

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

### MEETING NO. SEVEN

September 12, 2022, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

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

Absent: Councillor Harold Jonker (notice provided)

Staff: Bev Hendry, CAO  
Brian Treble, Director of Planning and Building  
Jessica Dyson, Deputy Clerk  
Gerrit Boerema, Senior Planner  
Kevin Geoghegan, IT Help Desk Analyst  
WeeStream

Other Members: Regional Councillor Witteveen  
Craig Rohe\*  
Fred Vrugteveen\*

### \*IN ATTENDANCE PART-TIME

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#### 1. CHAIR - Councillor William Reilly

Prior to commencing with the Planning/Building/Environmental Committee meeting agenda, Chair Reilly 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 [jdyson@westlincoln.ca](mailto:jdyson@westlincoln.ca) before 4:30 pm on the day of the meeting.

Comments submitted will be considered as public information and will be read into the public record.

3. This meeting will be livestreamed and recorded and available on the Township's website.

## **2. LAND ACKNOWLEDGEMENT STATEMENT**

Chair Reilly read the following Land Acknowledgement Statement:

The Township of West Lincoln, being part of Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk (Hat-i-wen-DA-rong), the Haudenosaunee (Hoe-den-no-SHOW-nee), and the Anishinaabe (Ah-nish-ih-NAH-bey), including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit people from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara, stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

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

There were no disclosure of pecuniary interest and/or conflict of interest declared.

## **4. PUBLIC MEETING(S)**

### **4.1 Zoning By-law Amendment - 4981 Regional Road 20 (Fred & Rebecca Vrugteveen)**

Re: An application for an extension to a Temporary Use Bylaw has been submitted by Upper Canada Consultants on behalf of the property owners of 4981 Regional Road 20, Fred and Rebecca Vrugteveen, and Niagara Pallets (File No. 1601-011-22).

## **5. CHANGE IN ORDER OF ITEMS ON AGENDA**

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

## **6. APPOINTMENTS**

There were no appointments.

## **7. REQUEST TO ADDRESS ITEMS ON THE AGENDA**

There were no requests to address items that were on the agenda.

## **8. CONSENT AGENDA ITEMS**

There were no consent agenda items.

## **9. COMMUNICATIONS**

### **9.1 ITEM P67-22**

Grant Bivol, Clerk, Niagara Peninsula Conservation Authority (NPCA)  
Re: Draft Land Securement Strategy 2022-2023

Councillor Ganann suggested that when Township staff reach out to the Niagara Peninsula Conservation Authority (NPCA) regarding the securing of more land, that Township staff request the NPCA to communicate with the Niagara Region regarding the Lagoon property. Councillor Ganann noted if the NPCA were looking for smaller portions of lands that the Lagoon Property in West Lincoln may be a good property for a conservation area.

The Director of Planning & Building, Brian Treble, stated that over the next month Township staff will review the report and then create their own recommendation report for council in regards to the Land Securement Strategy from the NPCA.

Mayor Bylsma stated that the NPCA has prepared this report to hear from their various stakeholders, which includes the municipal governments in the region, and it is okay to ask for an extension on the comment period of the report. Mayor Bylsma stated that it would be very important to give these comments a lot of thought, as they have direct impacts into the environments of our municipalities.

**Moved By** Councillor Cheryl Ganann

**Seconded By** Mayor Dave Bylsma

1. That, the correspondence received from Grant Bivol, Clerk, Niagara Peninsula Conservation Authority (NPCA), regarding the Draft Land Securement Strategy 2022-2023, dated September 2nd, 2022, be received; and,
2. That, the correspondence referenced above be referred to staff to request an extension of comment submission to the NPCA for the first quarter (Q1) of 2023, due to the upcoming 2022 Municipal Election and new term of Council.

**Carried**

## **10. STAFF REPORTS**

### **10.1 ITEM P68-22**

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

Re: Technical Report No. PD-79-2022 - 4981 Regional Road 20 – Fred and Rebecca Vrugteveen Temporary Use Bylaw Extension (File No. 1601-011-22)

**Moved By** Councillor Mike Rehner

**Seconded By** Councillor Shelley Bradaric

1. That, Technical Report PD-79-2022, regarding “4981 Regional Road 20 – Fred and Rebecca Vrugteveen – Temporary Use Bylaw (File No. 1601-011-22)”, dated September 12<sup>th</sup>, 2022, be RECEIVED; and,
2. That a recommendation report be submitted to a future Planning/Building/Environmental Committee or Council meeting once a full staff and agency review has been completed.

**Carried**

### **10.2 ITEM P69-22**

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

Re: Recommendation Report No. PD-78-2022 – Zoning Bylaw Amendment – Leonard Snippe – 5444 Concession 4 Road (File No: 1601-010-22)

**Moved By** Councillor Mike Rehner

**Seconded By** Councillor Jason Trombetta

1. That, Recommendation Report PD-78-2022, regarding “Zoning Bylaw Amendment – Leonard Snippe – 5444 Concession 4 Road, File No. 1601-010-22” dated September 12, 2022, be RECEIVED; and,
2. That, an application for Zoning By-law Amendment 1601-0010-22 submitted by Leonard Snippe, and a corresponding Zoning By-law be APPROVED and passed; and,
3. That, Staff be authorized to circulate the Notice of Decision for the Zoning By-law Amendment with the corresponding 20-day appeal period.

**Carried**

**10.3 ITEM P70-22**

Director of Planning & Building (Brian Treble)

Re: Recommendation Report No. PD-80-2022 – Bill 109 – Establish Developmental Control

**Moved By** Councillor Shelley Bradaric

**Seconded By** Mayor Dave Bylsma

1. That, Recommendation Report PD-80-2022, regarding “Bill 109 – Establish Developmental Control”, dated September 12, 2022, be RECEIVED; and,
2. That, a by-law be passed to establish Development Control, to delegate approval authority and establish criteria within the Township of West Lincoln.

**Carried**

**11. OTHER BUSINESS**

**11.1 ITEM P71-22**

Members of Committee

Re: Other Business Matters of an Informative Nature

1. Councillor Ganann  
Re: Community Events

Councillor Ganann stated that the West Niagara fair was a great success, and a fantastic weekend for the community. Councillor Ganann noted that the Chili Soup and Corn Roast at Silverdale Hall is occurring this Friday, September 16th.

2. Councillor Reilly  
Re: Santa Clause Parade

Councillor Reilly provided an update regarding the Santa Clause Parade in West Lincoln, noting that the parade this year will be West Lincoln's first night parade.

**12. NEW BUSINESS**

There were no new business items.

**13. CONFIDENTIAL MATTERS**

There were no confidential matters.

**14. ADJOURNMENT**

The Chair declared the meeting adjourned at the hour of 7:18pm.

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JESSICA DYSON,  
DEPUTY CLERK

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COUNCILLOR WILLIAM REILLY,  
CHAIR