



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN COUNCIL AGENDA

MEETING NO. FOUR

Monday, March 22, 2021, 6:45 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

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

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

Pages

1. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST (CLOSED SESSION ONLY)

2. CONFIDENTIAL MATTERS

Moved By Councillor Shelley Bradaric

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

2.1 Treasurer/Director of Finance

Re: Property Matter - Confidential IT Matter

Applicable closed session exemption:

(a) the security of the property of the municipality or local board.

Moved By Councillor Cheryl Ganann

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

2.1. Treasurer/Director of Finance (Donna DeFilippis)

Re: Property Matter - Confidential IT Matter

3. SINGING OF "O CANADA"

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

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

4. OPENING PETITION - Councillor Mike Rehner

5. CHANGE IN ORDER OF ITEMS ON AGENDA

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

7. REQUEST TO ADDRESS ITEMS ON THE AGENDA

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

6.7 Public Comment at Council

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

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

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

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

8. APPOINTMENTS/PRESENTATIONS

There are no appointments/presentations.

9. REGIONAL COUNCILLOR'S REMARKS

10. CONFIRMATION OF MINUTES

- 10.1. Council Minutes - Regular
Re: Minutes of February 22, 2021

Moved By Councillor Harold Jonker

That, the minutes of the open session portion of the February 22, 2021 regular Council meeting be accepted; and,

That, the confidential minutes relating to the closed session portion of the February 22, 2021 regular Council meeting be accepted; and that the minutes remain confidential and restricted from public disclosure in accordance with exemptions provided Section 239 of the Municipal Act.

- 10.2. Council Minutes - Special (Budget) 21
Re: Minutes of March 1, 2021

Moved By Councillor Mike Rehner

That, the minutes of the March 1, 2021 Special Council (Budget) meeting be accepted.

- 10.3. Public Meetings Under the Planning Act 30
Re: Minutes of March 8, 2021

Moved By Councillor Shelley Bradaric

That, the minutes of the public meetings held on March 8, 2021 under Section 34 of the Planning Act, with respect to:

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

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

11. COMMUNICATIONS

There are no communications.

12. MAYOR'S REMARKS

13. REPORT OF COMMITTEE

- 13.1. Planning/Building/Environmental Committee 52
Re: Minutes of March 8, 2021

Moved By Councillor William Reilly

That, the minutes of the open session portion of the March 8, 2021 Planning/ Building/Environmental Committee meeting, be accepted, and the recommendations contained therein, be approved, with the exception of Item #(s) _____ ; and,

That, the confidential minutes relating to the closed session portion of the March 8, 2021 Planning/Building/Environmental Committee meeting be accepted; and that the minutes remain confidential and restricted from public disclosure in accordance with Section 239 of the Municipal

Act.

- 13.2. Administration/Finance/Fire Committee
Re: Minutes of March 15, 2021

66

Moved By Councillor Jason Trombetta

That, the minutes of the Administration/Finance/Fire Committee meeting held on March 15, 2021 be accepted and that the recommendations contained therein, be approved with the exception of Item #(s) _____; and

That, the confidential minutes relating to the closed session portion of the March 15, 2021 Administration/Finance/Fire Committee meeting be accepted; and that the minutes remain confidential and restricted from public disclosure in accordance with Section 239 of the Municipal Act.

- 13.3. Public Works/Recreation/Arena Committee
Re: Minutes of March 15, 2021

74

Moved By Councillor Harold Jonker

That, the minutes of the Public Works/Recreation/Arena Committee meeting held on March 15, 2021 be accepted and that the recommendations contained therein, be approved with the exception of Item #(s) _____

14. RECONSIDERATION

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

15. NOTICE OF MOTION TO RESCIND

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

16. OTHER BUSINESS

- 16.1. Councillor Jason Trombetta
Re: Delivery of Flyers in the Rural Area
FOR DISCUSSION

Moved By Councillor Jason Trombetta

1. That, staff be and are hereby directed to contact those businesses that deliver weekly flyers and newspapers to homes

in the rural area of West Lincoln; and,

- 2. That, these businesses and/or their delivery people be requested to immediately stop using plastic bags to deliver flyers and/or newspapers at the end of driveways; and,
- 3. That, henceforth all flyers and/or newspapers delivered in the rural area of West Lincoln be placed in mailboxes only to reduce litter along rural roads.

16.2. Members of Council
Re: Council Remarks

17. **NEW ITEMS OF BUSINESS**

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

18. **BY-LAWS**

Moved By Councillor Shelley Bradaric

That, leave be granted to introduce By-laws # 2021-18, 2021-19, 2021-20, 2021-21, 2021-22, 2021-23, 2021-24, 2021-25, 2021-26 and 2021-27 and that the same shall be considered to have been read a first, second, and third time with one reading, and are hereby adopted; and,

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

SUMMARY OF BY-LAWS

18.1.	BY-LAW 2021-18	80
	A By-law to confirm the proceedings of the Council of the Corporation of the Township of West Lincoln at its regular meeting held on the 22nd of February, 2021 and its Special Meeting on the 1st of March, 2021.	
18.2.	BY-LAW 2021-19	81
	A By-law to authorize a Site Plan Agreement between the Corporation of the Township of West Lincoln, Melissa Hill Inc. and Farm Credit Canada for lands described as Concession 9, Part Lot 6, Plan M94 Lots 37 43 and 44, & M94 Part Lot 42, Part 1 of 30R1634, in the former Township of South Grimsby, now in the Township of West Lincoln.	
18.3.	BY-LAW 2021-20	82
	A By-law to name a Public Highway in the Township of West Lincoln in the Regional Municipality of Niagara being Regional Road 14 (from Canborough Street to the intersection of Smithville Road and Twenty Road) as Townline Road	
18.4.	BY-LAW 2021-21	84
	Being a By-law to amend Zoning By-law No. 2017-70, as amended, of	

- the Township of West Lincoln - William and Cathy Vitucci (5291 Regional Road 20)
- 18.5. BY-LAW 2021-22 87
Being a By-law to amend Zoning By-law No. 2017-70, as amended, of the Township of West Lincoln - Kenneth Martin (6800 Elcho Road)
- 18.6. BY-LAW 2021-23 90
A By-law to authorize a Site Plan Agreement with Wesley Richard Blokker & Jaclyn Geraldine Blokker. describes as Part LT 40, Concession 8 South Grimsby as in RO428660 S of Hydro Land Except PT 1, 30R3700; subject to an easement as in SG6893; Township of West Lincoln (9629 Regional Road 20)
- 18.7. BY-LAW 2021-24 91
A By-law to authorize an Encroachment Agreement between the Corporation of the Township of West Lincoln and Daaron Ross Joyner (104 McMurchie Lane)
- 18.8. BY-LAW 2021-25 92
Being a By-law to amend By-law 89-2000 which regulated Traffic and Parking on Township Roads (Schedule 'C' - parking restrictions on Colver St. and Wade Rd.)
- 18.9. BY-LAW 2021-26 96
Being a By-law to Amend By-law 2004-42, as amended, which regulates the supply of water and provides for the Imposition and Collection of Water and Wastewater Rates (Rate increase effective July 1, 2021)
- 18.10. BY-LAW 2021-27 99
A By-law to authorize an agreement between the Corporation of the Township of West Lincoln and George Lane Landscaping for the provision of Cemetery Grounds Maintenance services for a period of five years effective January 2021 to December 2025

19. ADJOURNMENT

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

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

COUNCIL MINUTES

MEETING NO. TWO

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

Township Administration Building

318 Canborough Street, Smithville, Ontario

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

Staff: Joanne Scime, Clerk
Bev Hendry, CAO
Roberta Keith, IT Manager

Others: Regional Councillor Albert Witteveen*
Meredith Short, English & Drama Teacher, Grimsby Secondary School*
Mat Miller, Principal - Grimsby High School/West Niagara High School*
***IN ATTENDANCE PART-TIME**

1. SINGING OF "O CANADA"

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

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

COUNCIL MINUTES - February 22, 2021

2. OPENING PETITION - Councillor Harold Jonker

3. CHANGE IN ORDER OF ITEMS ON AGENDA

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

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

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

5. REQUEST TO ADDRESS ITEMS ON THE AGENDA

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

6. APPOINTMENTS/PRESENTATIONS

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

Mr. Mat Miller advised that he was the Principal of Grimsby Secondary School and noted that he will be the principal of the new West Niagara Secondary School which will accommodate public secondary students from across the three municipalities of the Town of Grimsby, Town of Lincoln and the Township of West Lincoln. Mr. Miller advised that he will be speaking to the amenities of the new West Niagara Secondary School (WNSS) and joining him this evening was Ms. Meredith Short, who is the English and Drama Teacher at Grimsby Secondary School (former drama teacher at South Lincoln High School) who will be addressing the fundraising proposal to construct a 750-seat theatre as part of the new school. Mr. Miller reviewed the PowerPoint Presentation that was attached to this evening's agenda and provided an overview of the new school's amenities including but not limited to the following:

- (1) Background relating to the final name of the new school (West Niagara Secondary School), the build commence date (December 23, 2020) and the proposed opening date (September 2022);

COUNCIL MINUTES - February 22, 2021

- (2) Branding for the new school - creation of the mascot, the wolf pack, 3 wolves representing the 3 towns.
- (3) WNSS Building Features;
- (4) Programming that will be offered;
- (5) Athletics;
- (6) Extracurricular activities; and,
- (7) Next Steps (tendering and start of construction (spring), ongoing updates to the community, student input opportunities and fundraising for the theatre).

Ms. Meredith Short advised that she was currently one of the drama teachers at Grimsby Secondary School and that she had been the drama teacher at South Lincoln High School for 12 years prior to its closure. Ms. Short reviewed the remainder of the PowerPoint Presentation as it relates to the establishment of a fundraising Committee (Friends of the Arts in West Niagara) and the launch of a fundraising campaign to raise \$2.6 million with donations from residents and businesses in the community in order to construct a 750-seat indoor theatre as part of the new school.

There was much discussion among Members of Council with respect to the Township considering providing financial support towards the construction of the theatre and that although there were a number of other financial priorities that the Township needed to address including the construction of the new hospital, they had no issue of supporting, in principle, the fundraising for a theatre and the fundraising committee's initiatives and efforts (generate excitement, promote and communicate fundraising initiatives, etc.).

Councillor Reilly requested a recorded vote on the final resolution, as amended.

Moved By Councillor Shelley Bradaric

Seconded By Councillor Mike Rehner

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

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2. That, the request made by Principal Miller for Township Council to consider providing financial support towards the construction of the 750-seat theatre; be received.

	For	Against
Mayor Dave Bylsma	X	
Councillor Shelley Bradaric	X	
Councillor Cheryl Ganann	X	
Councillor Harold Jonker	X	
Councillor Mike Rehner	X	
Councillor William Reilly	X	
Councillor Jason Trombetta	X	
Results	7	0

Carried as Amended (7 to 0)

Moved By Councillor William Reilly

Seconded By Councillor Harold Jonker

That, the following words be added to the end of recommendation #2 of the resolution relating to the new West Niagara Secondary School:

"and supported in principle".

Carried

Moved By Councillor William Reilly

Seconded By Councillor Shelley Bradaric

That, the following words be added to the end of recommendation #1 of the resolution relating to the new West Niagara Secondary School:

"supported in principle"

And That, recommendation #2 of the resolution relating to the new West Niagara Secondary School be removed.

Carried

7. REGIONAL COUNCILLOR'S REMARKS

Regional Councillor Albert Witteveen read from a prepared statement which is attached as Schedule "A" to the minutes. Regional Councillor Witteveen provided an update regarding the following issues:

- (1) The Township's Public Information Session that was held on February 11th regarding the Smithville Master Plan, which he found was well attended and he spoke to the need for growth in West Lincoln.

COUNCIL MINUTES - February 22, 2021

- (2) Highlights from the February 16th Regional Public Works Committee meeting which included a presentation on the progress of the Governance Study for the Niagara Regional Transit and update on the long range plans for GO transit and its expansion in Niagara Region.
- (3) Highlights from the February 16th Regional Public Health meeting which included:
 - (i) A presentation by Steven Soo's and Councillor Wayne Campbell, regarding the Region declaring a state of emergency on homelessness and mental health; and
 - (ii) A report from Dr. Hirji, Niagara Region's Acting Medical Officer of Health regarding vaccination efforts that have been undertaken to date.
- (4) Highlights from the February 17th, Regional Planning and Economic Development Committee meeting which included a presentation by Niagara Peninsula Conservation Authority regarding Prevention on Source Water Protection within Niagara and support of a motion to support the domestic wine industry who are requesting the Province to eliminate the 6.1% tax on domestic wine in order to help keep them competitive.
- (5) Highlights from the February 22nd Regional Waste Management Planning Steering Committee which included an overview of the amount of recycling, composting disposal of household waste in 2020 as well as an update on the new collection initiatives with the every other week garbage collection surpassing the Region's expectations as it relates to diversion of garbage from the landfill sites. Additionally, Niagara Region will be enhancing its illegal dumping/anti-litter campaign to try and curb this type of behaviour and that the rural community needed to be diligent in reporting these types of incidences so that the proper enforcement can be applied.

There were no questions or concerns brought forward by Members of Council with respect to Regional Councillor Witteveen's remarks.

8. CONFIRMATION OF MINUTES

- 8.1 Council Minutes - Regular
Re: January 25, 2021

Moved By Councillor Cheryl Ganann

Seconded By Councillor Harold Jonker

That, the minutes of the January 25, 2021 regular Council meeting be accepted

Carried

COUNCIL MINUTES - February 22, 2021

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

Moved By Councillor Harold Jonker

Seconded By Councillor Jason Trombetta

That, the minutes of the public meetings held on February 8, 2021 under Section 34 of the Planning Act, with respect to:

(a) Zoning By-law Amendment - Kenneth Martin - 6800 Elcho Road (File No: 1601-001-21); and,

(b) Zoning By-law Amendment - Cathy & William Vitucci - 5291 Regional Road 20. (File No.1601-002-21);
be accepted.

Carried

9. COMMUNICATIONS

There were no communications.

10. MAYOR'S REMARKS

Mayor Bylsma advised that on February 18, 2021 he attended (virtually) the annual general meeting of the West Lincoln Chamber of Commerce which was well attended by approximately 35 attendees in attendance through ZOOM. Mayor Bylsma stated that the position of President was passed from Mr. Rob Wood, who has been president for the past four years, to Paul Robertson of the Employment Centre with Elizabeth Cervi being appointed as the Chamber's Vice President. Mayor Bylsma advised that the Chamber Executive Director, Denise Potter, gave an overview of what has happened in 2020 which included COVID and its overwhelming effect on the chamber and its members but also included initiatives, in partnership with the Township, that were undertaken to assist the community such as the "buy local" campaign. Mayor Bylsma stated that the meeting also included a presentation by the Township's CAO, Ms. Bev Hendry and Niagara Region Economic Development Officer, Linda Sicoli, who did a presentation on the Township's Economic Development Strategy. On behalf of Council, Mayor Bylsma thanked Councillor Jonker and Councillor Ganann for sitting as Directors on the West Lincoln Chamber of Commerce Board.

Mayor Bylsma stated that on February 20th, 2021, he (being his fourth) and a few of his children participated, as part of their church, in West Niagara's Coldest Night of the Year fundraising event by walking a portion of the Bruce Trail to support local charities who serve the hungry, homeless, and hurting. Mayor Bylsma stated that this year's event supported the YWCA Niagara Region's West

COUNCIL MINUTES - February 22, 2021

Niagara Affordable Housing program which raised approximately \$71,000, which far exceeded their goal amount by 144%. Mayor Bylsma noted that this event again provides proof of the generosity of this community for which he was very proud of.

11. REPORT OF COMMITTEE

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

Moved By Councillor William Reilly

Seconded By Councillor Cheryl Ganann

That, the minutes of the February 8, 2021 Planning/Building/Environmental Committee meeting, be accepted, and the recommendations contained therein, be approved.

Carried

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

Moved By Councillor Jason Trombetta

Seconded By Councillor William Reilly

That, the minutes of the Administration/Finance/Fire Committee meeting held on February 16, 2021 be accepted and that the recommendations contained therein, be approved.

Carried

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

Moved By Councillor Harold Jonker

Seconded By Councillor Shelley Bradaric

That, the minutes of the Public Works/Recreation/Arena Committee meeting held on February 16, 2021 be accepted and that the recommendations contained therein, be approved.

Carried

12. RECONSIDERATION

There were no items put forward for reconsideration.

COUNCIL MINUTES - February 22, 2021

13. NOTICE OF MOTION TO RESCIND

There were no motions to rescind put forward by any Member of Council.

14. OTHER BUSINESS

14.1 Members of Council

Re: Council Remarks

- (1) Councillor Cheryl Ganann
Re: West Lincoln Community Care

Councillor Ganann stated that the West Lincoln Community Care (WLCC) will be holding their Annual General Meeting (AGM) soon and as the AGM Secretary she had come across the fact that, in 2020, Janet Zantingh had reached the 35 year mark of volunteering with WLCC as well as Margaret Merritt who has volunteered 30 years. Councillor Ganann stated that she felt it was important to share this information with Members of Council and the public as this was an incredible and significant milestone for our community and for Mrs. Zantingh and Mrs. Merritt.

As requested by Councillor Reilly, Mayor Bylsma advised that he would do something to recognize both Mrs. Zantingh and Mrs. Merritt's years of dedication, commitment and service to West Lincoln Community Care.

- (2) Councillor William Reilly
Re: Councillor ZOOM Meeting

Councillor Reilly advised that Councillor Trombetta, Councillor Bradaric and himself held a virtual community ZOOM Open House which was well received and resulted in some good feedback from those public members that attended and that he hoped that more of these public engagement meetings could be held in the near future. Councillor Reilly noted that he and Councillor Ganann will be holding a public engagement meeting virtually this Thursday and that the public have indicated that they appreciate the opportunity to speak with Members of Council especially in light of COVID.

- (3) Councillor Harold Jonker
Re: West Lincoln Chamber of Commerce AGM

Councillor Jonker thanked Mayor Bylsma for attending the West Lincoln Chamber of Commerce AGM and for reporting on this event

COUNCIL MINUTES - February 22, 2021

as he has had to address some work issues of late with his trucking firm which resulted in him unfortunately missing the meeting.

15. NEW ITEMS OF BUSINESS

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

16. BY-LAWS

Moved By Councillor Mike Rehner

Seconded By Councillor Harold Jonker

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

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

16.1 BY-LAW 2021-13

A By-law to confirm the proceedings of the Council of the Corporation of the Township of West Lincoln at its regular meeting held on the 25th day of January, 2021.

16.2 BY-LAW 2021-14

To designate a Plan of Subdivision, or part thereof, not to be a registered Plan of Subdivision for the purposes of Subsection 50(3) of the Planning Act, being lots 1,2, and 3 (north side of David Street), Lots 6,7,8,9,10 and 11 (south of York Road), and Lots 1,2, and 3 (west side of Church Street), Registered Plan TP-26, Caistorville, Township of West Lincoln

16.3 BY-LAW 2021-15

Being a By-law to amend By-law 2011-28 which prescribes a Tariff of Fees for the Processing of Applications made with respect to Planning Matters, as amended. (Add new \$1200 fee for development that has commenced prior to planning approval)

16.4 BY-LAW 2021-16

Being a By-law to amend By-law 2002-112 which appoints a Committee of Adjustment, delegates the authority for considering application for Minor Variances and Consents, provides for compensation for the Members of the Committee of Adjustment, adopts Policies, Procedures and Conditions for the Operation of the Committee of Adjustment, and

COUNCIL MINUTES - February 22, 2021

establishes a Tariff of Fees under the Planning Act. (Add new \$1200 fee for development that has commenced prior to planning approval)

16.5 BY-LAW 2021-17

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

17. CONFIDENTIAL MATTERS

All Members of Council, with the exception of Councillor Rehner, the CAO and the Clerk were in attendance for closed session deliberations.

Moved By Councillor Shelley Bradaric

Seconded By Councillor Harold Jonker

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

(a) CAO (Bev Hendry)

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

Applicable closed session exemption(s):

- Personal matters about an identifiable individual, including municipal or local board employees. (8:15 p.m.)

Carried

Moved By Councillor Harold Jonker

Seconded By Councillor Jason Trombetta

That, this Council meeting does now resume in open session at the hour of 10:00 p.m.

Carried

17.1 CAO (Bev Hendry)

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

Applicable closed session exemption:

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

Moved By Councillor Cheryl Ganann

Seconded By Councillor Shelley Bradaric

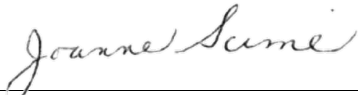
COUNCIL MINUTES - February 22, 2021

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

Carried

18. ADJOURNMENT

The Mayor declared the meeting adjourned at the hour of 10:01 p.m.



JOANNE SCIME, CLERK

MAYOR DAVE BYLSMA

SCHEDULE "A" TO THE FEBRUARY 22, 2021 COUNCIL MINUTES

Regional Councillors Remarks Feb 22,2021

Good evening Mayor, councillors staff and members of the public. I would like to start off this evening by saying it was great to see the level of participation at our public meeting on the Smithville Master Plan on Feb 11th. With many public members participating I know we will generate a positive out come that will have as lasting effect on our community. I know not everyone is happy with the growth of our small town but hopefully this process will be a steady one of growth. We need this growth to support commercial and industrial businesses to flourish in our community. Again I would encourage all those who participated to continue the journey to the finish line.

On Feb 16th I attended the Public Works committee meeting and the highlight was a presentation on the progress of the Governance Study for the Niagara Regional Transit. At this time the team is halfway through presenting to the Local area Municipalities. As you know there are mixed reviews on the process and till all presentations have been made direction will be decided at that time. On the GO front the province has been forging onward in the long range plans which include the expansion in Niagara and stations, stops are also moving forward with this overall plan.

Later that we had our Public Health meeting where we had the presentation Steven Soo's and Councillor Wayne Cambell, requesting a declaration of an emergency on Homelessness and Mental Health as supported by this council. The Niagara Region did not support the declaration of the Emergency but we

SCHEDULE "A" TO THE FEBRUARY 22, 2021 COUNCIL MINUTES

presented a motion on making this a high priority again through our 10yr Housing, Homeless and Mental Health action plan, also tying in with Built for Zero campaign and our Overdose Prevention and Education Network of Niagara. The reasoning behind this is that the Province allocates funds on a separate program basis and if we declare a state of Emergency we will be funded as one Region with us taking full responsibility for these programs. Also in a State of Emergency the Regional chair carries the control and administration of this. This is an ineffective way to deal with these issues. We need to stay the course with our programs and request funding as required and seize the opportunities for our residences.

We also received a report from Dr. Hurji letting us know that all residences in LTC facilities have receive their second dose of the vaccine. And to date as vaccine becomes available caregivers and others that are at high risk are receiving the vaccine. At this time we are not seeing any of the variants in Niagara. As most of know the Re-opening will need to be slow and steady to continue the control.

The following day I attended the Planning and Economic Development committee meeting where we had a prevention on Source Water Protection within Niagara by the Niagara Conservation Authority. Highlights are the plan was put into place in October 2014, and updated plan was implemented in 2018 by the Ministers section 36, which is a 5year plan going out to 2023.

Vulnerability scores were given to our 5 plants in Niagara, Grimsby, Pt. Colbourne Welland, DeCew Falls and lastly Niagara Falls water treatment plant.

SCHEDULE "A" TO THE FEBRUARY 22, 2021 COUNCIL MINUTES

Niagara is in good shape by drawing water from two Great Lakes. Many communities still rely on ground water for there source. Our objective is to manage any significant threats to the water source. The committee supported a resolution for the Wine Sector to the Province to eliminate the 6.1% tax on domestic wine. This is an antiquated law that needs to be addressed to help keep the industry completeive.

Today I attended our Waste Management Planning Steering committee meeting, we were given an overview of 2020. The Niagara Region's Municipal Recycling Facility proceeded 70,000 tonnes of material, composted 58,036 tonnes of residential organic waste and disposed 118,038 tonnes of household waste. With the new collection contract and contractors we again are receiving a high level of service and residences are helping in diverting organics and recyling out of landfills. This is meeting and surpassing the change to every other week garbage collection. As we move forward the Niagara Region will be enhancing its illegal Dumping/ Anit-Litter Campaign to try and curb this type of behaviour. As we know in our rural community we need to be die gent in reporting these types of incidences so that the proper enforcement can be applied.

Thank-you again for having me present and update, if there are any questions I will do my best to answer them.

Regional Councillor Witteveen

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN
SPECIAL COUNCIL MINUTES

MEETING NO. THREE

March 1, 2021, 6:33 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

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

Staff: Joanne Scime, Clerk
Bev Hendry, CAO
Donna DeFilippis, Treasurer/Director of Finance
Dennis Fisher, Fire Chief
Mike DiPaola, Director of Public Works and Recreation
Brian Treble, Director of Planning and Building
Katelyn Hall, Deputy Treasurer
Roberta Keith, IT Manager
Cindy Weir, Interim Library CEO

Others: Regional Councillor Albert Witteveen
Joan Packham, West Lincoln Public Library Board Chair
Klaas Zeldenrust
Rob Cosby
Nicholas Fearn, Niagara This Week
Tristan Marks, News Now

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

There were no disclosure of pecuniary interest and/or conflict of interest declared by any Member of Council in attendance.

SPECIAL COUNCIL MINUTES - March 1, 2021

2. REQUEST TO ADDRESS ITEMS ON THE AGENDA

In response to Mayor Bylsma's inquiry, the IT Manager confirmed there were no members of the public in attendance virtually that were indicating they wished to address a specific item on tonight's agenda as permitted by Section 6.7 of the Procedural By-law.

In response to Mayor Bylsma's inquiry, the Clerk stated that she had received one email over the weekend from Mr. Rob Cosby, which she read into the record. A copy of the email is attached as **Schedule "A"** to the minutes.

3. OTHER BUSINESS

3.1 Treasurer/Director of Finance (Donna DeFilippis)

Re: Recommendation Report T-07-2021 - 2021 Operating and Capital Budget Final Report

The Treasurer/Director of Finance advised that she did not prepare a formal presentation this evening as she had done this at the February 16, 2021 Administration/Finance/Fire Committee meeting at which time Council and staff received a full presentation relating to the Township's 2021 Operating and Capital Budget and that her report this evening was the same base budget and levy of \$8,130,140. The Treasurer/Director of Finance noted that a change that has occurred was the levy for the West Lincoln Memorial Hospital was now being proposed at \$75,300, which was lower than what was presented at the February 16th meeting due to the fact that the requirement was being spread over 5 years as opposed to 4 years. The Treasurer/Director of Finance advised that at the February 16th meeting it was requested that the two items be separated should Council decide that they didn't want to include the hospital levy in the 2021 budget they could. The Treasurer/Director of Finance stated that if Council did not want to include the hospital levy they could amend the recommendation contained in the report and remove recommendation 3. The Treasurer/Director of Finance highlighted Charts 2 and 4 attached to the budget report as these charts breakdown the impact of the levy for the Township's portion of the taxes and the overall tax bill. The Treasurer/Director of Finance explained that Chart 4 shows the impact of the hospital levy which would result in an overall tax bill increase of 3.10% and would result in an annual increase of \$135.79 or \$11.32 a month, for an average home of \$382,397 (MPAC Assessment based on 2016).

Councillor Rehner stated that he did not understand that the Township's overall levy was 3.1% as proposed in the Treasurer/Director of Finance's recommendation report as he thought it would have been approximately 3.8% based on the information report presented at the February 16, 2021

SPECIAL COUNCIL MINUTES - March 1, 2021

Administration/Finance/Fire Committee meeting which was proposing a 2.8% overall levy plus 1% for the hospital levy.

In response to Councillor Rehner's inquiry, the Treasurer/Director of Finance referred to Chart 2 of her report which shows the impact of \$8,054,840 proposed Township levy which does not include the hospital levy, with an overall Township levy increase of 5.3%. The Treasurer/Director of Finance stated that Chart 4 shows the impact of \$8,130,140 proposed Township levy which includes the hospital levy being an increase of 6.24%. The Treasurer/Director of Finance advised that due to the fact the Township's portion of the property tax bill was approximately 1/3 of the total property tax bill (Region and Education), the increase including the hospital levy was 3.1% as compared to an increase of 2.8% which does not include the hospital levy. The Treasurer/Director of Finance noted that Chart 3 of her recommendation report shows the proposed total hospital levy requirement being \$381,000 with a breakdown of the amount needed over a 5-year period from 2021 to 2025, with the average being approximately \$76,000 per year that will be needed to payoff the future debenture.

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

- (1) The delay of building the new hospital by the Province of approximately 25 years resulted in the construction costs substantially increasing and has resulted in the local area municipalities' share of the total construction cost to increase as well as it being the local area municipalities and the hospital foundation being responsible for the fixture and equipment costs.
- (2) It was felt it would be wiser to reduce the amount of the hospital levy by spreading the debenture cost over five (5) years versus four (4) years as proposed in the Treasurer/Director of Finance's recommendation report.
- (3) The Township's levy was higher than last year due to the special projects that have been proposed and that Council needs to be mindful of the fact that commercial properties pay a higher tax rate which may have a substantial impact on businesses being able to pay their property taxes and it was suggested that the Township's levy be further reduced from 3.1% to approximately 2% in order to assist all taxpayers in the municipality.
- (4) It was suggested to defer the upgrading of certain gravel roads, as noted in the budget, for another year which would reduce the budget by approximately \$660,000.
- (5) Were pleased that a new Station 2 Fire Station will be constructed this year as it was a long time coming and well deserved.

SPECIAL COUNCIL MINUTES - March 1, 2021

- (6) As per Mr. Cosby's comments, it was questioned whether a 2% increase to the budget for maintenance was enough taking into consideration that the price of aggregates has been increased in 2021 by 3%.
- (7) It was felt that the proposed Budget for 2021 was a responsible budget and well balanced.
- (8) Were pleased that the Township's hard-surfacing of gravel roads program will be restarted this year after 11 years.
- (9) Concern was noted regarding the under utilization of the West Lincoln Community Centre due to the pandemic and the closure and/or reduced use of the facility and it was suggested using the COVID funding that was received to help offset costs (Response = The full amount of the COVID funding from the Province is being utilized as outlined in Chart E (2021 COVID-19 Budget Impact) of the recommendation report, which includes some of the loss revenue from the WLCC and that the 2021 Budget was not affected by COVID).
- (10) It was questioned when in the future a staff report would come forward with respect to the elimination of the urban service levy (urban residents pay a separate special area levy for maintenance of urban sidewalks and streetlights)? (Response = In order for staff to prepare a report with respect to the elimination of the urban service charge would require a resolution of Council and this levy was initiated by the Council of the day).
- (11) Concern was noted that it was unfair that the elimination of the special urban area service charge will not be revisited by Council because the majority of Council Members resided in the rural area and it was suggested that rural residents should be charged a rural service charge.
- (12) It was questioned whether the establishment of a rural service charge would require a resolution of Council and perhaps this should be investigated?
- (13) It was noted that a large portion (approximately 50%) of the Township's capital budget has been designated towards rural bridges and roads with 85% of the budget going towards the rural area and that many rural area residents come into Smithville to walk along the sidewalks and that it was felt that maintenance costs for urban sidewalks and streetlights should be paid by all Township taxpayers.
- (14) Concern was noted about using percentages when referring to tax levy increases and although it was understood that this was the method that was used for determining tax levy increases, using percentages was not a good comparison as a percentage increase can be much different as it relates to one municipality versus another (i.e. a percentage increase is higher for properties that have a higher

SPECIAL COUNCIL MINUTES - March 1, 2021

tax levy versus a lower tax levy). (Response = It was noted that the Treasurer/Director of Finance does provide monetary figures as well as percentages in her report).

- (15) It was questioned whether there were any costs relating to projects and/or recreation programs and events that could be affected by COVID that could be removed from the 2021 Budget in order to reduce the tax levy? (Response = Staff have budgeted as if it was a normal year as it is difficult to determine what will happen this year as it relates to COVID and that it is best practice to budget with steady levels including inflation if needed).

Councillor Ganann noted her concerns regarding the condition of South Grimsby Road 3 as she receives a lot of complaints with respect to this road and that she was surprised that this road was not included in the Roads Need Study as one of the top ten roads to be reconstructed. Councillor Ganann asked staff if they could re-evaluate this road in the Spring following the winter meltdown and/or when there has been heavy rain as this road was normally in poor condition and was seeing more use as the result of Industrial Park Road being extended as a route to access the QEW and/or Highway 8.

Mayor Bylsma noted that a Media Release will be prepared and sent out by staff tomorrow with respect to the Township's final 2021 Operating and Capital Budget.

Councillor Reilly requested a recorded vote with respect to the recommendation as it relates to the 2021 Operating and Capital Budget.

Moved By Councillor Shelley Bradaric

Seconded By Councillor Cheryl Ganann

1. That, Report T-07-2021, regarding the "2021 Operating and Capital Budget Final Report", dated March 1, 2021 be received; and,
2. That, a tax levy of \$8,054,840, which represents a 5.68% tax levy increase after factoring in assessment growth, be approved; and,
3. That, a new tax levy of \$75,300 for the West Lincoln Memorial Hospital Rebuild in addition to the amount in item 2 for a total 2021 tax levy of \$8,130,140, be approved; and,
4. That, the Detailed 2021 Capital Program, attached as Schedules H to N to this report, totaling \$5,866,500 be approved; and,

SPECIAL COUNCIL MINUTES - March 1, 2021

5. That, water and wastewater user fees increase on July 1, 2021 as follows: 5% increase to the Water Consumptive Rate, the Water Base Charge, the Wastewater Base Charge, the water filling station Consumptive Rate and a 2% increase to the Wastewater Consumptive Rate; and,
6. That, a By-Law be passed which amends By-Law 2004-42, Schedules A and C to incorporate the revised water and wastewater fees effective July 1, 2021; and,
7. That, Council delegate authority to the CAO to approve in year 2021 budget amendments up to \$20,000 per item and to report to Council on a monthly basis regarding such amendments; and,
8. That, the balance of Capital and Special Projects for the years 2022 to 2030 as outlined on Schedules F and G to this report be approved in principle; and,
9. That, tangible capital asset amortization expense estimated at \$3,158,800 and post-employment expenses estimated at \$4,000 be and are hereby excluded from the 2021 Draft Operating and Capital Budget as permitted through regulation 248/09.

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

4. ADJOURNMENT

The Mayor declared the meeting adjourned at the hour of 8:01 p.m.



JOANNE SCIME, CLERK

MAYOR DAVE BYLSMA

SCHEDULE "A" TO THE MARCH 1, 2021 SPECIAL COUNCIL (BUDGET) MINUTES

2021 Budget Presentation

Good evening Mayor Bylsma, Councillors and Township Staff. I have viewed the 2021 budget documents online and also attended, virtually, the Budget Meeting held on Feb 16/21. Overall, I am comfortable with the current budget with an increase of approx. 2.8% over 2020. This is a smaller increase than last year and still takes into consideration the maintaining of service levels while accounting for inflationary costs. Discussion occurred during the budget meeting regarding the initiation of a levy to raise funds for the Township's funding commitment to the new West Lincoln Memorial Hospital. My opinion is that we, as a Township, should begin setting aside funds this year. Spreading out the raising of these funds over 5 years instead of 4 years will result in a smaller impact to residents each year.

I would like to make a few comments/concerns for your consideration this evening. These are in no particular order.

Public Works truck purchases – The budget proposes the scheduled replacement of tandem #34 as well as moving up (from 2022) the scheduled replacement of tandem #35 and the addition to the fleet of a 2nd single axle truck with plow. The rationale is to compensate for manufacturing and delivery delays in the heavy truck and equipment industry, and to allow for the potential of better pricing considerations when tendering for multiple pieces at the same time. I agree with this rationale but after some thought, I have 2 concerns. The Township is currently waiting for delivery of 3 trucks relating to the 2019 and 2020 capital budgets and the current request is for 3 more trucks in this 2021 budget. This will result in 6 trucks (roughly half of the heavy fleet) due for replacement over a 3 year period in approx. 10 years, based on the current practice of a 10 year replacement program. Will this put an undue stress on reserves in 10 years when this many trucks will need to be retired or will some need to be kept in service longer to due to the ramifications of this decision? My 2nd concern is with the additional single axle plow truck. I had a very good discussion on various topics with Public Works Manager Steve McGean late in 2019. The topic of the additional single axle plow truck for the urban area came up and I totally agreed that the urban area was grossly underserviced with only 1 truck for winter operations. I still agree that an additional piece of equipment is badly needed, but I wonder, when I look at the very cramped nature of all of the newer existing and planned developments in Smithville, whether a conventional single axle plow truck is still practical or if a piece of equipment that is more agile and maneuverable might be an option. Maybe this could be a multi-use piece of equipment that could also be used for a different use in the summer months.

Fire Department – I support the addition of fire fighter positions over the next 2 years. Chief Fisher stated that the compliment of firefighters had not increased for several years. I believe that it is beneficial to have a larger number of volunteer firefighters on the department to draw on as the municipality grows and calls are likely to increase.

SCHEDULE "A" TO THE MARCH 1, 2021 SPECIAL COUNCIL (BUDGET) MINUTES

The fire department is scheduled to replace both of its tankers, 1 this year and the other in 2022. Using the same rationale as the Public Works Department, why don't we entertain the idea of moving up next year's tanker replacement to this year? It would be unlikely that either of these tankers would be delivered until late 2022 or early 2023 and there could be a potential cost savings as well. The replacement of both of these tankers was pushed back by 2 years during the 2018 budget process according to my notes. Both of these tankers, although serving the municipality well, are beyond 20 years of age when replacement is highly suggested by the province. West Lincoln Fire Department is also currently unable to obtain Shuttle Certification until our tankers are replaced with newer units. Shuttle Certification of a municipality is viewed by some insurance companies as a lower risk when quoting residential insurance premiums.

Conversion of gravel roads to tar and chip surface – I wish to thank Township Council and Staff for resuming the project of upgrading gravel roads to tar and chip surface. This initiative began several decades ago when virtually all of our rural roads were gravel. Despite this initiative being on hiatus for several years due to a lack of support from Councils of the day, our Township has progressed to the point where, according to inventories from the latest road assessment, over 60% of our rural roads are now tar and chip. My hope is this initiative will continue into the future allowing more residents the benefit of better rural roads.

Operating budget, unpaved roads – Our remaining gravel roads have been in need of major improvements for many years. Many residents have commented for several years regarding the condition of our "mud" roads. I had not had the opportunity to experience the full reality of the term "mud" road until this past October when the gravel roads in my immediate area became mud. Councillor Ganaan made mention of this during the Feb 16 budget meeting. Our roads were graded and that evening we received 12 mm of rain. The next day, our roads were almost impossible to drive on, a soupy mess that created ruts at least a couple of inches deep on parts of South Grimsby Road 3 and Concession 7 Road. These roads were defined to be in "very good" condition in the recent road assessment. The road eventually dried out but some of the ruts are still visible today. I would expect a gravel road to be soft after rainfall on a freshly graded road. However, it is my opinion that this problem was so severe for 2 reasons.

Normally, gravel roads are built from Granular A which is a blend of material from screenings up to ¾ inch gravel. This blend compacts quite well and is very stable. Our road does not appear to have enough of the larger gravel remaining in the road bed. We are left with a larger percentage of smaller gravel and screening which does not compact well in very wet conditions. The larger stone from the roads breaks down over time from normal use as well as being thrown from the travelled part of the roadway due to traffic and sometimes from snowplowing.

SCHEDULE "A" TO THE MARCH 1, 2021 SPECIAL COUNCIL (BUDGET) MINUTES

On some portions of the roads in my immediate area, the road shoulders are higher than the travelled portion of the roadway which prevents the drainage of rainfall to roadside ditches. This results in ponding, erosion where water runs down the road, and muddy roads.

I believe that the above problems are common on most gravel roads in our municipality. The budget for maintenance of unpaved roads shows a 2% increase and I know that one of the local quarries has increased the price of aggregates by 3% for 2021. I would also like to note that in the 2018 budget document, the amount budgeted for maintenance of unpaved roads was reduced by 10.8%. I would request that the Township of West Lincoln increase the level of funding for additional gravel to be applied to unpaved roads to bring them up to a higher standard than what currently exists in our municipality.

Thanks for your time and consideration.

Rob Cosby,

5969 Concession 7 Road

**TOWNSHIP OF WEST LINCOLN
PUBLIC MEETING MINUTES UNDER THE PLANNING ACT
AMENDMENTS TO THE TOWNSHIP OF WEST LINCOLN'S OFFICIAL PLAN &
ZONING BY-LAW**

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

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

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

Other Members: Albert Witteveen, Regional Councillor
Jared Marcus*
Anthony Chiarella*
Jowett Lau*
Phillip Owens*
Maria Apostolakos*
Lisa Kouwenberg
Brian Gatcke*

*** IN ATTENDANCE PART TIME**

(A) FOLIERA HOLDINGS INC. - ZONING BY-LAW AMENDMENT

1. Application for Zoning By-law Amendment

The Chair advised that this public meeting was being held to consider an amendment to the Township of West Lincoln's Zoning By-law under Section 34(12) of the Planning Act as submitted by Foliera Holding Inc. for the 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.

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

The application proposes to rezone ±10.29 hectares of land from Agricultural 'A' to Agricultural 'A' with a site specific exception. The site specific exception will permit two mobile homes 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 permitted.

2. Purpose of the Public Meeting

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

The Chair stated that the purpose of this meeting was to give an opportunity for the public and Council Members to provide comments and/or ask questions regarding the Zoning By-law Amendment Application submitted by Foliera Holding Inc. for the 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).

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

3. Public Meeting

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

The Deputy Clerk advised that proper notice was given by way of mailed distribution to neighbouring properties within 120 metres of the subject property on February 10th, 2021. Additionally, a yellow sign was posted on the subject property.

The Chair advised that this was a public meeting to consider a Zoning By-law Amendment Application submitted by Foliera Holding Inc. for the 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).

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

The Planner provided an overview of the application as outlined in Staff Report PD-024-2021.

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

Ms. Lisa Kouwenberg (Applicant) was present at the Public Meeting and stated that she had no further comments regarding the application, however, asked what the next steps would be with respect to the approval process and timeframe. In response to Ms. Kouwenberg's questions regarding the timeframes and approval process, the Director of Planning & Building provided an outline of the next steps, including meeting dates and what to expect during this process. The Chair also provided clarification regarding the purpose of the Public Meetings.

The Chair asked if there were any oral or written submissions from any members of the public present as part of the Zoom meeting that wished to provide comments at this time with respect to the Foliera Holding Inc. (File No. 1601-003-21) Zoning By-law Amendment. The Chair suggested that if there were any Members of the Public present who wished to provide comments that they should state them now, as LPAT may not consider comments made during any other Council and/or Committee meetings.

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

The Chair asked if any Members of the Committee had any oral or written submissions on the proposed Zoning By-law Amendment. The Chair advised that this may be the only Public meeting being held with respect to this application;

therefore, he noted that if any Members of the Committee had any comments they should state them now as the Local Planning Appeal Tribunal (LPAT) may not consider comments made during any other Council and/or Committee meetings.

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

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

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

4. Adjournment

The Chair advised that this public meeting with respect to the proposed Zoning By-law Amendment is concluded at the hour of 6:58 p.m.

(B) GREEK ASSOCIATION & MARZ HOMES (SMITHVILLE WEST) INC. – OFFICIAL PLAN & ZONING BY-LAW AMENDMENT

1. Application for Official Plan & Zoning By-law Amendment

The Chair advised that this public meeting was being held to consider an amendment to the Township of West Lincoln's Official Plan and Zoning By-law under Sections 17 & 34 of the Planning Act as submitted by the Greek Association & Marz Homes (Smithville West) Inc. for the property located at 6659 RR 20 (Lot 8, Plan M98).

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

An application for Official Plan Amendment and Zoning Bylaw Amendment has been submitted in conjunction with a minor boundary adjustment application for the property located at 6659 RR 20 (Lot 8, Plan M98). The boundary adjustment proposes to sever 1.384 acres (0.56 hectares) from 6659 RR 20, being the Greek Association property, and merge it to the Marz Homes (Smithville West) Inc. property which is currently within a Draft Plan Approval of Subdivision process.

The Official Plan Amendment and Zoning Bylaw Amendment is needed to change the current Institutional designation and zoning to permit the severed lands to be used for future residential uses as part of the Marz Homes “Thrive” draft plan of subdivision. The proposed concept would allow approximately 16 lots for single detached dwellings, fronting on a proposed internal street. The draft plan of subdivision is also being amended through this process.

2. Purpose of the Public Meeting

The Planning Act requires in Section 34(12) and Section 17(15) that before passing a Zoning By-law Amendment and Official Plan Amendment, Council must hold at least one public meeting for the purpose of informing the public in respect of the amendments.

The Chair stated that the purpose of this meeting was to give an opportunity for the public and Council Members to provide comments and/or ask questions regarding the amendment to the Township of West Lincoln's Zoning By-law and Official Plan application submitted by the Greek Association & Marz Homes (Smithville West) Inc. for the property located at 6659 RR 20 (Lot 8, Plan M98).

The Chair stressed that, at this point, no decision has been made on the proposed amendments and any comments received will be taken into account by Council in their consideration. The Chair advised that the Planning Act requires in Section 34 (13) and under Ontario Regulation 543/06 that Council advise the public that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of West Lincoln before the by-law is passed, the person or public body is not entitled to appeal the decision of Council for the Township of West Lincoln to the Local Planning Appeal Tribunal (LPAT).

3. Public Meeting

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

The Deputy Clerk advised that proper notice was given by way of mail distribution to individual property owners within 120 metres of both the subject property and the Marz Smithville West Inc. property. Additionally, a public notice sign was placed on the subject property as well as advertised on the Township's website.

The Chair advised that this was a public meeting to consider an Official Plan & Zoning By-law Amendment Application submitted by the Greek Association & Marz Homes (Smithville West) Inc. for the property located at 6659 RR 20 (Lot 8, Plan M98) (File No. 1701-001-21 - OPA) & (File No. 1601-004-21 - ZBA).

The Chair asked the Planner II, Gerrit Boerema, to explain the purpose and reason for the proposed Official Plan & Zoning By-law Amendment.

The Planner provided an overview of the application as outlined in Staff Report PD-020-2021.

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

Mr. Jared Marcus (Authorized Agent) provided a PowerPoint presentation (attached as **Schedule A**) related to the proposed application and was available to answer any questions from the public and Members of the Committee.

The Chair asked if there were any oral or written submissions from any members of the public present as part of the Zoom meeting that wished to provide comments at this time with respect to the Greek Association & Marz Homes (Smithville West) Inc. (File No. 1701-001-21 - OPA) & (File No. 1601-004-21 - ZBA) Official Plan & Zoning By-law Amendment. The Chair suggested that if there were any Members of the Public present who wished to provide comments that they should state them now, as LPAT may not consider comments made during any other Council and/or Committee meetings.

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

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

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

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

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

4. Adjournment

The Chair advised that this public meeting with respect to the proposed Official Plan & Zoning By-law Amendment is concluded at the hour of 7:16 p.m.



JESSICA DYSON, DEPUTY CLERK

COUNCILLOR WILLIAM REILLY, CHAIR

6659 Regional Road 20 PUBLIC MEETING



IBI GROUP – Jared Marcus, CPT
Marz Homes (Smithville West) Inc.
March 8, 2021



- $\pm 121.9\text{m}$ frontage on Regional Road 20
- Total lot area of 1.96 ha.

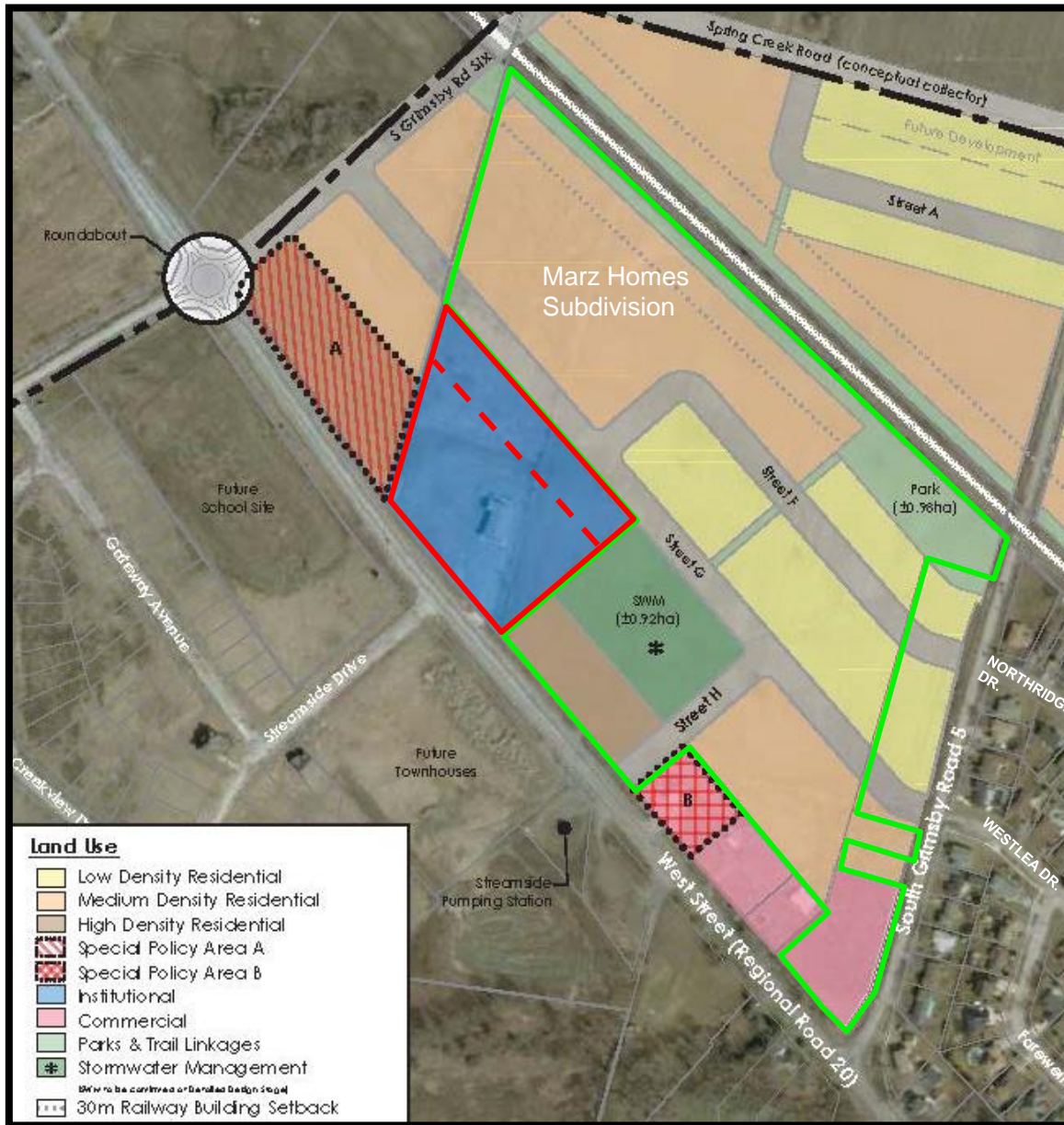
"Subject Lands"

- $\pm 201.1\text{m}$ frontage of future street
- Lot area of 0.56 ha.
- Lot depth of 29.25m

Neighbourhood Context

- Recognizes the existing use of the Greek Association community centre.
- Requires OPA to permit development

Initial drafts of the NWQSP had subject lands to be Residential, owner wanted to keep lands Institutional.

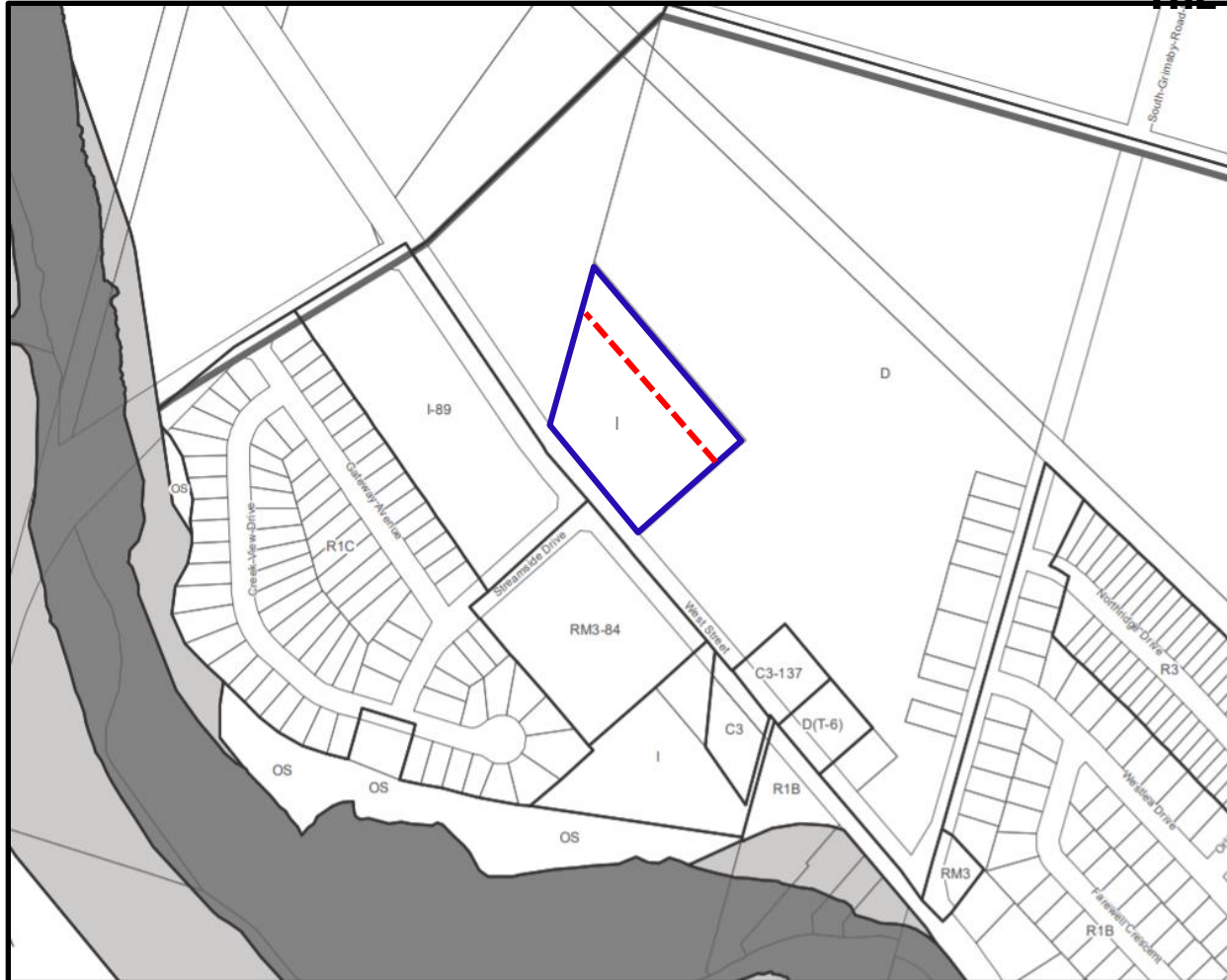


Institutional "I" Zone

Permitted uses:

- Commercial School
- Day Care
- Funeral Home
- Hospital
- Medical Office
- Place of Worship
- Private Club

Requires ZBA to permit
Residential uses



Existing Zoning

- Pre-consultation meeting held December 3, 2020;
- Official Plan Amendment, Zoning By-law Amendment, and Severance applications submitted February 2, 2021;
- Initial circulation for review and notice of Public Meetings sent out February 10, 2021;
- Municipal and Agency review is ongoing;
- Statutory Public Meeting March 8, 2021;
- Final Township review and Council Recommendation Meeting – TBD.

Official Plan Amendment Application

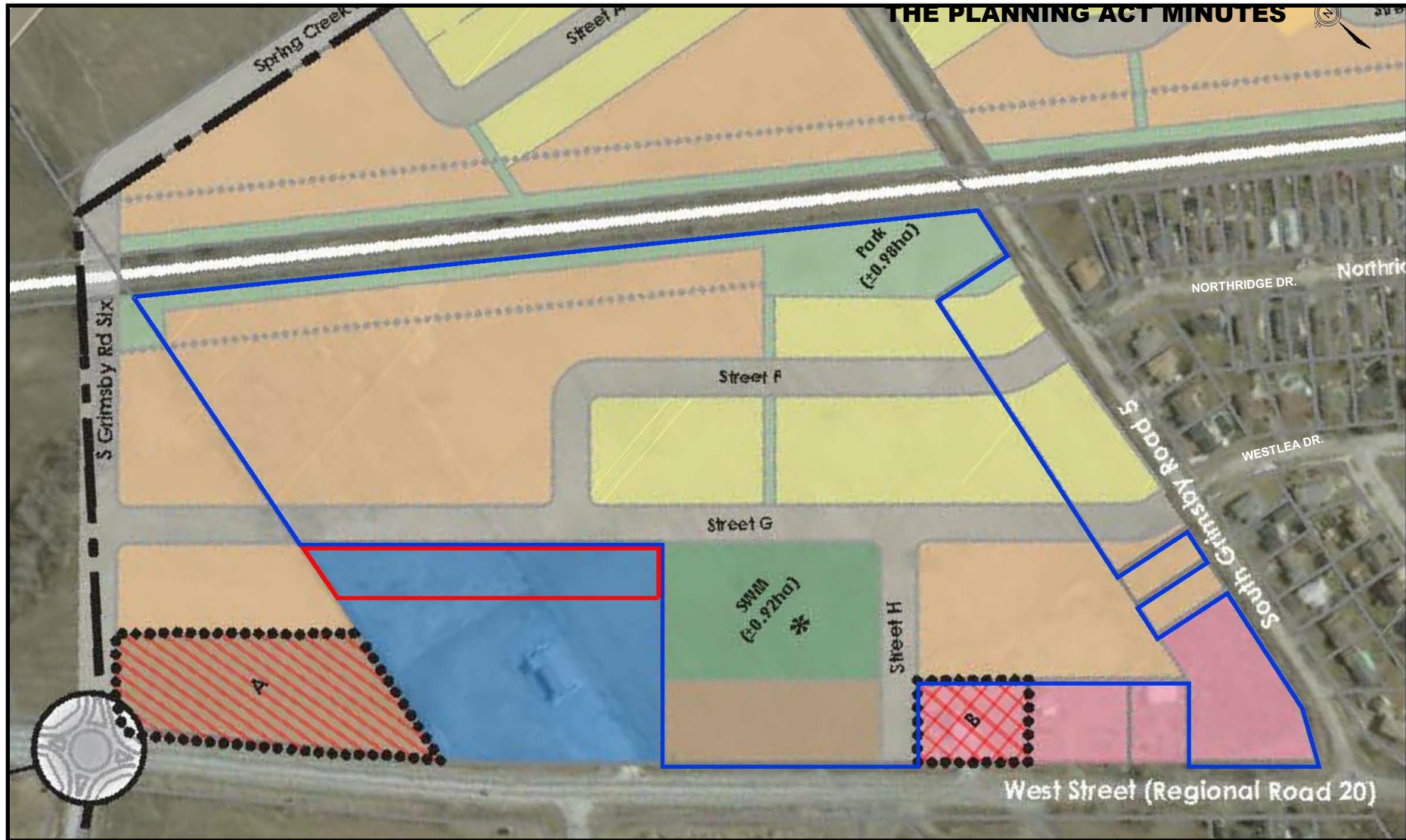
Redesignate the subject lands from Institutional to Low Density Residential to permit up to 16 single detached lots.

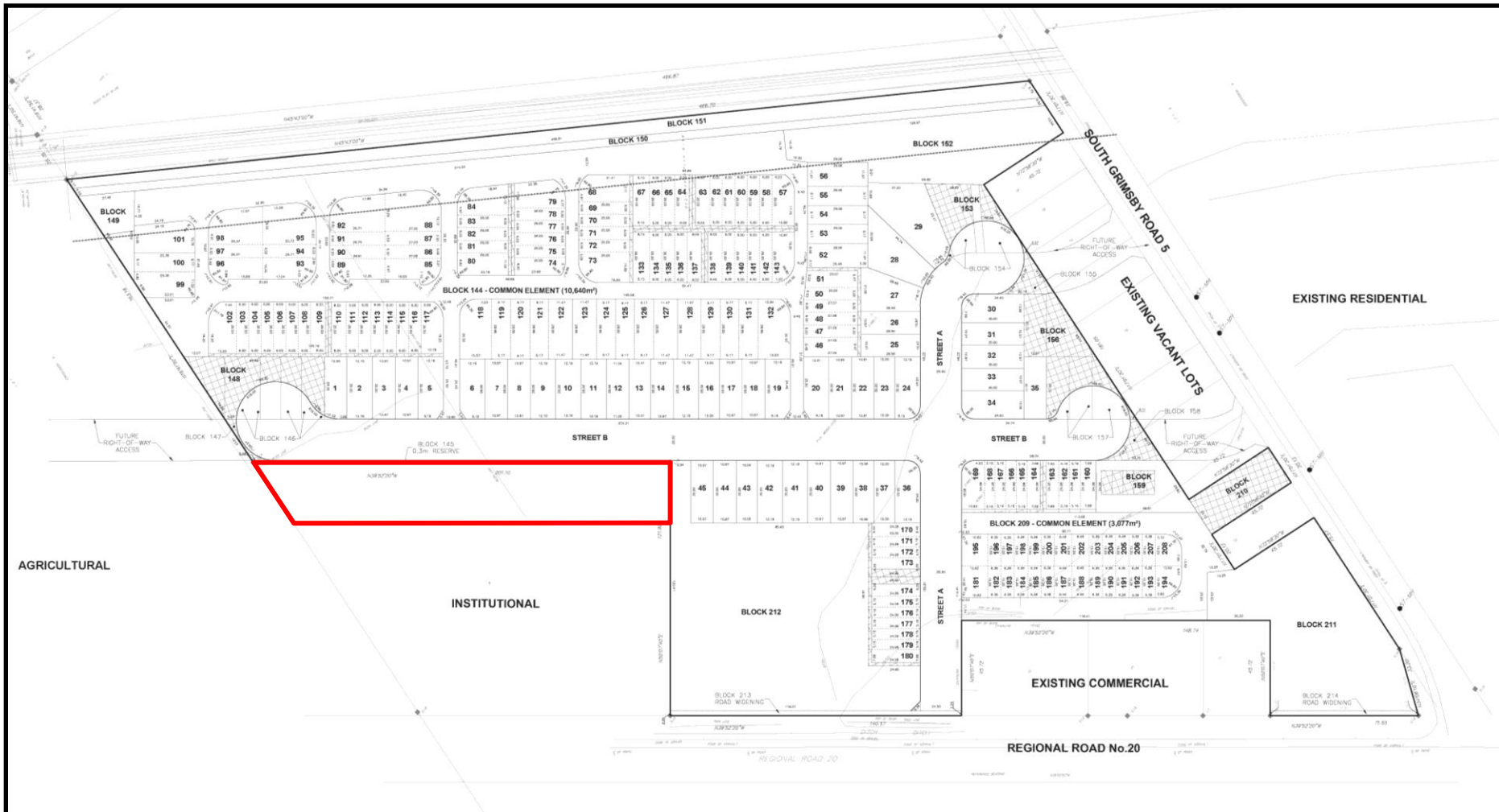
Northwest Quadrant Secondary Plan Conformity

Section 6.11.5.2 Land Use Policies

f) Institutional

iii) Any future redevelopment of...6659 Highway 20 will require an Official Plan Amendment 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





Zoning By-law Amendment Application

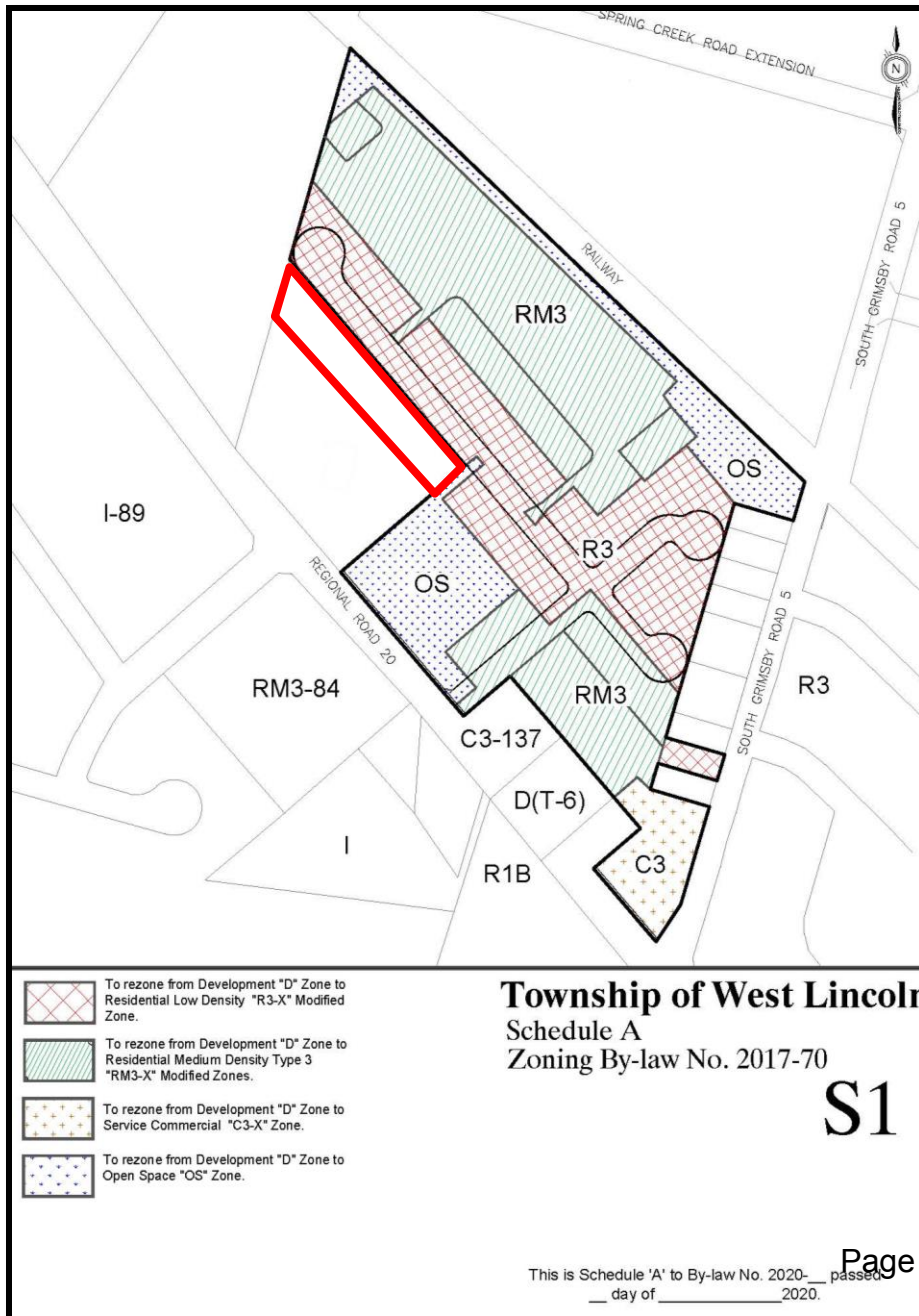
Rezone the subject lands from Institutional “I” to Residential Low Density “R3” zone.

No site specific modifications to the zoning are being requested.

Rezone from Institutional (I) Zone to Residential Low Density Type 3

R3 Zone Requires

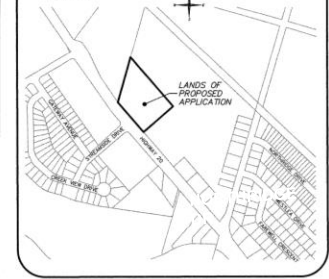
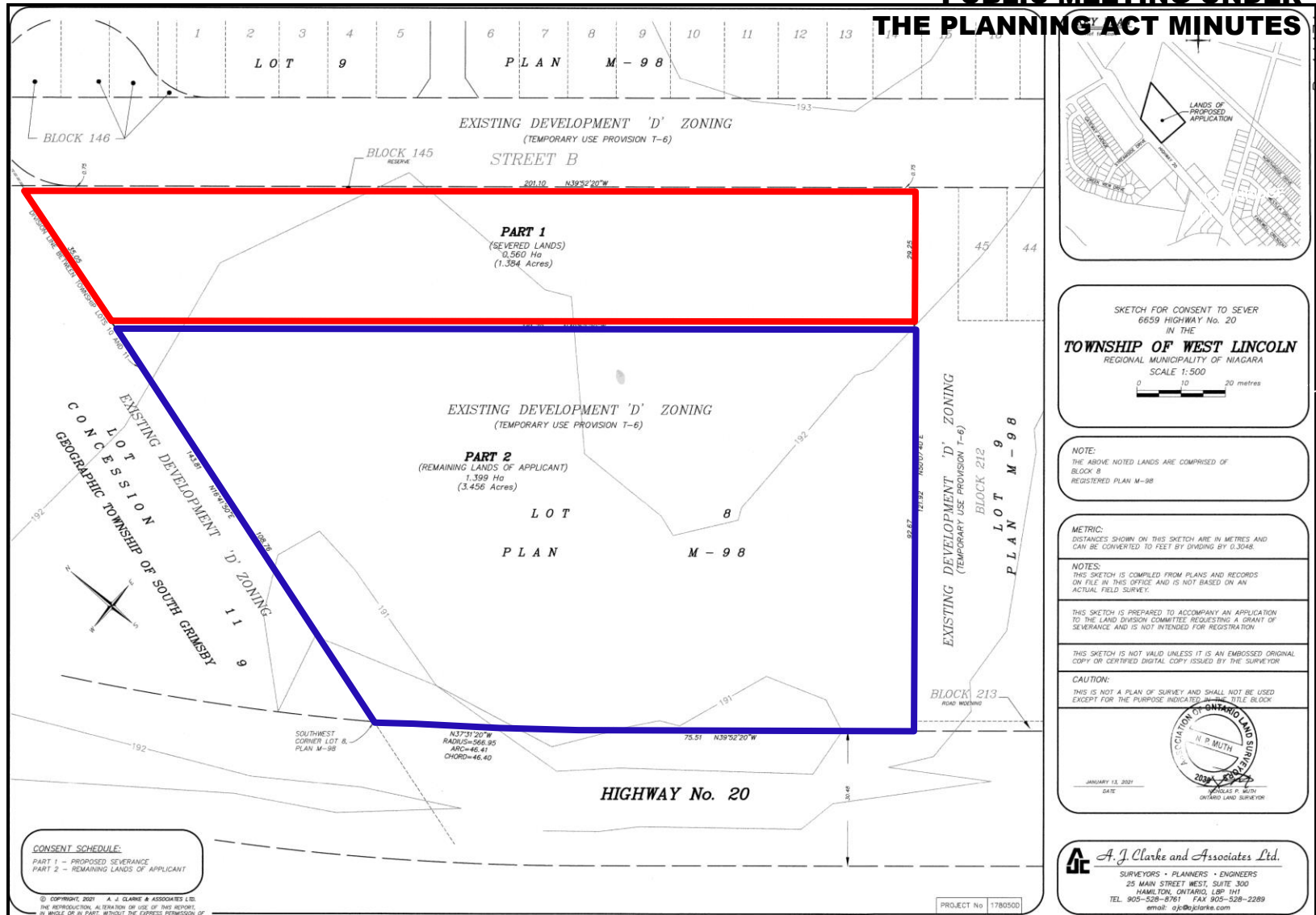
- Min. Frontage of 10m;
 - Min. Lot Area of 300m²;
 - Min. Front Yard of 4.5m to a dwelling and 6m to a garage;
 - Min. Side Yard of 1.2m;
 - Min. Rear Yard of 7.5m;
 - Min. Lot Coverage of 45%;
 - Max. Building Height of 10m.
-
- No modifications to the permitted regulations are being requested.



Zoning By-law Amendment

Severance Application

- Sever approximately 0.56 hectares (1.38 acres)
- Approximately 1.40 hectares (3.46 acres) to be retained for existing community centre.
- Severed lands will accommodate up to 16 single detached lots.
- Final lot fabric will be determined at future date when lands are merged with “Thrive” Subdivision.
- Severance application public hearing to be held March 31st.



SKETCH FOR CONSENT TO SEVER
6659 HIGHWAY No. 20
IN THE
TOWNSHIP OF WEST LINCOLN
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1:500
0 10 20 metres

NOTE:
THE ABOVE NOTED LANDS ARE COMPRISED OF
BLOCK 8
REGISTERED PLAN M-98

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

NOTES:
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.

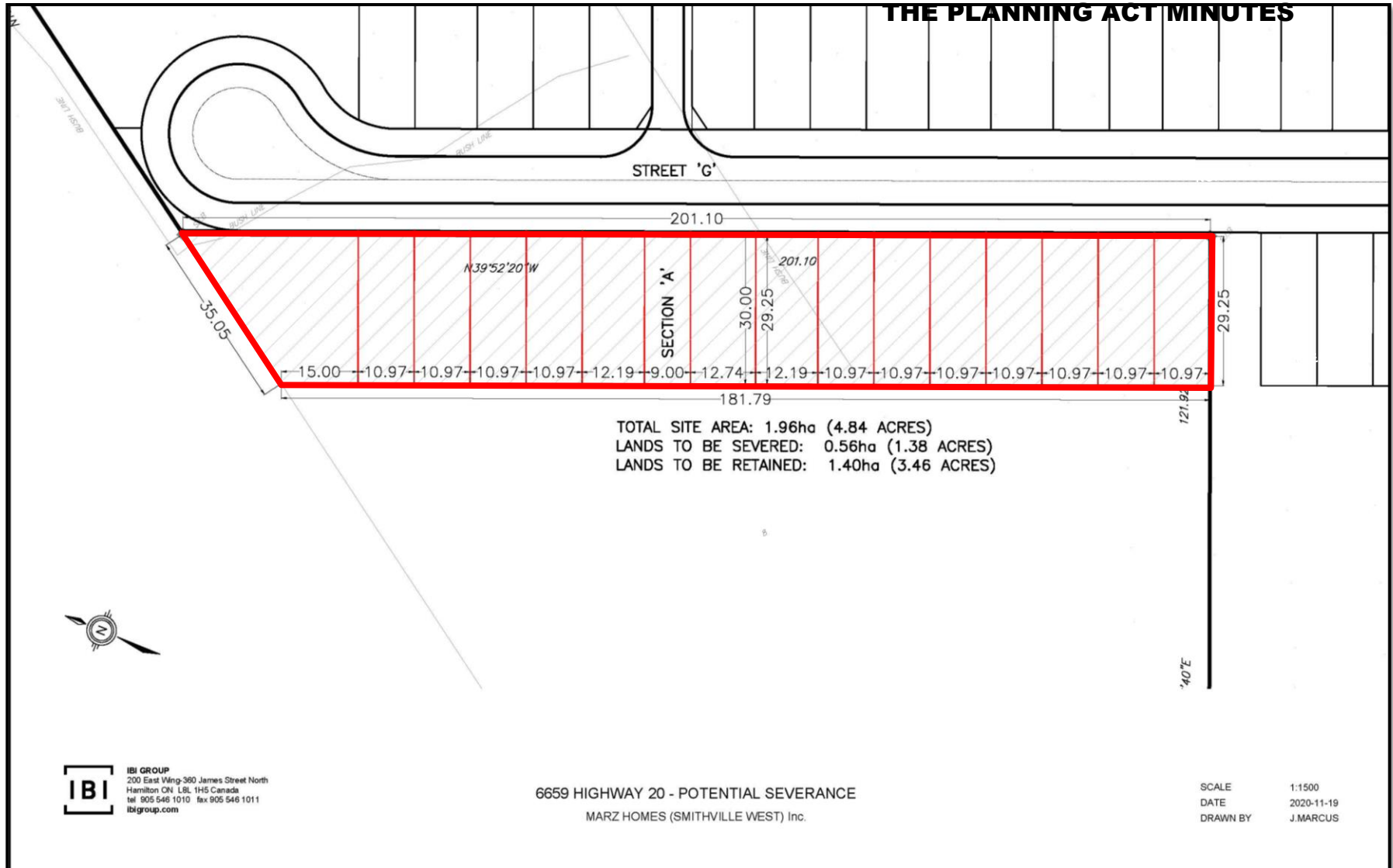
THIS SKETCH IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL
COPY OR CERTIFIED DIGITAL COPY ISSUED BY THE SURVEYOR.

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

JANUARY 13, 2021
DATE
N. P. MUTH
2021
NICHOLAS P. MUTH
ONTARIO LAND SURVEYOR

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
www: a.jclarke.com

Severance Proposal



Potential Lot Layout

Conclusions

- The proposal is consistent with the Provincial Policy Statement and Growth Plan for intensification, housing supply and housing diversity;
- Conforms to the Region Official Plan for intensification and housing options;
- Conforms to the Township Official Plan by having regard for the general land use patterns and local road pattern identified in the Secondary Plan.

Questions?

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

MEETING NO. THREE

March 8, 2021, 5:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

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

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

Other Members: Albert Witteveen, Regional Councillor
Jared Marcus*
Anthony Chiarella*
Jowett Lau*
Phillip Owens*
Maria Apostolakos*
Lisa Kouwenberg*
Brian Gatcke*

*** IN ATTENDANCE PART TIME**

1. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST (CONFIDENTIAL MATTERS)

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

2. CONFIDENTIAL MATTERS

All Members of Committee noted as present as well as the CAO, Deputy Clerk and the Director of Planning & Building were in attendance for discussion of all confidential matters.

Township Solicitor, Andrea Mannell was in attendance during discussion of Confidential Item P21-21 only and left the closed session meeting at approximately 6:12 pm.

Prior to the closed session, all Members of Committee were reminded that any discussions in closed are to remain confidential as per the Township's Code of Conduct and the Procedural By-law.

All those in attendance electronically for closed session deliberations confirmed and acknowledged that they understood and confirmed to all of the following statements:

- That all confidential matters and discussions are to remain confidential;
- No one else was present with them during the electronic confidential discussions;
- No one else could hear the electronic closed session deliberations;
- No one was using any electronic devices other than their tablet or computer; for the purpose of the video conferencing; and,
- No one was recording any portion of the confidential portion of the meeting.

Moved By Councillor Cheryl Ganann

Seconded By Councillor Shelley Bradaric

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

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

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

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

Carried

Moved By Councillor Cheryl Ganann

Seconded By Councillor Jason Trombetta

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

That, this Committee meeting does now resume in open session at the hour of 6:32 p.m.

Carried

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

Moved By Councillor Cheryl Ganann

Seconded By Councillor Jason Trombetta

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.

Carried

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

Members of Committee rose without reporting.

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)

Moved By Mayor Dave Bylsma

Seconded By Councillor Cheryl Ganann

1. 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.

Carried

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)

Moved By Mayor Dave Bylsma

Seconded By Councillor Harold Jonker

1. 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.

Carried

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

Moved By Councillor Cheryl Ganann

Seconded By Councillor Mike Rehner

1. 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.

Carried

3. CHAIR - Councillor William Reilly

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

There were no disclosures 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

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

7. APPOINTMENTS

There were no appointments.

8. REQUEST TO ADDRESS ITEMS ON THE AGENDA

There were no requests to address items on the agenda.

9. CONSENT AGENDA ITEMS

9.1 ITEM P26-21

CONSENT AGENDA ITEMS:

Moved By Mayor Dave Bylsma

Seconded By Councillor Harold Jonker

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.
with the exception of Item # 1

Carried

SUMMARY OF APPROVED CONSENT AGENDA ITEMS:

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)

ITEM P26-21 (1) - Technical Report No. PD-24-2021 - Foliera Holdings Inc. – Zoning By-Law Amendment 1601-003-21

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

In response to Councillor Trombetta's question regarding what would be grown in the proposed greenhouse, the Director of Planning & Building stated that it would be flower and plants and that this operation is an expansion of their existing Beamsville site. Councillor Trombetta raised concerns about the possibility of future use of this property if the property would ever be sold and questioned if cannabis operations would be able to operate within the greenhouse. The Director of Planning & Building stated that the Township has special provisions with respect to cannabis operations, and therefore, if this property were to be converted into a cannabis operation a re-zoning application would be required. The Director of Planning & Building also stated that the Foliera property does not require re-zoning for the greenhouse expansion and that the reason for this public meeting is due to the amount of employees Foliera will have on residing site as it exceeds the Townships current by-law.

Moved By Councillor Jason Trombetta

Seconded By Councillor Cheryl Ganann

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.

Carried

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)

Moved By Mayor Dave Bylsma

Seconded By Councillor Harold Jonker

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.

Carried

11.2 ITEM P28-21

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

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

Moved By Councillor Shelley Bradaric

Seconded By Mayor Dave Bylsma

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.

Carried

11.3 ITEM P29-21

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)

Moved By Councillor Shelley Bradaric

Seconded By Councillor Jason Trombetta

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

Carried

11.4 ITEM P30-21

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.

Moved By Councillor Jason Trombetta

Seconded By Mayor Dave Bylsma

1. That, Report PD-31-2021-, regarding “Recommendation 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.

Carried

11.5 ITEM P31-21

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

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

Moved By Councillor Cheryl Ganann

Seconded By Councillor Harold Jonker

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.

Carried

11.6 ITEM P32-21

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

Moved By Mayor Dave Bylsma

Seconded By Councillor Shelley Bradaric

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,
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.

Carried

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.

Moved By Councillor Shelley Bradaric

Seconded By Councillor Jason Trombetta

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.

Carried

11.8 ITEM P34-21

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

The Chair asked for the Director of Planning & Building to provide an overview of the report. The Director of Planning & Building stated that the property in question was severed from the old Hodgkins Hardware Store on the corner of McMurchie Lane and Griffin Street back 10 years ago with a minor variance being completed to recognize the building has having a zero (0) setback to the front lot line. The Director of Planning & Building stated that a survey has recently been completed that confirms that the building encroaches 3.5 inches (9 centimetres) onto McMurchie Lane, which has raised concerns during the property sale and therefore staff are trying to get the encroachment rectified. The Director of Planning & Building also stated that there were no new additions to structures built on this property and therefore staff are just acknowledging a historical situation.

Moved By Councillor Cheryl Ganann

Seconded By Councillor Harold Jonker

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.

Carried

12. OTHER BUSINESS

12.1 ITEM P35-21

Director of Planning & Building (Brian Treble)

Re: Gypsy Moth Update

In response to Councillor Rehner's question regarding correspondence from Mr. Robertson with respect to joining the spray program this year, the Director of Planning & Building stated that correspondence will be shared shortly and stated that once staff receive this correspondence it will be posted to the Township's website for the public to access. The Director of Planning & Building also noted that the deadline for members of the public to sign up for the program is April 2nd. In response to Councillor Bradaric's question regarding the main contact for information, the Director of Planning & Building stated that the Planning & Building department will be responsible for communications as well as information shared on the Township's website.

Councillor Trombetta questioned the timing of the Gypsy Moth spray being completed and whether the spray can be scheduled for a later time due to the issues the Township experienced in 2020. The Director of Planning & Building shared that there is a certain stage in which the spray has to be applied in order for it to be effective and that the Gypsy Moth issue that the Township experienced last year was due to the Gypsy Moth migrating to Caistor Centre and the severity of the defoliation that had happened and by the time residents starting noticing, it was too late. The Director of Planning & Building added spraying later in the season will likely be too late.

12.2 ITEM P36-21

Director of Planning & Building (Brian Treble)
Re: Development Charge By-law LPAT Update

The Director of Planning & Building provided an update with respect to the Development Charge By-law LPAT appeal advising the Committee that the settlement that was reached with the appellant was originally scheduled to be heard on April 19th, 2021, however, staff have received notice that the settlement hearing has moved forward to March 15th, 2021 at 10 am via Teleconference.

12.3 ITEM P37-21

Director of Planning & Building (Brian Treble)
Re: Sandra Gibson LPAT Update

VERBAL UPDATE

The Director of Planning & Building provided an update with respect to the Sandra Gibson LPAT appeal, advising the Committee that on February 18th, 2021, the LPAT issued a decision for the re-zoning application to approve a cannabis operation on 9003 Concession 5 Rd, Caistor Centre,

and has ordered that the Clerk issue a by-law number for the By-law that was attached to the decision. The Director of Planning & Building stated that the file is now closed as a result of an order of the Board.

12.4 ITEM P38-21

Councillor Jonker

Re: Regional Municipality of Niagara - Police Service Board - Medical Cannabis Grow Operations - Public Safety Concerns

There was much discussion from Members of the Committee with respect to the correspondence from the Police Service Board regarding Medical Cannabis Grow Operations - Public Safety Concerns, as many members were pleased to see this correspondence supported by other agencies as this is a major problem that many municipalities are facing. Councillor Jonker also noted that the Township should show support to the Police Service Board in this initiative and bring the resolution back to the Ministry of Federal Health as well as the Police Service Board to show the Township's support and appreciation.

Moved By Councillor Cheryl Ganann

Seconded By Councillor Harold Jonker

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

Carried

12.5 ITEM P39-21

Members of Committee

Re: Other Business Matters of an Informative Nature

1. Mayor Bylsma
Re: International Woman's Day

Mayor Bylsma made recognition on behalf of Council of International Woman's Day and thanked all for the great work that has been done by the Township's female complements.

2. Councillor Reilly
Re: Various Items

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

Councillor Reilly echoed the Mayor's sentiments and comments with respect to International Woman's Day.

Councillor Reilly also made note that the FORT had a reveal video from Homes Family Effect with respect to the facility renovation. Councillor Reilly shared that this video is a very powerful piece and incredible to see FORT's commitment and dedication to the youth of West Lincoln and added the importance of the support from the corporate sponsors who contributed to help make this an incredible facility.

Councillor Ganann added to Councillor Reilly's comments by sharing that prior to the FORT's currently location, they were formally set up in a trailer on the Townships old arena grounds, and acknowledged that the first generous donation was from Smithville United Church who gave the building over to the FORT for use.

13. NEW BUSINESS

There were no new items of business.

14. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 8:13 p.m.



JESSICA DYSON, DEPUTY CLERK

COUNCILLOR WILLIAM REILLY, CHAIR

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

MEETING NO. THREE

March 15, 2021, 6:31 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

Council: Councillor Jason Trombetta
Councillor Shelley Bradaric
Mayor Dave Bylsma
Councillor Cheryl Ganann
Councillor Harold Jonker* (refer to Page 3)
Councillor Mike Rehner
Councillor William Reilly

Staff: Bev Hendry, CAO
Joanne Scime, Clerk
Mike DiPaola, Director of Public Works and Recreation*
Roberta Keith, IT Manager
Donna DeFilippis, Treasurer/Director of Finance
Dennis Fisher, Fire Chief*

Others: Regional Councillor Albert Witteveen*
Linda Sicoli, Economic Development Officer, Niagara Region*
Denise Potter, West Lincoln Chamber of Commerce*
Marlene Bergsma, Smithville Christian High School*
Fred Breukelman, Smithville Christian High School*
Tristan Marks, News Now*
* IN ATTENDANCE PART-TIME

1. CHAIR - Councillor Jason Trombetta

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

ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES - March 15, 2021

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

2. CHANGE IN ORDER OF ITEMS ON AGENDA

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

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

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

4. APPOINTMENTS

4.1 ITEM A17-21

Marlene Bergsma & Fred Breukelman - Smithville Christian High School
Re: Community Facility Development - Develop Disc Golf Course at Wellandport Community Park

Marlene Bergsma advised that she was the Director of Communications and Advancement at the Smithville Christian High School and that joining her this evening was Mr. Fred Breukelman who was the Facilities Manager for the School. Ms. Bergsma reviewed a PowerPoint Presentation that was attached to the agenda with respect to the development of a 9-hole disc golf course at the Wellandport Community Park, which will be similar to a 9-hole course that was being proposed at the Smithville Christian High School as well as on the adjacent school property on Smithville Road.

In response to Mrs. Bergsma's presentation, Councillor Reilly noted concern with respect to Concept Hole 7 and having a hole at this location may interfere with people and vehicles utilizing the park road and using the boat launch as well as people utilizing the picnic tables in this area and he felt that this area should be used as green space and suggested that

ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES - March 15, 2021

this hole be moved to another location so it does not interfere with the boat launch, people and vehicles using the park roadway to access the lower end of the park and anyone wanting to picnic along the river.

Councillor Bradaric questioned if accessibility that would allow people with disabilities to utilize the disc golf course was taken into consideration when the proposed design concept was put together or at least having some holes accessible and/or enhanced that would allow people with disabilities, sight issues and/or walking limitations to also participate.

Mr. Fred Breukelman thanked Councillor Bradaric for her comments and advised that he would take these concerns back to his students to discuss possible means and ways to address accessibility and/or enhancements and modifications such as signage to assist people of all ages and limitations (sight, walking) to play the game.

Councillor Ganann stated that she hoped that the course would be relatively easy for older adults/seniors to walk and use the course without too many barriers (i.e. potholes, dips) that may cause seniors difficulty to manage.

5. REQUEST TO ADDRESS ITEMS ON THE AGENDA

The Chair inquired if the IT Manager was aware if there were any members of the public in attendance virtually on the Zoom meeting call that wished to address a specific item on tonight's agenda as permitted under Section 6.7 of the Procedural By-law, for which the IT Manager confirmed there were not.

Additionally, the Chair asked the Clerk if she had received any emails or correspondence from a member of the public prior to 4:30 p.m. today, for which the Clerk confirmed she had not.

Councillor Harold Jonker joined the meeting at 6:43 pm.

6. CONSENT AGENDA ITEMS

6.1 ITEM A18-21

CONSENT AGENDA ITEMS

Moved By Councillor Cheryl Ganann

Seconded By Councillor Shelley Bradaric

That the Administration/Finance/Fire Committee hereby approves the following Consent Agenda Items:

ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES - March 15, 2021

1. Items 1, 2 and 3 be and are hereby received for information; with the exception of Item 3.

Carried

SUMMARY OF APPROVED CONSENT AGENDA ITEMS:

1. Joint Accessibility Advisory Committee - January 14, 2021 Minutes
2. Information Report T-08-2021 - Statement of Remuneration and Expenses for 2020

ITEM A18-21(3) - Information Report WLFD-06-2021 - Monthly Update February 2021

Councillor Ganann stated that she had received another complaint today regarding the fire siren and questioned if any thought could be or has been given to changing/modifying the times that the fire siren was being used. Councillor Ganann noted that she understood that the siren is helpful with an elementary school being adjacent to the fire hall and students, parents, teachers and the crossing guards are alerted by the siren of a fire or medical issue and suggested that the siren only go off during those times that students would be travelling to and from school only (i.e. 1/2 hour before and after school bell).

The Fire Chief stated that he understood the concerns with respect to the fire siren and that he and the Deputy Fire Chief have had discussions with respect to turning down the number of rotations of the fire siren (currently 10 to 12) and that he would look into this issue and discuss what portions of the day it would be appropriate for the fire siren to be used and beneficial for the fire department. The Fire Chief stated that he agreed with Councillor Ganann's comments regarding the close proximity of an elementary school and the siren being beneficial especially for a portion of time before school and following dismissal time. The Fire Chief advised that he would look into the issue and report back at a future Administration/Finance/Fire Committee meeting.

Councillor Jonker thanked the fire department for their hard work and professionalism as it relates to a house fire that occurred this past Saturday which he was in attendance at due to the fact that the owners were good friends. Councillor Jonker advised of the family's appreciation and thanks to the department and of particular note the firefighter who had reached back into the home and grabbed some pictures, which was a very nice gesture and greatly appreciated.

ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES - March 15, 2021

Moved By Councillor Cheryl Ganann

Seconded By Councillor Harold Jonker

That, the Fire Chief's Report No. WLFD-06-2021 regarding Monthly Update February 2021 be received for information.

Carried

7. COMMUNICATIONS

7.1 ITEM A19-21

Honourable Minister Steve Clark - Ministry of Municipal Affairs & Housing
Re: Letter - 2021 Virtual Rural Ontario Municipal Association (ROMA)
Conference Delegation - COVID-19 Impacts on Municipality and Loss of Revenues

FOR INFORMATION

7.2 ITEM A20-21

Honourable Minister Steve Clark - Ministry of Municipal Affairs & Housing
Re: Letter - 2021 COVID-19 Recovery Funding for Municipalities Program
- Support for COVID-19 Operating Costs & Pressures

FOR INFORMATION

7.3 ITEM A21-21

Jon Pegg, Ontario Fire Marshal

Re: Memo and Application - Fire Safety Grant

Moved By Councillor Harold Jonker

Seconded By Councillor William Reilly

1. That, the memo, dated March 11, 2021, from Jon Pegg, Ontario Fire Marshall regarding the announcement of a one time Fire Safety Grant to assist municipal fire services in addressing challenges associated with training and virtual inspections due to the COVID-19 pandemic as well as to advise that the Township of West Lincoln is eligible to receive up to \$8,100.00 as part of this grant program be received; and,
2. That, the Township of West Lincoln Fire Chief be hereby authorized to complete and submit the Fire Safety Grant application form by no later than March 19, 2021 as well as any other documentation necessary as part of the grant process; and,
3. That, the Fire Chief be authorized to determine the best use of the funding, as outlined in the above noted memo, being either or both of the two priority areas; and,
4. That, this recommendation be approved prior to ratification of Council in order for the Fire Chief to include Council's endorsement as part of

ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES - March 15, 2021

the Township's Fire Safety Grant application submission.

Carried

8. STAFF REPORTS

8.1 ITEM A22-21

Treasurer/Director of Finance (Donna DeFilippis)

Re: Recommendation Report T-09-2021 - 2021 Corporate Sponsorships and Cemetery and Hall Board Grants

Moved By Mayor Dave Bylsma

Seconded By Councillor Shelley Bradaric

1. That, Report T-09-2021 regarding "2021 Corporate Sponsorships and Cemetery and Hall Board Grants", dated March 15, 2021 be received; and,
2. That the Corporate Sponsorships and the Cemetery and Hall Board grants for 2021 as recommended in this report, be approved.

Carried

8.2 ITEM A23-21

Treasurer/Director of Finance (Donna DeFilippis)

Re: Recommendation Report T-10-2021 - New Account with Cash Management Group

Moved By Councillor Cheryl Ganann

Seconded By Councillor Harold Jonker

1. That, Report T-10-2021 regarding "New Account with Cash Management Group" dated March 15, 2021, be received; and,
2. That, staff be given authority to open an account with Cash Management Group.

Carried

9. OTHER BUSINESS

9.1 ITEM A24-21

CAO (Beverly Hendry)

Re: Employee Professional Accomplishments

1. Katelyn Hall, Deputy Treasurer - Completion of AMCTO Municipal Accounting and Finance Program (MAFP) Unit 1 - Introduction to Municipal Accounting and Financial Reporting.

ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES - March 15, 2021

The CAO recognized the professional accomplishments of Katelyn Hall, Deputy Treasurer, who completed Unit 1 (Introduction to Municipal Accounting and Financial Reporting) of AMCTO's Municipal Accounting and Finance Program.

9.2 ITEM A25-21

Members of Committee

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

(1) Mayor Bylsma

Re: Fundraising Event at Silverdale Hall - Pancake Dinner

Mayor Bylsma noted that the Silverdale Hall Board will be hosting a pancake dinner on Wednesday night (March 17) as a fundraiser to help support Niagara Gleaners.

9.3 ITEM A26-21

Members of Council

Re: Other Business Items of an Informative Nature

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

10. NEW BUSINESS

10.1 ITEM A27-21

Councillor William Reilly

Re: New Item of Business - Confidential Property Matter - IT

Moved By Councillor William Reilly

Seconded By Councillor Harold Jonker

That, a new item of business be introduced being a Property Matter to be discussed in closed session as it relates to IT.

Carried

11. CONFIDENTIAL MATTERS

Moved By Councillor Cheryl Ganann

Seconded By Councillor Mike Rehner

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:

11.1 Councillor William Reilly

Re: Property Matter - Confidential IT Matter

ADMINISTRATION/FINANCE/FIRE COMMITTEE MINUTES - March 15, 2021

Applicable closed session exemption(s):

(a) the security of the property of the municipality or local board.

Carried

All Members of Council, the CAO, the Treasurer/Director of Finance, IT Manager and the Clerk were in attendance for closed session deliberations.

NOTE: Before proceeding into closed session deliberations, all members in attendance, the CAO, the Treasurer/ Director of Finance and the IT Manager stated their name and confirmed that they understand and affirmed to the following statement:

"You understand and will ensure that all matters discussed in the confidential portion of this meeting will be and will remain confidential; there is no one else present with you; and, that there is no one else who can hear the closed session discussion. Also, please confirm that you are not using any electronic devices other than your tablet or computer and that it is being used for the purpose of the video conferencing only and not to record any portion of this meeting. As well you have not shared or forwarded the link to the confidential ZOOM invitation to anyone."

Moved By Councillor Mike Rehner

Seconded By Mayor Dave Bylsma

That, this Committee meeting does now resume in open session at the hour of 8:09 p.m.

Carried

11.1 ITEM A27-21

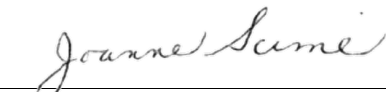
Councillor William Reilly

Re: Property Matter - IT Matter

The Committee rose without reporting.

12. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 8:13 p.m.



JOANNE SCIME, CLERK

**COUNCILLOR JASON TROMBETTA,
CHAIR**

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

MEETING NO. THREE

March 15, 2021, 8:13 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

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

Staff: Bev Hendry, CAO
Joanne Scime, Clerk
Mike DiPaola, Director of Public Works and Recreation
Roberta Keith, IT Manager

Others: Regional Councillor Albert Witteveen
Tristan Marks, News Now

1. CHAIR - Councillor Harold Jonker

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

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

2. CHANGE IN ORDER OF ITEMS ON AGENDA

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

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

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

4. APPOINTMENTS

There were no appointments/presentations.

5. REQUEST TO ADDRESS ITEMS ON THE AGENDA

The Chair inquired if the IT Manager was aware if there were any members of the public who were in attendance virtually on the Zoom meeting call that wished to address a specific item on tonight's agenda as permitted under Section 6.7 of the Procedural By-law, for which the IT Manager confirmed there was not.

Additionally, the Chair asked the Clerk if she had received any emails or correspondence from a member of the public prior to 4:30 p.m. today, for which the Clerk confirmed she had not.

6. CONSENT AGENDA ITEMS

6.1 ITEM PW07-21

CONSENT AGENDA ITEMS

Moved By Mayor Dave Bylsma

Seconded By Councillor Cheryl Ganann

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

1. Items 1 and 2 be and are hereby received for information.

Carried

SUMMARY OF APPROVED CONSENT AGENDA ITEMS:

1. West Lincoln Public Library Board - February 12, 2021 Minutes
2. Information Report REC-02-2021 - West Lincoln Community Centre & Recreation Services COVID-19 Update

7. COMMUNICATIONS

7.1 ITEM PW08-21

Honourable Minister Caroline Mulroney, Ministry of Transportation

Re: Letter - Delegation at 2021 Virtual Rural Ontario Municipal

Association (ROMA) Conference - North South Escarpment Crossing
FOR INFORMATION

8. STAFF REPORTS

8.1 ITEM PW09-21

Director of Public Works and Recreation (Mike DiPaola)
Re: Recommendation Report REC-03-2021 - Canada Healthy
Communities Initiative Application – Wellandport Disc Golf Course

In response to Councillor Trombetta's inquiry, whether the Township would have to provide additional funding beyond the grant amount that has been applied for of \$75,000 for the construction of the proposed 9-hole disc golf course at Wellandport Community Park, the Director of Public Works & Recreation advised that the grant would fund 100% of the cost to construct the 9-hole disc golf course; therefore, no additional funding would be needed. The Director of Public Works & Recreation stated that staff did proceed with the grant application as it was due March 9th, 2021 and that staff are expecting to hear back by no later than March 30th if the Township's grant application was approved or not. The Director of Public Works & Recreation stated that if the Township's grant was not approved there was a second intake for applications and the Township could resubmit their application at that time for consideration. The Director of Public Works & Recreation stated that staff will only proceed with this project if the Township's application is successful and that he would be reporting back once he hears from the Ministry with respect to their decision on the Township's application.

Councillor Reilly reiterated his concern that he had provided following Mrs. Bergsma's presentation at the Administration/Finance/Fire Committee meeting and advised that he was not in favour of the area as depicted in the presentation as Concept Hole #7 and that he preferred this area to be left as greenspace with perhaps additional picnic tables being brought in for people to enjoy the park, river and boat launch.

In response to Councillor Reilly's concerns regarding the role of the Township in this proposed project, the Director of Public Works & Recreation stated the students, under the leadership of their teachers, will be preparing a proposed conceptual layout of the holes for the golf course but it will be the Township and staff that will approve the final layout of the course.

Moved By Councillor Shelley Bradaric

Seconded By Mayor Dave Bylsma

1. That, Report REC-03-2021, re: Canada Healthy Communities Initiative Application – Wellandport Disc Golf Course, dated March 15, 2021 be received for information; and,
2. That, Council endorses the construction of a nine (9) hole disc golf course at the Wellandport Community Centre property, subject to the approval of Canada Healthy Communities Initiative funding application.

Carried

8.2 ITEM PW10-21

Manager of Parks, Recreation and Facilities (Bob Denison) & Director of Public Works and Recreation (Mike DiPaola)

Re: Recommendation Report REC-04-2021 - 2021 Cemetery Maintenance Request for Proposal (RFP) Authorization

Moved By Councillor Cheryl Ganann

Seconded By Councillor Shelley Bradaric

1. THAT, Report REC-04-2021, re: 2021 Cemetery Maintenance Contract Request for Proposal (RFP) Authorization, dated March 15, 2021 be received; and,
2. THAT, Council awards the request for proposal contract to George Lane Landscaping for a five-year term, in the total amount of \$242,000.00 (plus HST), and,
3. THAT, a By-Law be passed to authorize the Mayor and Clerk to enter into an agreement with George Lane Landscaping.

Carried

9. OTHER BUSINESS

9.1 ITEM PW11-21

Members of Council

Re: Other Business Items of an Informative Nature

- (1) CAO (Bev Hendry)
Re: West Lincoln Community Centre (WLCC) - COVID Vaccination Site

The CAO advised that she wanted to make sure that Members of Council were aware that the West Lincoln Community Centre (WLCC) was one of the vaccination sites in Niagara to accommodate West Lincoln residents to receive their COVID vaccination. The CAO stated that the only date confirmed for the WLCC to be used as a

PUBLIC WORKS/RECREATION/ARENA COMMITTEE MINUTES - March 15, 2021

vaccination site was Thursday, April 1st, 2021 and that she assumed further dates will be provided by Niagara Health and that she would update Members of Council accordingly.

(2) Councillor Cheryl Ganann

Re: Update from West Lincoln Public Library Board Meeting of March 12, 2021

Councillor Ganann advised that at the March 12, 2021 West Lincoln Public Library Board Meeting it was noted that library staff had kept stats with respect to the first week (March 1 to 6) that the libraries were open when Niagara moved to the "Red" category and there were 102 curbside pickups, 71 browsing appointments and 6 people that came into the library to use the computers. Councillor Ganann stated that the West Lincoln Public Library has a good website that has been operating for a period of time; however, the website did not work very well on mobile devices and the Library's IT Person has been working on this issue and on March 11th the mobile device improvements went live. Councillor Ganann also showed on the ZOOM screen a newsletter that shows what was going on in the three libraries including their programs and activities (online or in person). Additionally, the Interim Library CEO will be emailing these newsletters which will also include Members of Council.

(3) Councillor Jason Trombetta

Re: Vaccination Site Bookings

Councillor Trombetta advised that residents that live in Caistorville that have a Canfield address are being given vaccine sites in the County of Haldimand and are afraid that they may not be recognized by Haldimand's Public Health and turned away. Councillor Trombetta stated that he did not know how to respond to these concerns and requested staff to investigate this matter and report back as to how Members of Council should respond to this issue.

In response to Councillor Trombetta's inquiry, the CAO stated that she did not know how to respond to this matter but that she and other staff members have a meeting with Niagara Public Health tomorrow morning at which time she would address this issue and report back to Members of Council accordingly.

Councillor Ganann advised that she received calls as well from residents of the Legion Villa as their doctor was in Dunnville area and

they too were being directed to a vaccination site in Simcoe (Haldimand).

10. NEW BUSINESS

Moved By Councillor Mike Rehner

Seconded By Mayor Dave Bylsma

That, a new item of business be introduced being an intersection safety review for Sixteen Road and Regional Road 20.

Carried

10.1 ITEM PW12-21

Mayor Dave Bylsma

Re: Intersection Safety Review - Intersection of Regional Road 20 and Sixteen Road

Mayor Bylsma advised that a number of accidents have occurred over the last several months, with the latest being earlier that day, at the intersection of Regional Road 20 and Sixteen Road and he felt an intersection safety assessment was warranted and requested staff to contact Niagara Region to request a safety assessment to be undertaken at this intersection.

Moved By Mayor Dave Bylsma

Seconded By Councillor Cheryl Ganann

That, the Director of Public Works & Recreation be hereby directed to request Niagara Region to undertake an intersection safety review for the intersection of Sixteen Road and Regional Road 20 due to a number of motor vehicle accidents that have occurred at this location.

Carried

11. CONFIDENTIAL MATTERS

There were no confidential matters.

12. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 8:52 p.m.



JOANNE SCIME, CLERK

COUNCILLOR HAROLD JONKER, CHAIR

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-18

A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN AT ITS REGULAR MEETING HELD ON THE 22ND DAY OF FEBRUARY, 2021 AND ITS SPECIAL MEETING HELD ON 1ST DAY OF MARCH, 2021.

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

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

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

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

1. That the minutes of the second meeting, regular, held on the 22nd day of February, 2021, and the third meeting, special, held on the 1st day of March, 2021, of the Municipal Council of the Corporation of the Township of West Lincoln, be and the same are hereby adopted.
2. That where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the above mentioned minutes or with respect to the exercise of any powers by the Council in the above mentioned minutes, then this By-law shall be deemed for all purposes to be the By-law required for approving and authorizing and taking of any action authorized therein or thereby, or required for the exercise of any powers therein by the Council.
3. That the Mayor and the proper officers of the Corporation of the Township of West Lincoln are hereby authorized and directed to do all things necessary to give effect to the said action of the Council or to obtain approvals where required and, except where otherwise provided, the Mayor, Clerk, and/or the Administrator are hereby directed to execute all documents necessary on behalf of the Corporation of the Township of West Lincoln and to affix thereto the corporate seal of the Corporation of the Township of West Lincoln.

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

MAYOR DAVE BYLSMA

JOANNE SCIME, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-19

**A BY-LAW TO AUTHORIZE A SITE PLAN AGREEMENT
BETWEEN THE CORPORATION OF THE TOWNSHIP OF
WEST LINCOLN, MELISSA HILL INC. AND FARM CREDIT
CANADA FOR LANDS DESCRIBED AS CONCESSION 9,
PART LOT 6, PLAN M94 LOTS 37 43 AND 44, & M94
PART LOT 42, PART 1 OF 30R1634, 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 a Site Plan Agreement with Melissa Hill Inc. and Farm Credit Canada for lands described as Concession 9, Part Lot 6, Plan M94 Lots 37 43 and 44, & M94 Part Lot 42, Part 1 of 30R1634 in the former Township of South Grimsby, now in the Township of West Lincoln;

AND WHEREAS approval and authority for such Agreement is required;

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

1. THAT the Council of the Corporation of the Township of West Lincoln enter into a Site Plan Agreement with Melissa Hill Inc. and Farm Credit Canada for lands described as Concession 9, Part Lot 6, Plan M94 Lots 37 43 and 44, & M94 Part Lot 42, Part 1 of 30R1634 in the former Township of South Grimsby, now in the Township of West Lincoln; and,
2. THAT the Mayor and Clerk be and each of them is hereby authorized to sign the said Site Plan Agreement and any other document or documents necessary to implement the intent of this By-law and the said 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 Site Plan Agreement and any supplementary Agreements, when executed by the said parties shall be attached hereto as "Schedule A", and shall form part of this By-law, upon registration on title.

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

DAVE BYLSMA, MAYOR

JOANNE SCIME, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-20

**A BY-LAW TO NAME A PUBLIC HIGHWAY IN THE
TOWNSHIP OF WEST LINCOLN IN THE REGIONAL
MUNICIPALITY OF NIAGARA BEING REGIONAL
ROAD 14 (FROM CANBOROUGH STREET TO THE
INTERSECTION OF SMITHVILLE ROAD AND TWENTY
ROAD) 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 its 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 of Regional Road 14 (from Canborough Street to the intersection of Smithville Road and Twenty Road), shall be "Townline Road"; as illustrated on Schedule A attached hereto, upon installation of new sign blades to implement the change.

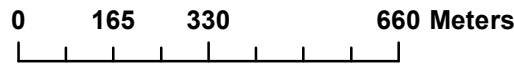
**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS 22nd
DAY OF MARCH, 2021.**

MAYOR DAVE BYLSMA

JOANNE SCIME, CLERK



Location Map
Smithville Road



Legend

 Subject Lands

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-21

**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. 2021-21

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:

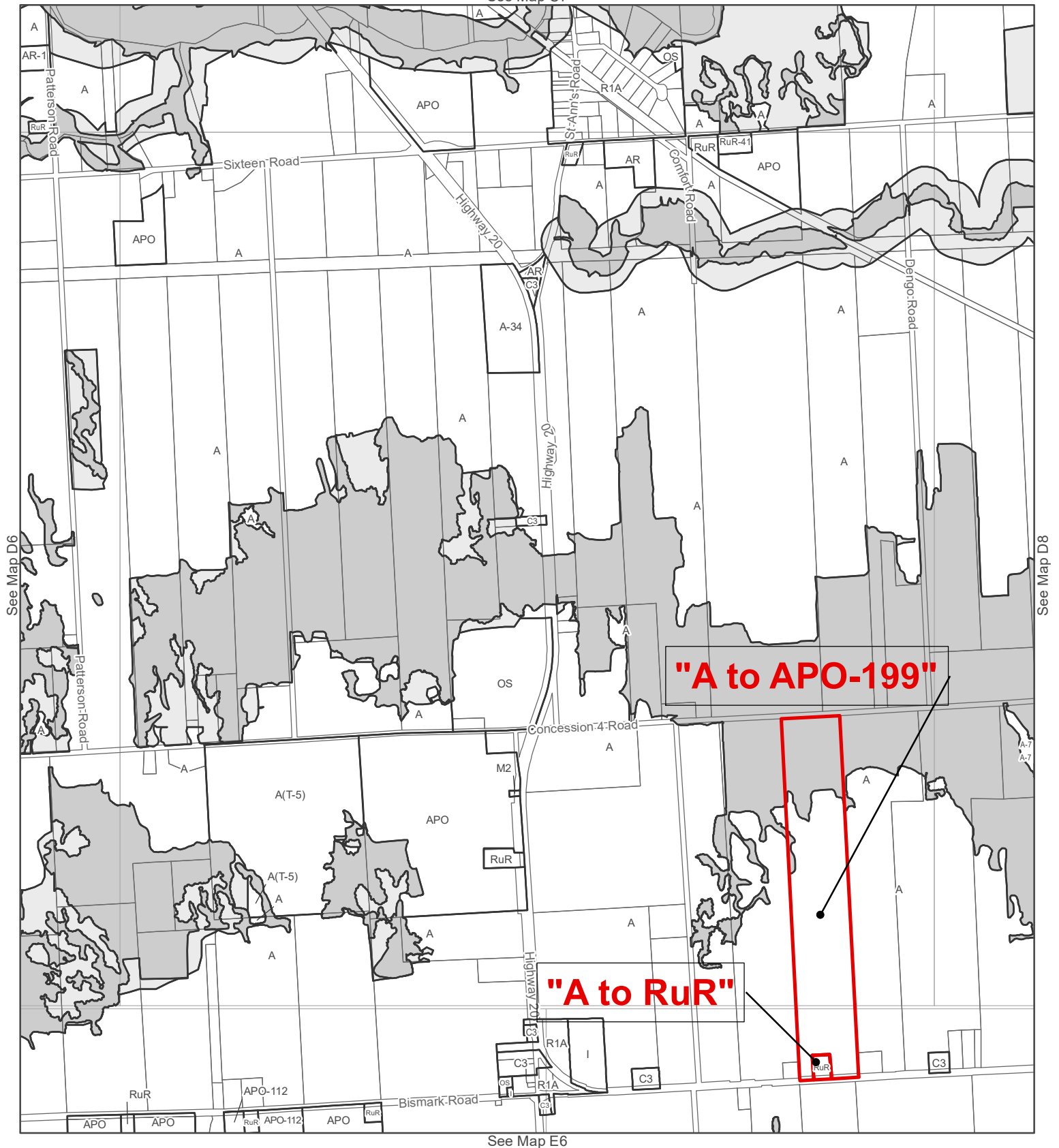
The Public Meeting was held on Monday February 8th 2021. The Township received verbal and written comments from 0 neighbour(s) regarding this application. All written and oral comments were considered in the making of the decision by Council.

File: 1601-001-21

Applicants: William and Cathy Vitucci

Schedule 'A'

See Map C7



Township Key Map

A1	A2	A3	A4	A5					
B1	B2	B3	B4	B5	B6				
C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
D1	D2	D3	D4	D5	D6	D7	D8	D9	D10
E1	E2	E3	E4	E5	E6	E7	E8	E9	
F1	F2	F3	F4	F5	F6	F7			

Smithville Key Map

S1	S2	S3
S4	S5	S6
S7	S8	S9

- Settlement Area Boundary
- Zone Boundary
- EC
- EP
- Waste Management Facility Assessment Area

Township of West Lincoln

Schedule A
Zoning By-law No.2017-70

1:20,000

0 500 m

Last Updated: February 2021

Map

D7

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-22

**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 THIRD
TIME AND FINALLY PASSED THIS
22nd DAY OF MARCH, 2021.**

DAVE BYLSMA, MAYOR

JOANNE SCIME, CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2021-22

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:

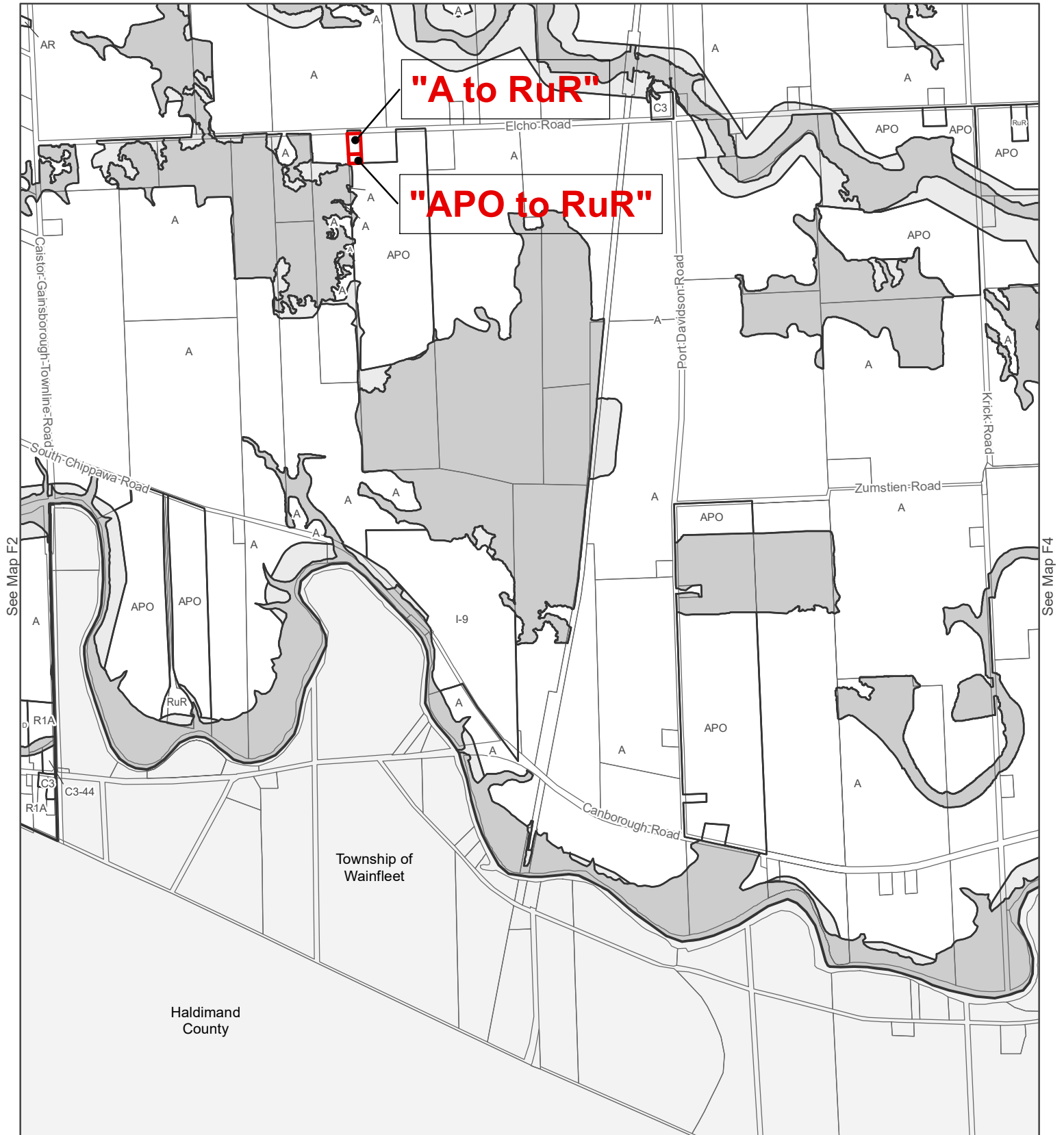
Parcel 1 of the subject lands were zoned as Agricultural ‘A’. The rezoning for Parcel 1 zoned the subject lands to a Rural Residential ‘RuR’ Zone with no site specific exception.

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:

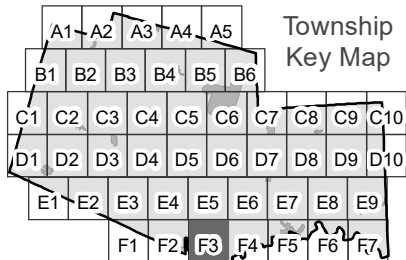
The Public Meeting was held on Monday February 8th 2021. The Township received verbal and written comments from no neighbour(s) regarding this application. All written and oral comments were considered in the making of the decision by Council.

File: 1601-001-21
Applicant: Kenneth Martin

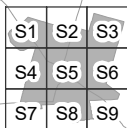


See Map F2

See Map F4



Smithville Key Map



- Settlement Area Boundary
- Zone Boundary
- EC
- EP
- Waste Management Facility Assessment Area

Township of West Lincoln
Schedule A

Zoning By-law No.2017-70

1:20,000
0 500 m

Last Updated: February 2021
By-law 2021-22

Map
F3

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-23

**A BY-LAW TO AUTHORIZE A SITE PLAN AGREEMENT
WITH WESLEY RICHARD BLOKKER & JACLYN
GERALDINE BLOKKER, DESCRIBED AS PART LT 40
CON 8 SOUTH GRIMSBY AS IN RO428660 S OF HYDRO
LAND EXCEPT PT 1, 30R3700; SUBJECT TO AN
EASEMENT AS IN SG6893; TOWNSHIP OF WEST
LINCOLN**

WHEREAS the Corporation of the Township of West Lincoln deems it expedient to enter into a Site Plan Agreement with Wesley Richard Blokker & Jaclyn Geraldine Blokker on lands described as PART LT 40 CON 8 SOUTH GRIMSBY AS IN RO428660 S OF HYDRO LAND EXCEPT PT 1, 30R3700; SUBJECT TO AN EASEMENT AS IN SG6893; TOWNSHIP OF WEST LINCOLN

AND WHEREAS approval and authority for such Agreement is required;

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

1. That the Council of the Corporation of the Township of West Lincoln enter into a Site Plan Agreement with Wesley Richard Blokker & Jaclyn Geraldine Blokker on lands described as PART LT 40 CON 8 SOUTH GRIMSBY AS IN RO428660 S OF HYDRO LAND EXCEPT PT 1, 30R3700; SUBJECT TO AN EASEMENT AS IN SG6893; TOWNSHIP OF WEST LINCOLN
2. That the Mayor and Clerk be and each of them is hereby authorized to sign the said Site Plan Agreement and any other document or documents necessary to implement the intent of this By-law and the said 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 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.
4. That Bylaw 2019-37 be and is hereby repealed.

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

MAYOR DAVE BYLSMA

JOANNE SCIME, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021- 24

**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 (PIN 46053-0141, being Part 2 on 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 (PIN 46053-0141, being Part 2 on 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.

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

MAYOR DAVE BYLSMA

JOANNE SCIME, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-25

**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 Schedule C of By-law 89-2000 be amended to reflect the addition of new restrictions as noted in the purpose section found on Page 2 of this by-law; and,
2. That By-law No. 89-2000 be amended by deleting therefrom Schedule “C” and inserting the attached new Schedule “C” in lieu thereof.

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

MAYOR DAVE BYLSMA

JOANNE SCIME, CLERK

PURPOSE OF BY-LAW 2021-25

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

SCHEDULE "C"

PROHIBITED PARKING

(By-law 89-2000, as amended by By-Law 2021-25)

COLUMN 1	COLUMN 2	COLUMN 3		COLUMN 4
HIGHWAY	SIDE	FROM	TO	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	Canborough Street	Barbara Street	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
South Street	east	north property line of 116 South Street	St. Catharines Street (Regional Road 20)	ANYTIME

SCHEDULE "C"

PROHIBITED PARKING

(By-law 89-2000, as amended by By-Law 2021-25)

COLUMN 1	COLUMN 2	COLUMN 3		COLUMN 4
HIGHWAY	SIDE	FROM	TO	TIMES/DAY
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.
Wade Road	north	Colver Street	Golden Acres Drive	ANYTIME
Westlea Drive	north	east intersection of Farewell Drive	Fairground Entrance	ANYTIME

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-26

BEING A BY-LAW TO AMEND BY-LAW 2004-42, AS AMENDED, WHICH REGULATES THE SUPPLY OF WATER AND PROVIDES FOR THE IMPOSITION AND COLLECTION OF WATER AND WASTEWATER RATES.

WHEREAS the Council of the Corporation of the Township of West Lincoln enacted By-law 2004-42, as amended, to regulate the supply of water and to provide for the imposition and collection of water and wastewater rates;

AND WHEREAS the Council of the Corporation of the Township of West Lincoln deems it expedient to amend By-law 2004-42 to impose new water meter rates, new wastewater rates and new water filling station rates which shall be effective July 1, 2021.

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

1. That Schedule “A” of By-law 2004-42 be deleted and the new attached Schedule “A – Water & Wastewater Rates” be inserted in lieu thereof; and,
2. That Schedule “C” of By-law 2004-42 be deleted and the new attached Schedule “C – Water Filling Station Rates” be inserted in lieu thereof; and,

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

MAYOR DAVE BYLSMA

JOANNE SCIME, CLERK

SCHEDULE "A" TO BY-LAW NO. 2004-42
(As amended by By-law 2021-26)

WATER & WASTEWATER RATES

Water Rates:

Consumptive Rate: \$1.48 per cubic metre

Quarterly Base Charge:	Meter Size	Quarterly Charge
	5/8"	\$41.45
	3/4"	\$41.45
	1"	\$103.62
	1 ¼"	\$155.43
	1 ½"	\$207.25
	2"	\$331.59
	3"	\$663.19
	4"	\$1,036.25
	6"	\$2,072.46
	8"	\$3,315.93

Wastewater Rates:

Consumptive Rate: \$1.86 per cubic metre

Quarterly Base Charge:	Meter Size	Quarterly Charge
	5/8"	\$95.56
	3/4"	\$95.56
	1"	\$238.92
	1 ¼"	\$358.35
	1 ½"	\$477.82
	2"	\$764.49
	3"	\$1,529.00
	4"	\$2,389.05
	6"	\$4,778.11
	8"	\$7,644.98

**SCHEDULE "C" TO BY-LAW NO 2004-42
(As amended by By-law 2021-26)**

WATER FILLING STATION RATES

1. WATER CHARGES

A consumptive rate of \$2.00 per cubic metre.

2. ACCOUNT DEPOSIT

- \$250.00 refundable deposit, for each account provided to commercial area haulers and commercial businesses.

3. ACCOUNT ADMINISTRATION FEE

- \$40.00 non-refundable administration fee upon activation of temporary water account, for infrequent, private buyers.

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021-27

**A BY-LAW TO AUTHORIZE AN AGREEMENT
BETWEEN THE CORPORATION OF THE TOWNSHIP
OF WEST LINCOLN AND GEORGE LANE
LANDSCAPING FOR THE PROVISION OF
CEMETERY GROUNDS MAINTENANCE SERVICES
FOR A PERIOD OF FIVE YEARS EFFECTIVE
JANUARY 2021 TO DECEMBER 2025**

WHEREAS the Council of the Corporation of the Township of West Lincoln deem it expedient to enter into an agreement with George Lane Landscaping for Cemetery Grounds Maintenance Services for a period of five years effective January 2021 to December 2025;

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

1. That, the Council of the Corporation of the Township of West Lincoln enter into an agreement with George Lane Landscaping for the provision of Cemetery Grounds Maintenance Services for a period of five years effective January 2021 to December 2025.
2. That, the Mayor and Clerk be authorized to sign the above mentioned agreement and any other document or documents necessary to implement the intent of this By-law and to affix the Corporate Seal thereto.

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

MAYOR DAVE BYLSMA

JOANNE SCIME, CLERK