remaining agricultural lands must be rezoned as Agricultural Purposes Only in perpetuity to prevent any future houses on the agricultural lands. As such, the severed agricultural land is being rezoned to Agricultural Purposes Only, which will prevent any future houses from being constructed on the agricultural lands.

The policies in the Township's OP state that a new residential lot being created through a surplus farm dwelling severance should not be larger than 0.4 hectares, nor include more Good General Agricultural land than is required to support the residence and private services required to serve that residence. The application proposes a residential lot size of ±0.4 hectares. The Township's OP also requires the residential dwelling to be a minimum of 10 years of age. The existing residential house on the subject property was built in 1953 according to Municipal Property Assessment Corporation (MPAC) data. As the proposed application meets the policy requirement outlined above in the Township's Official Plan. Planning Staff are of the opinion that the proposed Zoning Bylaw Amendment application meets the policies of the Official Plan.

6. Township of West Lincoln Zoning By-Law (ZBL)

The majority of the subject property is currently zoned Agricultural 'A' in the Township's Zoning By-law. The proposed application is to rezone the severed ±0.4 hectare (±1.0 acre) residential lot from Agricultural 'A' to Rural Residential 'RuR', with no site specific exception.

Additionally, the application proposes to rezone the remaining ±31 hectares (±76.6 acres) of retained Agricultural land to Agricultural Purposes Only 'APO' with a site specific exception to recognize the deficient lot area whereas 40 hectares (100 acres) is the required minimum. The APO zoning will preclude any new residential dwellings in perpetuity.

The proposed site specific zoning is required to recognize a deficient lot size for the agricultural parcel. This proposed zoning will bring the subject property into alignment with the intent of the Township's Zoning By-Law.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this application.

INTER-DEPARTMENTAL COMMENTS

Agencies were notified by way of e-mailed and mailed notice on Thursday January 14th 2021. Notice was also posted on the Municipality's website and through the posting of a Yellow Sign on the subject property once the notice was sent out to the public.

Township Public Works had no comments regarding the proposed application.

The Niagara Region commented on the original severance application, and addressed the rezoning application through those comments. The Region has no objection to the rezoning provided the severed agricultural lands are re-zoned to preclude any new dwellings in perpetuity. This is proposed to be done by rezoning the remnant lands to Agricultural Purposes Only (APO).

The Niagara Peninsula Conservation Authority (NPCA) also commented through the original consent application and provided no objections to the application as proposed.

PUBLIC COMMENTS

Public Notice was provided via regular mail to all property owners within a 120m distance of the property lines on January 14th 2021. No public comments have been received as of February 3rd 2021, in advance of the February 8th 2021 Zoom Public Meeting. No public comments have been received in regards to this application.

CONCLUSION

Township Staff have completed a preliminary review of this application against the applicable planning policy.

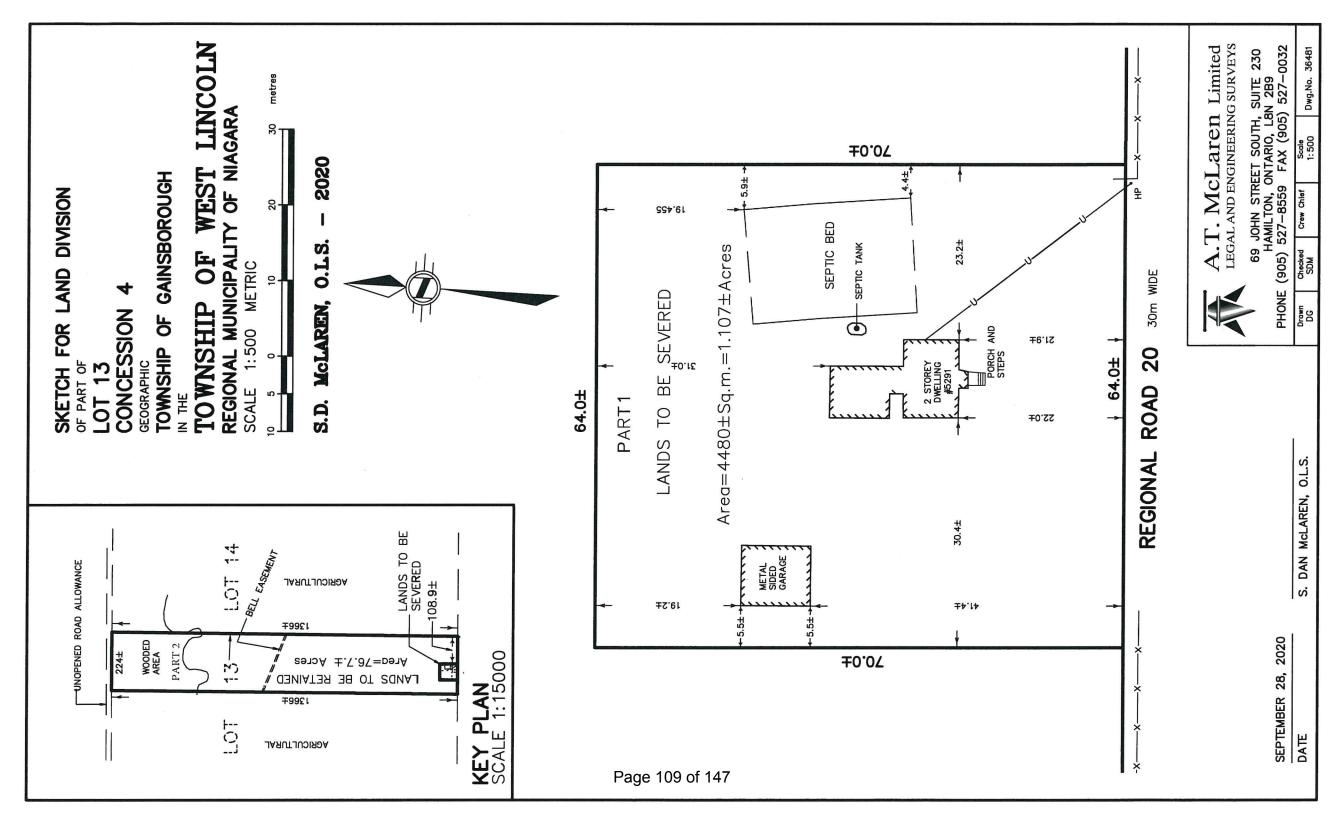
The residential lot will need to be rezoned to a Rural Residential 'RuR' zone with no site specific exception. The ± 31hectare (76.6 acre) parcel of agricultural land to be retained is required to be rezoned to Agricultural Purposes Only 'APO' with a site specific exception to recognize a deficient lot size whereas 40 hectares (100 acres) is the required minimum.

Planning Staff can recommend the approval of this application as it meets the intent of the applicable Provincial, Regional and Local planning policies.

ATTACHMENTS

- 1. Survey Sketch
- 2. Draft By-law
- 3. Schedule A

Prepared by:	Melze	
Brian Treble, RPP, MCIP Director of Planning and Building	Madyson Etzl Planner II	
BHardy		
Beverly Hendry		



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-XX

A BY-LAW TO AMEND ZONING BY-LAW NO. 2017- 70, AS AMENDED, OF THE TOWNSHIP OF WEST LINCOLN

WHEREAS THE TOWNSHIP OF WEST LINCOLN COUNCIL IS EMPOWERED TO ENACT THIS BY-LAW BY VIRTUE OF THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, 1990;

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

- 1. THAT Schedule 'A' Map 'D7' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Concession 4, Part of Lot 13, in the Township of West Lincoln, known municipally as 5291 Regional Road 20, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.
- 2. THAT Map 'D7' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Agricultural 'A' zone to a Rural Residential 'RuR' zone.
- 3. THAT Map 'D7' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Agricultural 'A' zone to an Agricultural Purposes Only with a site specific exception 'APO-199' zone.
- 4. THAT Part 5 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:

APO-199

Permitted Uses:

As per the parent zone.

Regulations:

As per the parent zone, except: a minimum lot area of 31 hectares.

- 5. THAT all other provisions of By-law 2017-70 continue to apply.
- 6. AND THAT this By-law shall become effective from and after the date of passing thereof.

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

MAYOR DAVE BYLSMA	
JOANNE SCIME, CLERK	

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2021-XX

Location:

This By-law involves a parcel of land located on the north side of Regional Road 20, legally known as Concession 4, Part of Lot 13, in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 5291 Regional Road 65.

Purpose & Effect:

Part 1 of the subject lands were zoned as Agricultural 'A'. The rezoning for Parcel 1 zoned the subject lands to a Rural Residential 'RuR' Zone with no site specific exception.

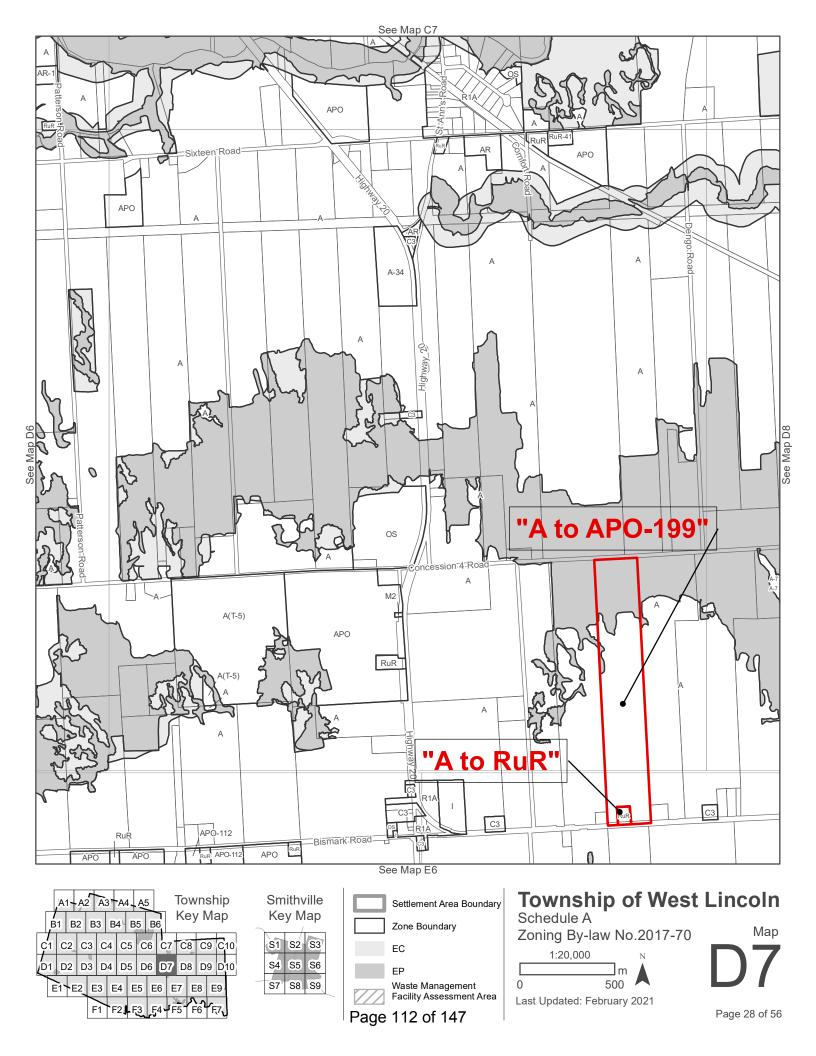
Part 2 of the subject lands were zoned Agricultural 'A'. The rezoning for Part 2 rezoned the subject lands to an Agricultural Purposes Only 'APO' Zone with a site specific exception to recognize a deficient lot size of 31 hectares whereas 40 hectares is the required minimum.

Public Consultation:

The Public Meeting was held on Monday February 8th 2021. The Township received verbal and written comments from 0 neighbour(s) regarding this application. All written and oral comments were considered in the making of the decision by Council.

File: 1601-001-21

Applicants: William and Cathy Vitucci





REPORT PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE

DATE: March 8, 2021

REPORT NO: PD-31-2021

SUBJECT: Recommandation Report - Approval of new prohibited parking

signage to control and regulate parking and vehicular traffic at Colver Street/Wade Road, Colver Street/Barbara Street, and

Smithville Public School

CONTACT: Brian Treble, Director of Planning & Building

Tiana Dominick, By-law Enforcement Officer

OVERVIEW:

- It has been brought to the Enforcement Officer's attention that the vehicular traffic entering and exiting Smithville Public school, and parked along Colver Street (Colver Street/Wade Road, Colver Street/Barbara Street) upon dismissal is raising concern for the safety of pedestrians, students, and our Township Crossing Guards.
- Currently, there is no posted parking signage which is enabling vehicles to park
 in a dangerous manner. This causes a hazard for vehicles entering and exiting
 Smithville Public School, and our Township Crossing Guards located at Colver
 Street/Wade Road, and Colver Street/Barbara Street, who are attempting to
 safely guide students and pedestrians across the designated crosswalks.
- The Enforcement Officer has observed the following violations at Smithville Public School and the aforementioned intersections: Stop on sidewalk /within crosswalk, Stop/stand/park facing wrong way, Park within 1.5 m of a driveway, Park within 10m of an intersection.

RECOMMENDATION:

- That, Report PD-31-2021-, regarding "Recommandation Report Approval of new prohibited parking signage to control and regulate parking and vehicular traffic at Colver Street/Wade Road, Colver Street/Barbara Street, and Smithville Public School", dated March, 8, 2021, be RECEIVED and;
- 2. That, the proposed signage found in attachment 1 of this report be approved and installed and;

3. That, By-law 89-2000 be amended by adding to Schedule 'C' a new restriction as identified on the attached Schedule "C". And that the second attachment to this by-law represents the newly consolidated Schedule 'C' to insert into 89-2000.

ALIGNMENT TO STRATEGIC PLAN:

Theme #5

Community Health and Safety

BACKGROUND:

The Township of West Lincoln does not have any signage posted which designates areas on the roadway, Colver Street, as prohibited parking zones.

CURRENT SITUATION:

As a result, the Enforcement Officer has attended various complaints in 2020/2021 regarding vehicles parked in a hazardous manner at the entry and exit of Smithville Public School at the new parking lot, plus Colver Street/Barbara Street, and Colver Street/Wade Road.

Upon arrival, the Enforcement Officer concluded on numerous occasions that these vehicles were in fact causing a safety hazard to students and pedestrians and other roadway traffic. Currently, the Township Crossing Guards are unable to have a clear line of sight of the oncoming traffic at both intersections, and the exit / entry of Smithville Public School. However, due to the lack of signage, there were no grounds to issue a Parking Penalty Notice.

FINANCIAL IMPLICATIONS:

To offset the cost of sign installation, the following Parking Penalty Notices may be issued with their accommodating monetary fines:

Stop on sidewalk / within crosswalk	\$50.00
Park where prohibited by sign	\$40.00
Stop / stand / park facing wrong way	\$30.00
Park within 1.5 m of a driveway	\$25.00
Park within 10 m of an intersection	\$30.00

INTER-DEPARTMENTAL COMMENTS:

Township Clerk's Staff, Planning Staff, Public Works Staff and By-law Enforcement staff have had discussions about this sign proposal and report.

CONCLUSION:

Ultimately, staff recommend that a by-law to amend By-law 89-2000 by adding the attached Schedule 'C' be passed and that six (6) signs be erected to help minimize

future hazards, accidents or injuries. Additionally, sign installation will allow the Enforcement Officer to monitor and pursue sufficient enforcement as necessary.

ATTACHMENTS:

- 1. Images of the current situation
- 2. Images of the proposed sign location
- 3. Draft By-law and Schedule C

Prepared & Submitted by:

Approved by:

Brian Treble

Director of Planning & Building

Bev Hendry

CAO

Tiana Dominick

By-law Enforcement Officer

Attachment 1 to PD-031-2021



Vehicles blocking clear line of sight of oncoming traffic for Township Crossing Guard

Attachment 2 to PD-031-21





Proposed Signs #1-5 at Smithville Public School / along Colver Street / Barbara Street Park where prohibited







Proposed Sign #6 at Colver Street/ Wade Road Park where prohibited



(The Enforcement Officer has issued multiple tickets in this area for parking within 10 m of an intersection)

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-XX

BEING A BY-LAW TO AMEND BY-LAW 89-2000 WHICH REGULATES TRAFFIC AND PARKING ON TOWNSHIP ROADS

WHEREAS the Council of the Corporation of the Township of West Lincoln enacted By-law 89-2000 to regulate traffic and parking on Township Roads;

AND WHEREAS the Council of The Corporation of the Township of West Lincoln now deems it expedient to revise Schedule "C" of By-law 89-2000 which provides for Parking Restrictions on local roads within the Township.

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

1. That, By-law 89-2000 be amended by adding to Schedule 'C' a new restriction as identified on the attached Schedule "C". And that the second attachment to this by-law represents the newly consolidated Schedule 'C' to insert into 89-2000.

DAT OF MARCH, 2021.	
MAYOR DAVE BYLSMA	
JOANNE SCIME, CLERK	

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS

PURPOSE OF BY-LAW 2021-XX

To provide for the following change to Schedule "C" of By-law 89-2000 which provides for Prohibited Parking within the Township:

Add the following to Schedule "C":

Colver Street	North	From Canborough Street	To Barbara Street	ANYTIME
Wade Road	North	From Colver Street	To Golden Acres Drive	ANYTIME



SCHEDULE "C" PROHIBITED PARKING

(By-law 89-2000, as amended by By-Law 2021-XX)

COLUMN 1	COLUMN 2	COLUMN 3		COLUMN 4
HIGHWAY	SIDE	FROM	ТО	TIMES/DAY
Brock Street	east	St. Catharines Street (Regional Road 20)	25 metres north of Convenience Street	ANYTIME
Brock Street	west	St. Catharines Street (Regional Road 20)	intersection at Morgan Avenue, north side	ANYTIME
Caistor/Gainsborough Townline Road	west side	Regional Road 63	60 metres north of Regional Road 63	ANYTIME
Colver Street	south	Canborough Street	122 metres westerly	7 a.m. to 6 p.m. Monday through Friday
Colver Street	North	From Canborough Street	To Barbara Street	ANYTIME
Wade Road	North	From Colver Street	To Golden Acres Drive	ANYTIME
Dufferin Street	east	St. Catharines Street (Regional Road 20)	81 m northerly	ANYTIME
Dufferin Street	west	St. Catharines Street (Regional Road 20)	56 m northerly	ANYTIME
Frank Street	both sides	Griffin Street	St. Catharines Street (Regional Road 20)	ANYTIME
Gateway Avenue	south	South Grimsby Road 6	Creekview Drive	ANYTIME
Griffin Street (Regional Road 20)	north	St. Catharines Street (Regional Road 20)	Northerly corner of Brenzil Building	ANYTIME
Manorwood Drive	north south	House #19 House #24	House #21 House #32	ANYTIME
Northridge Drive	south	Allen Road	100 metres east of Orland Street	ANYTIME
Oakdale Blvd	east west	House #17 Forestview Court	House #23 50 Metres South	ANYTIME
Smits Cove	north	Griffin Street	70 metres west (to the start of the cul-de-sac)	ANYTIME

SCHEDULE "C" PROHIBITED PARKING

(By-law 89-2000, as amended by By-Law 2021-XX)

COLUMN 1	COLUMN 2	COLUMN 3 C		COLUMN 4
HIGHWAY	SIDE	FROM	TO	TIMES/DAY
South Street	east	north property line of 116 South Street	St. Catharines Street (Regional Road 20)	ANYTIME
South Street	west	Mill Street	St. Catharines Street (Regional Road 20)	ANYTIME
South Grimsby Road #5	both sides	C.P. Railway Tracks	St. Catharines Street (Regional Road 20)	ANYTIME
South Grimsby Road #6	west	Regional Road 14	600 metres north of Regional Road 14	ANYTIME
Streamside Drive	south east	20 metres north of Gateway Avenue	Regional Road 20	ANYTIME
Swayze Court	outer edge of cul- de-sac	west of the driveway of Unit 68	ending at the west side of the driveway of Unit 67 for a distance of 53 metres (approximately 174 feet), being the whole cul-de-sac radius	ANYTIME
Thompson Avenue	west	Spring Creek Road	110 metres south of intersection with Spring Creek Road	8 a.m. to 5 p.m. Mon. to Fri.
Thompson Avenue	east	Spring Creek Road	110 metres south of intersection with Spring Creek Road	8 a.m. to 5 p.m. Mon. to Fri.
Westlea Drive	north	east intersection of Farewell Drive	Fairground Entrance	ANYTIME



REPORT PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE

DATE: March 8, 2021

REPORT NO: PD-33-2021

SUBJECT: Recommendation Report - Building Fees By-law Review

CONTACT: Brian Treble, Director of Planning & Building

John Schonewille, Chief Building Official

OVERVIEW:

- Similar to the Planning Act, the Building Code Act allows a municipality to charge a fee, as required, to cover the anticipated costs of processing a building permit.
- Further, and more extensive than the Planning Act fee schedule, the Building Code Act requires a by-law change to allow permit fees such that the Building Department can operate self-sufficiently and not be a burden to the Township tax levy.
- It is acknowledged that from time to time due to construction activity, the Building Department costs could exceed permit revenues or permit revenues could exceed operating costs in a given year, but overall, revenues are required to cover all departmental costs. In years when permit revenues exceed operating costs the surplus funds can be directed to a reserve account to be drawn on, to balance the departmental budget in slower or more depressed economic times. Permit fees should be adjusted to reflect actual costs.
- The Building Fees By-law has not been amended for the purposes of increasing building fees since 2016. The end of the budget cycle in the last two years have required that the Building budget be balanced by drawing from the reserve to balance the budget. Therefore, it is time to impose a building permit fee increase to cover direct and indirect operating costs.
- In order to amend the Building Fee By-law, a public meeting must be held.
- This report is written to obtain authority to hold a public meeting and to present a fee increase of up to fifteen percent (15%) to reflect increased costs of service and operations of the Building Department since 2016.

RECOMMENDATION:

- That, Report PD-33-2021 regarding "Recommendation Report, Building Fees Bylaw Review" dated March 8th, 2021, be RECEIVED, and;
- 2. That, a public meeting be held for the purposes of presenting up to an fifteen percent (15%) increase in Building fees, prior to the passage of a new by-law.

ALIGNMENT TO STRATEGIC PLAN:

Theme #6

Efficient, fiscally responsible operations

BACKGROUND:

Building Permit Fees are permitted to be charged through the Ontario Building Code Act to cover all anticipated reasonable operational costs.

Building Department fees have not been increased as part of an operational department review since 2016. At that time, an increase of two percent (2%) was approved. The Building Permit Fee By-law is intended to cover the direct and indirect cost of all operations of the Building Department as a self-sufficient unit and includes the concept of building a reserve account for surplus revenues (from the high construction activity years) to cover the costs of operating the building department in the slower years as well.

CURRENT SITUATION:

Currently, operation costs are exceeding permit revenues and the reserve account is being depleted as we are now in a second consecutive year of drawing on reserves to cover costs of both modernize the building department and the day to day operations of the department.

Further, as reserves deplete, there will be insufficient funds to cover the departments operating costs in years where a slower volume of construction activity revenues may be received resulting in the tax levy covering Building permit activity. The last time that a substantial surplus was added to the reserve account dates back to the days of the NRWC Wind Turbine project.

Since building fees have not been increased since 2016, yet the costs to operate the building department have increased each year, we have now hit the point where building fees must be increased to assist in covering operational costs.

In order to cover current and future anticipated Department operational costs for a self-funded department without reliance on other forms of funding, staff are proposing that a fee increase of up to fifteen percent (15%) be considered. By doing this, as a comparison, fees will still be substantially lower than building fees in most municipalities across the Region.

A brief review by our current Chief Building Official, John Schonewille, made the following observations that the Township of West Lincoln's permit fees are below the

following Niagara municipalities by the indicated percentage:

- St Catharines 27 %
- Pelham 26%
- Niagara on the Lake 22%
- Grimsby 16%
- Fort Erie 16%
- Lincoln 15%

Note: Wainfleet and Port Colborne fee schedules were not posted online at the time of writing this report.

A fifteen percent (15%) fee increase still means that our fees will be substantially below our neighbouring municipalities but should assist in covering the Departmental operating costs for 2021.

Staff propose to hold a public meeting at a future Planning, Building, Environmental Committee meeting to allow for the public to be informed of our proposed fee increases

FINANCIAL IMPLICATIONS:

By about June of 2021, staff will be able to prepare a report that officially outlines the Building Department operations and the status of the reserve account. It is clear, already, similar to last year, that the report will show that the Department had to draw from the reserve in order to balance the Department budget at the end of 2020.

INTER-DEPARTMENTAL COMMENTS:

Building staff, Planning staff, along with Treasury staff and the CAO have discussed this report and the proposed fee increases. All are in agreement with the need to adjust the schedule of fees.

CONCLUSION:

Staff propose that a public meeting be held to consider building permit fee increases of up to 15%, prior to the passage of a new by-law.

Prepared & Submitted by:	Approved by:
Anicaleke	BHerdy
Brian Treble Director of Planning & Building	Bev Hendry CAO
John Schonewille	
John Schonewille	
Chief Building Official	



REPORT PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE

DATE: March 8, 2021

REPORT NO: PD-22-2021

SUBJECT: Recommendation Report – Naming of Regional Road 14 from

Canborough Street to the Twenty Road Intersection, as

Townline Road

CONTACT: Brian Treble, Director of Planning & Building

OVERVIEW:

- 911 PERS (soon to be Next Generation 9-1-1/NG-9.1.1) is the standard that we are required to use to name segments of streets. This standard is to help ensure clarity for emergency response services.
- There have been reoccurring issues with the segment of street west from Canborough Street to the Twenty Road Intersection. Some residents refer to this segment as Smithville Road and other refer to the segment as Townline Road, Smithville Townline Road, or an older Regional Road name of Regional Road 614.
- Notice of Public Meeting was mailed on January 18th, 2021 notifying residents of the street naming process. Staff have received 2 items of correspondence regarding the naming of this road.
- A virtual open house was held on Tuesday February 2nd, 2021. One member of the community attended and spoke to the matter being discussed.
- Members of the public were given the opportunity to speak to this matter on February 8th, 2021 at the Planning, Building, and Environmental Committee Meeting, however, no one came forward at that time.
- After public and agency consultation, Staff now recommend that a street naming by-law be passed to officially name this street "Townline Road".
 Such a street naming by-law needs to be coordinated with the installation of street signage. Therefore, the recommendations are phased as outlined below.

RECOMMENDATION:

 That, Report PD-22- 2021, regarding "Recommendation Report, Naming of Regional Road 14 from Canborough Street to the Twenty Road Intersection, as Townline Road", dated March 8th, 2021, be RECEIVED; and,

- 2. That, Committee and Council commit to the name "Townline Road" such that staff may order sign blades and notify property owners; and,
- 3. That, a By-law be passed to name the street identified in Schedule A "Towline Road", but that such By-law not take effect until sign blades have been installed; and.
- 4. That, staff notify all residents and agencies affected by this by-law, of Councils decision and the timeline of implementation. Further, that should costs be incurred by the public as a result of this change, that such costs (with receipts to a maximum of \$100.00) may be submitted to the Township and will be charged to the 911 PERS capital account.

ALIGNMENT TO STRATEGIC PLAN:

Theme

Community Health and Safety

BACKGROUND:

The issue regarding this section of Regional Road 14 (Smithville Road vs. Townline Road) was brought to the Township's attention in late 2019 due to emergency responder location issues, mail delivery problems and errors, as well as some agency confusion.

Township staff have assessed the situation based on the recorded information in the Municipal Property Assessment Corporation database, 29 owners use Regional Road 14, 4 uses Smithville Road, 3 uses Townline Road, and 1 uses Regional Road 614. These numbers do not take into account what residents may be using on agency billing, notices, or their personal correspondence.

Notice of Public Meeting was mailed to all residents located on this stretch of Regional Road 14 on January 18th, 2021. Staff received two items of public correspondence (attachment 2 to this report) regarding the naming of this road, one person attended the virtual open house on February 2nd, 2021. Members of the public were also given the opportunity to speak to this matter on February 8th, 2021 at the Planning, Building, and Environmental Committee Meeting; however, no one came forward at that time.

CURRENT SITUATION:

Staff considered all public and agency input and have determined that Townline Road is the most logical and efficient choice to name this portion of Regional Road 14. Townline Road is the beneficial choice as this name will avoid future confusion and provide one consistent name for the entire street from the Twenty Road Intersection through to the roundabout at Regional Road 20. It is also appropriate based on the continuity of housing numbering along this stretch of road.

As all the sign blades currently read Smithville Road, the sign blades must be changed. The new sign blades will take approximately 4-6 weeks to arrive after ordering and installation will then be coordinated and relayed to the residents of this street. This will be the final step in the street naming process.

FINANCIAL IMPLICATIONS:

A capital budget was created for the 911 PERS project several years ago. Any costs from the public meeting and street naming process will be charged to the corresponding account. This account is also available to assist with impacts on the public, if any, up to a maximum of \$100 per property.

INTER-DEPARTMENTAL COMMENTS:

Staff in Planning, Building, and By-law along with the Fire Chief and the Regional mapping staff have all had discussions about this road segment in recent months and are supportive of naming this road Townline Road.

CONCLUSION:

Staff recommend passing a street naming By-law to name this portion of Regional Road 14 (Canborough Street to Twenty Road) as "Townline Road". Upon adoption by Council, staff will notify the residents and agencies affected by the street naming By-law. The sign blades present at each cross street and intersections will need to be changed by Public Works to reflect the new street name and such name change will take effect at the time of sign blade installation.

ATTACHMENTS:

- 1. Location Map
- 2. Public Correspondence
- 3. Agency Correspondence
- 4. Draft By-law

Prepared & Submitted by:	Approved by:	
Druc Will	Stlerdy	
Brian Treble Director of Planning & Building	Bev Hendry CAO	



Attachment No. 2 to PD-22-2021

From:

To: <u>Jeni Fisher</u>
Subject: Road names

Date: January-21-21 2:48:07 PM

Dear Sir/Madame

According to the map you have it wrong.

When we bought our house 30 years ago, our road has always been called Regional Road 14; and it continues when you turn left at the intersection of twenty road and Regional Road 14. From twenty road on past Caistor/Canboro road is Reg Road 14. Never has been Smithville Road.

According to our deeds we live on Regional Road 14, so obviously there is some lack of knowledge on the townships part.

As land deeds are legal piece of paper.

The section of road in town boundaries is known as townline/ Smithville road.

Why would it cost \$100/property for the change of name. If you call our road Smithville or townline road it isnt really changing it. Just another money grab once again.

Deb Muizelaar

Attachment No. 2 to PD-22-2021

From:

To: <u>Jeni Fisher</u>

Cc: <u>Brian Treble</u>; <u>Joanne Scime</u>

Subject: Proposed Street Naming By-law - Regional Road 14 (between Twenty Road and Canborough Street)

Date: January-25-21 3:50:10 PM

To whom it may concern:

I wish to provide my comment with respect to the proposed re-naming of the section of Smithville Road (between Twenty Road and Canborough Street). I would like the name of the section of road in question to remain "Smithville Road" as is currently indicated on a number of street signs.

Sincerely,

Carolyn Langley & Robert Mous Smithville Road Smithville, Ontario. LOR 2A0

Attachment No. 3 to PD-22-2021

From: <u>Toews, David</u>
To: <u>Brian Treble</u>

Cc: <u>Dennis Fisher</u>; <u>Jeni Fisher</u>

Subject: RE: SMITHVILLE Rd/Townline Rd/Regional Rd 14.

Date: February-01-21 11:04:10 AM

Hi Brian,

For emergency purposes, one road name is the best option. The Region can only send one name to Bell for each road segment.

Bell doesn't know that 1 Smithville Road is next door to 3 Townline Road (I know those aren't real addresses, this is just an example) - they can't know because we can't tell them that the road is both Smithville Road and Townline Road at the same time. It is likely that one of the addresses will not get proper service when they call 9-1-1, which is unacceptable.

This type of error is unavoidable if homes on the same road segment refer to themselves by different road names. We do our best by reporting the road names to Bell according to the majority of reported addresses along each segment. But make no mistake, errors still exist for some residents in all of these cases - the number of errors is minimized, not eliminated.

My recommendation is to avoid as many opportunities for confusion as possible by standardizing all addresses along each road segment to a single road name.

Thanks,

David Toews BSc(Hons), GIS(pg) IT Data Analyst, GIS Services Information Technology, Corporate Services Niagara Region

Phone: 905-685-4225 ext.3689 Toll-free 1-800-263-7215

www.niagararegion.ca

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-XX

A BY-LAW TO NAME A PUBLIC HIGHWAY IN THE TOWNSHIP OF WEST LINCOLN IN THE REGIONAL MUNICIPALITY OF NIAGARA BEING REGIONAL ROAD 14 AS TOWNLINE ROAD

WHEREAS Section 11 (2) of the Municipal Act, 2001, provides for spheres of jurisdiction and under Table (1) it states that a lower tier municipality and an upper tier municipality may pass by-laws respecting highways, including parking and traffic on highways;

WHEREAS Section 47 of the Municipal Act, 2001, provides that a local municipality may name or change the name of a public road after giving public notice of it intention to pass the by-law, and;

WHEREAS such notice was mailed to the residents of this stretch of road (depicted in Schedule A) on January 18th, 2021, of the proposed street naming, corresponding Virtual Public Meeting (February 2nd, 2021) and that Council would hear any person(s) who wished to appear as a delegation at a Public Meeting held at the Planning Committee Meeting of March 8th, 2021, and;

AND WHEREAS Two (2) pieces of written correspondence were received and one resident attended the Virtual Open House;

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

1. That, Council hereby confirms that the street name, shall be "Towline Road"; as illustrated on Schedule A attached hereto, upon installation of new sign blades to implement the change.

READ A FIRST, SECON TIME AND FINALLY PA DAY OF MARCH, 2021.	
MAYOR DAVE BYLSMA	Δ
JOANNE SCIME, CLER	



REPORT PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE

DATE: March 8, 2021

REPORT NO: PD-30-2021

SUBJECT: Recommendation Report – Proposal to Commence Street

Naming Consultation Process for Griffin Street North and

Griffin Street South, Regional Road 14

CONTACT: Brian Treble, Director of Planning & Building

OVERVIEW:

- Regional Survey Staff contacted the Township Public Works staff about the proper naming of the street in downtown Smithville known as Griffin Street. See illustration at attachment 1.
- Regional Staff were advising that in order to make sure that we are 911 PERS compliant (soon to be Next Generation 9·1·1) that we need to either renumber the street, change the name of the street or formally implement Griffin Street North and Griffin Street South.
- Further discussions with Regional Mapping staff has confirmed that
 assigning the street to be Griffin Street North from the traffic lights
 (Wilton Accounting and CIBC bank) to West Street/Station Street and
 assigning Griffin Street South as the name from the Intersection (Parking
 Lot Royal LePage and Low Hive Tattoo) south to the bridge
 (Canborough Street) should be compliant with each property then being
 assigned separate, consecutive street numbers each way.
- This just needs to be formalized and a street naming by-law passed. Township and Regional staff have searched and no such by-law can be found to be in existence.
- As required by the procedural by-law, notice must be given to all owners along the stretch of street before a street naming by-law is passed.
- This report is written to commence the notification process to assign the street as Griffin Street North and Griffin Street South.

RECOMMENDATION:

1. That, Report PD-30- 2021, regarding "Recommendation Report, Proposal to Commence Street Naming Consultation Process for Griffin Street North and Griffin Street South, Regional Road 14", dated March 8th, 2021, be RECEIVED; and,

2. That, staff be authorized to commence the street naming notification and consultation process.

ALIGNMENT TO STRATEGIC PLAN:

Theme #5

Community Health and Safety

BACKGROUND:

Planning Staff have been working diligently with the Region to correct street naming and street numbering issues as they are identified. There is also an existing list of street naming issues dating back to 2014 that staff continue to work through as time permits.

The issue with Griffin Street was identified by the Regional land surveyors just recently while attempting to formally align existing approved street naming by-laws with each street.

CURRENT SITUATION:

Regional Mapping staff have provided Township Planning staff with several options to consider in order to address this street naming and numbering issue in downtown Smithville. A summary of the options from Regional mapping staff are as follows:

"It is possible to change the names of Griffin Street North and South to anything you want, but in most cases it would involve changing civic address numbers for the sake of 9-1-1.

- The only option that would avoid changing address numbers is to change Griffin Street North to Station Street (and then change Griffin Street South to Griffin Street because there would no longer be a Griffin Street North to create confusion).
- If you are willing to change civic address numbers, I would also recommend that Griffin Street South be changed to Canborough Street (you could keep the address numbers very close to their current value, but would have to switch them from odd to even and vice versa)."

Township Planning staff prefer to keep this simple and continue with Griffin Street North and Griffin Street South as per the map at attachment 2 to this report. It is believed that this option can be implemented with no street numbering reassignments being required. The owners/tenants will simply have to add North or South behind their address. It is also believed that several owner/operator/tenants are already including the North (N) and South (S) suffix with their street address. If this is the majority situation, then it is hoped that naming the street as Griffin Street North and Griffin Street South is simply a formality, with minimal impact to the community.

Staff propose that we begin to implement the requirement of the Township procedural by-law to notify the property owners along the street of the intention to pass a by-law naming Griffin Street as Griffin Street North and Griffin Street South as per the drawing at attachment 2.

FINANCIAL IMPLICATIONS:

A capital budget was created for the 911 PERS project several years ago. Any costs from the public meeting and street naming process will be charged to the corresponding account. This account is also available to assist with impacts on the public, if any, up to a maximum of \$100 per property.

INTER-DEPARTMENTAL COMMENTS:

Staff in Planning and Public Works Departments at the Township along with Staff from Regional Surveying, Mapping and Public Works have all had input into this issue.

CONCLUSION:

Staff recommend that Township Planning staff be authorized to commence the process of providing notice to affected property owners and tenants (where known) that the Township is required to pass a by-law to name Griffin Street and that in order to make the street numbering system work, the proposed naming be Griffin Street North and Griffin Street South.

ATTACHMENTS:

- Location Map
- 2. Aerial Mapping Griffin Street North and Griffin Street South

Prepared & Submitted by:	Approved by:	
Amortike	BHardy	
Brian Treble Director of Planning & Building	Bev Hendry CAO	







REPORT PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE

DATE: March 8, 2021

REPORT NO: PD-27-2021

SUBJECT: Recommendation Report – Requirement of Encroachment

Agreement needed for Existing Building Encroachment at 104

McMurchie Lane

CONTACT: Brian Treble, Director of Planning & Building

OVERVIEW:

- Planning Staff received word on February 25th, 2021 that there was an encroachment issue with an existing building at the above address on McMurchie Lane.
- The subject property was created by consent file B07/2009WL and heard before the Committee of Adjustment on August 19th, 2009. Conditions of Consent were cleared on March 25th, 2010. A minor variance (A15/2009WL) was approved without appeal on October 21st, 2009.
- It has been noted however that the southeast corner of the existing building actually encroaches by 0.09 m (9cm) onto McMurchie Lane. The minor variance could only recognize a front yard setback of 0 metres.
- It has been requested that this encroachment be legalized.
- It is understood that the existing building has existed for many decades and predates the creation of McMurchie Lane (street assumed by By-law 2002-07 on January 21st, 2002.
- Staff recommend that a by-law be passed to authorize the Mayor and Clerk to sign an encroachment agreement to recognize this historical situation.
- A copy of reference plan 30R-13451 is found at attachment 1, a draft authorizing by-law is found at attachment 2, and a draft encroachment agreement is found at attachment 3.

RECOMMENDATION:

- 1. That, Report PD-27-2021, regarding "Recommendation Report, Requirement of Encroachment Agreement needed for Existing Building Encroachment at 104 McMurchie Lane" dated March 8th, 2021, be RECEIVED; and,
- 2. That, a by-law be passed to authorize the Mayor and Clerk to sign an encroachment agreement to recognize the existing encroachment on Part 2, 30R13451 being Part of Lot 23, Plan M-92.

ALIGNMENT TO STRATEGIC PLAN:

Theme #3

Strategic, Responsible Growth

BACKGROUND:

In 2009, a consent application was approved to sever the subject building, referred to as the former carriage house into a separate lot from 147 Griffin Street North and now known as 104 McMurchie Lane. 147 Griffin Street North is the current location of Smithville Chiropractic Office (formerly Hodgkins True Value Hardware, owned by the Joyner's).

The buildings in this area of town have existed for some time, and have not been formerly recognized where they encroach beyond the boundaries of their lot.

In this instance, there is an encroachment of the existing building onto McMurchie Lane. There is also an encroachment at the north side of the property caused by the neighbour to the north. Staff are told that this encroachment has already been addressed.

CURRENT SITUATION:

The subject property described as Part 2 on 30R-13451, at 104 McMurchie Lane was created as a separate parcel of land in 2009. As part of current negotiations to sell the property, it has been requested that the southeast of the existing building, where it encroaches onto McMurchie Lane by up to 0.09 metres (9 cm) be legalized by an encroachment agreement.

This is a very standard request for this type of situation and therefore staff recommend that authority be provided to the Mayor and Clerk to sign such an agreement.

FINANCIAL IMPLICATIONS:

The cost of preparing an encroachment agreement and the costs to register the agreement shall be covered by the property owner.

INTER-DEPARTMENTAL COMMENTS:

Planning staff have had discussions with the Director of Public Works, as well as, the Coordinator of Engineering Review. Both agree that recognition of this existing situation is appropriate.

Discussion has also occurred with staff in the Clerks Department and Township Legal Counsel.


CONCLUSION:

Staff recommend that authority be granted by authorizing by-law to permit the Mayor and Clerk to sign an encroachment agreement that recognizes the existing 0.09 metre (9cm) encroachment of the existing building at 104 McMurchie Lane onto McMurchie Lane.

ATTACHMENTS:

- 1. 30R-13451
- 2. Draft Authorizing By-law
- 3. Draft Encroachment Agreement

Brian Treble Director of Planning & Building	Bev Hendry CAO	
Briefle Kle	BHerdy	
Prepared & Submitted by:	Approved by:	



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN BY-LAW NO. 2021- XX

A BY-LAW TO AUTHORIZE AN ENCROACHMENT AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN AND DAARON ROSS JOYNER

WHEREAS the Council of the Corporation of the Township of West Lincoln deems it expedient to enter into an encroachment agreement with Daaron Ross Joyner in order to legalize the 0.09 metre (9cm) encroachment of the existing building located at 104 McMurchie Lane (Reference Plan 30R-13451) onto McMurchie Lane.

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

- 1. That, the Corporation of the Township of West Lincoln enter into an encroachment agreement with Daaron Ross Joyner in order to legalize the 0.09 metre (9cm) encroachment of the existing building located at 104 McMurchie Lane (Reference Plan 30R-13451) onto McMurchie Lane; and,
- 2. That, the Mayor and Clerk be and are hereby authorized to sign the above mentioned encroachment agreement, and any other related documents, and to affix the Corporate Seal thereto.

MAYOR DAVE BYLSMA
JOANNE SCIME, CLERK

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS

22nd DAY OF MARCH, 2021

THIS AGREEMENT made this _	day of	, 2021
BETWEEN:		

Daaron Ross Joyner ("Joyner")

- and -

The Corporation of the Township of West Lincoln (the "Township")

WHEREAS Joyner is the owner of PIN 46053-0141, being Part 2 on Plan 30R-13451, (the "Joyner Lands");

AND WHEREAS the Township is the owner of PIN 46053-0125 (the "Township Lands");

AND WHEREAS a building located on the Joyner Lands encroaches on to the Township Lands by up to 0.09 meters, as shown on Plan 30R-13451(the "Encroachment");

NOW THIS AGREEMENT WITNESSETH THAT:

- 1. Joyner and the Township agree that the boundary line between their respective properties is correctly shown on Plan 30R-13451.
- 2. The Encroachment shall be allowed to continue in its present location for the life of the said building.
- 3. This Encroachment shall be deemed to be with the consent of the Township and its predecessors in title, with the intent that neither Joyner nor any person claiming under Joyner shall acquire an Easement, title by adverse possession or any other right in respect of the Encroachment, and provided that Joyner shall be entitled to enter on to the Township Lands in the immediate vicinity of the Encroachment at reasonable periodic intervals, for the purpose of existing and maintaining the said building. Joyner's right to maintain the said building shall not include the right to replace it in the same location as it now exists. When Joyner wishes to replace the said building, he agrees that any such replacement building shall not be erected on the Township Lands.
- 4. It is further agreed that this agreement or notice thereof shall be registered against the title of the lands of the parties hereto.
- 5. This agreement shall enure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto respectively.

6. The parties agree that the signing of individual counter-parts of this agreement by any party to it, provided that each party has signed any one individual copy of this agreement, shall constitute a binding agreement.

IN WITNESS WHEREOF the parties have hereunto set their hands and seal as of the date first mentioned herein.

NED, SEALED AND DELIVERED)
in the presence:)
)
)
) Daaron Ross Joyner
)
) The Corporation of the
) Township of West Lincoln
)
	Per:
) I have authority to bind the
	corporation



REGIONAL MUNICIPALITY OF NIAGARA POLICE SERVICES BOARD

5700 VALLEY WAY, NIAGARA FALLS, ONTARIO L2E 1X8

Tel: (905) 688-4111 Fax: (289) 248-1011 E-mail: psb@niagarapolice.ca Website: www.niagarapolice.ca

November 4, 2020

DELIVERED BY EMAIL

The Honourable Patty Hajdu Minister of Health patty.hajdu@parl.gc.ca

Dear Minister Hajdu:

RE: Medical Cannabis Grow Operations - Public Safety Concerns

We are writing on behalf of the Regional Municipality of Niagara Police Services Board and the Niagara Regional Police Service to request Health Canada address proper regulation of the cannabis industry, specifically with designated medical growers who are operating outside of their medical designations.

The Federal Cannabis Act controls the production, distribution, sale and possession of cannabis in Canada, including the application and licensing of personal and commercial medical cannabis production, which should be compliant with local municipal by-laws according to criteria set out for applicants in the process administered by Health Canada as the agency responsible for approval of cannabis production facilities.

Our concerns are for the significant number of operations growing for personal medical use under the certificate/registration system set up by Health Canada. Under the legislation, an adult individual is eligible to produce cannabis for their own medical purposes. The amount permitted to grow for personal use is contingent upon the maximum daily amount prescribed by a medical practitioner and whether or not the plants are going to be grown inside, outside or a combination of both. Health Canada's regulations govern the growing of medical cannabis and allow an individual to designate another individual to grow it on their behalf.

A maximum of four (4) certificates for growing medical cannabis for personal purposes are permitted per property. As a result, a significant amount of medical cannabis may be grown on a property for personal medical use. Designated growers are permitted to grow up to 500 plants per individual license, or potentially 2,000 plants. Further, Health Canada treats the certificates as medical information and as such, operators are not required to provide their certificates to municipalities or police, which prevents municipalities or the police from determining if an operation is legally permitted or not. This is exacerbated by minimal oversight or concern from Health Canada.

Police enforcement efforts across southern Ontario, including Niagara, indicate that many growers are producing well in excess of the maximum licensed number of plants. It has become clear that the excess being produced by designated growers is being funneled to the illicit market which is mostly controlled by organized crime.

This was well documented during a large-scale, multijurisdictional illicit cannabis growing investigation in August of this year, where police seized over an estimated \$42 million in drugs, equipment, weapons and other items. This included 101,049 illegal cannabis plants; 1,921 pounds of illegal cannabis bud; 21 pounds of illegal cannabis shatter and three pounds of illegal cannabis hash.

Unfortunately, this is not an uncommon occurrence. In July 2020, Niagara Regional Police made arrests and seizures at a large illicit cannabis operation in the City of St. Catharines with over 17,000 plants. The investigation resulted in the arrest of eleven people, with an estimated \$34 million in cannabis plants. In 2018, Niagara Regional Police arrested one individual for growing over 1,000 plants at an estimated worth of over \$1 million. In 2017, Niagara Regional Police busted two large medical grow operations that were operating under fraudulent Health Canada medical licenses for personal or designated use. In 2016, an individual was arrested with 500 plants and in 2015 the Niagara Regional Police arrested another person with over 1,000 plants that was also valued at just over one million dollars.

It is apparent that criminal enterprises are abusing the Health Canada registration, using it as a loophole to grow well over the allotted amount. These organized crime groups have been exploiting Health Canada medical, personal and designate cannabis production, instead growing the plants to self illegally. Health Canada has strict rules governing licensing, odour, security, light pollution, chemical contamination, fire hazards and the like for federally-licensed grow facilities, however; no such oversight applies to personal and designated growers.

We are therefore urging the Federal Government to expand the legislative framework to provide greater oversight to address public safety concerns with the personal and designated medical growers who are operating outside the boundaries of their medical designations.

These unlicensed operations have become a significant concern for residents in the Niagara Region and our local municipalities from both a health and safety lens as well as from a land use and building code situation. Local municipal governments have responsibility for the enforcement of local by-laws and ensuring life-safety compliance with fire and building code regulations, but Health Canada has no process in place to share licensing information with local authorities about the location of medical cannabis production facilities. By way of copy, we are calling on Niagara's MPs and MPPs for support, and urging the Niagara Region and Councils of its 12 local municipalities to call on the Federal Government to put in place the needed controls and oversight permissions that will provide safety, health and personal comfort to all residents of Niagara.

Minister, we need your help to get these issues under control. We are asking that Health Canada take action against operations that cross the line into criminality. Police resources are stretched and the need to establish criminality limits police ability to respond to these operations that are causing such concern. Police enforcement is an important tool but we need other ways to manage the growing problems these unlicensed operations are creating. We need Health Canada to implement practices that will improve the sharing of information regarding cannabis certificates with police and municipalities, outline requirements for compliance with municipal zoning by-laws, include appropriate monitoring and inspections, and consider the need to revisit the formula for determining the maximum number of plants permitted under a certificate.

The Board and Police Service would certainly be willing to further engage with Ministry personnel in an effort to share our experiences and work collaboratively to increase the effectiveness of the legislation and enhance public safety.

Your consideration of the concerns raised in this letter would be greatly appreciated and we look forward to your response.

Yours truly,

William C. Steele Acting Board Chair

Bryan R. MacCulloch, M.O.M. Chief of Police

Copies to:

The Honourable Bill Blair, Minister of Public Safety and Emergency Preparedness The Honourable David Lametti, Minister of Justice and Attorney General of Canada

MP Dean Allison, Niagara West

MP Chris Bittle, St. Catharines

MP Tony Baldinelli, Niagara Falls

MP Vance Badawey, Niagara Centre

President Micki Ruth, Canadian Association of Police Governance Chief of Police Bryan Larkin, President, Canadian Association of Chiefs of Police

The Honourable Christine Elliott, Deputy Premier and Minister of Health

The Honourable Doug Downey, Attorney General

The Honourable Sylvia Jones, Minister of the Solicitor General

MPP Sam Oosterhoff, Niagara West

MPP Jennie Stevens, St. Catharines

MPP Wayne Gates, Niagara Falls

MPP Jeff Burch, Niagara Centre

Chair Patrick Weaver, Ontario Association of Police Services Boards
Chief of Police Paul Pedersen, President, Ontario Association of Chiefs of Police

Regional Chair Jim Bradley and Members of Council, Niagara Region

Mayor Dave Bylsma and Members of Council, Town of West Lincoln

Mayor Frank Campion and Members of Council, City of Welland

Mayor Jim Diodati and Members of Council, City of Niagara Falls

Mayor Betty Disero and Members of Council, Town of Niagara-on-the-Lake

Mayor Sandra Easton and Members of Council, Town of Lincoln

Mayor Kevin Gibson and Members of Council, Township of Wainfleet

Mayor Jeff Jordan and Members of Council, Town of Grimsby

Mayor Marvin Junkin and Members of Council, Town of Pelham

Mayor Wayne Redekop and Members of Council, Town of Fort Erie

Mayor Walter Sendzik and Members of Council, City of St Catharines

Mayor Bill Steele and Members of Council, City of Port Colborne

Mayor Terry Ugulini and Members of Council, City of Thorold

Board Members, Niagara Police Services Board