

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

September 13, 2021, 6:30 p.m.

Council: Councillor William Reilly (Chair)
Councillor Shelley Bradaric
Mayor Dave Bylsma
Councillor Cheryl Ganann

Absent: 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	Fred vanderVelde
	Tony Miele	Fred DeFilippis
	Peter Budd*	Jowett Lau
	Edward Stubbing	Raymond Ziemba
	Paul Hecimovic	Tamara Tannis
	Chris Millar	Rino Mostacci
	Adam Moote*	Jared Marcus
	Kathy Varner	John Ariens
	Tristan Marks, News Now	Adam Mildenberger
	Steven Frankovich	David Samis
	Karl Grueneis	Lillian Jovic
	Risto Mijatović	Jonathan Kingma

***IN ATTENDANCE PART TIME**

(A) GARDEN SUITE POLICY AMENDMENT (File No. 1701-003-21)
OFFICIAL PLAN AMENDMENT

1. Application for Official Plan Amendment

The Chair advised that this public meeting was being held to consider an amendment to the Township of West Lincoln's Official Plan under Section 17 of the Planning Act as submitted for the Garden Suite Policy Amendment (File No. 1701-003-21).

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

The current Temporary Use Bylaw and Garden Suite Provisions of Section 18.4.1 of the Township Official Plan include a time limit of "Ten (10) Years" to allow a Garden Suite on an approved property. Following the 10-year time limit, owners can apply for 3 year extensions if the unit is still needed. The Planning Act, Section 39.1 (3) permits Garden Suites for a period of up to 20 years. As such, the Township of West Lincoln is proposing to extend the time limit from 10 years to 20 years. To implement this change, the proposed text of this amendment will replace the text in Section 18.4.1, by changing the time limit from 10 years to 20 years.

2. Purpose of the Public Meeting

The Planning Act requires in Section 17(15) that before passing an Official Plan Amendment, Council must hold at least one public meeting for the purpose of informing the public in respect of the amendment.

The Chair stated that the purpose of this meeting was to give an opportunity for the public and Committee Members to provide comments and/or ask questions regarding the amendment to the Township of West Lincoln's Official Plan Amendment as submitted for the Garden Suite Policy Amendment (File No. 1701-003-21).

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 under the 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 Ontario Land Tribunal (OLT).

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.

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The Deputy Clerk advised that proper notice was given by way of advertising in the local newspaper and posted on the Township's website on August 5th, 2021, as well as notice circulated to all agencies on August 11th, 2021

The Chair advised that this was a public meeting to consider an Official Plan Amendment application submitted for the Garden Suite Policy Amendment (File No. 1701-003-21).

The Chair asked the Planner, Madyson Etzl, to explain the purpose and reason for the proposed Official Plan Amendment.

The Planner, Madyson Etzl, provided an overview of the application and Staff Report PD-101-2021.

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 Housekeeping Amendments. The Chair suggested that if there were any Members of the Public present that wished to provide comments that they should state them now, as OLT 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 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 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 has any comments they should state them now as the Ontario Land Tribunal (OLT) may not consider comments made during any other Council and/or Committee meetings.

Councillor Ganann commented on the value of this policy and the importance of Council looking at this situation now in support of families staying and growing on their farmland adding that this policy is a good move for West Lincoln.

The Chair stated that a Recommendation Report was being considered by Council later, as part of this evening's Council meeting. The Chair advised that once Committee and/or Council has made a decision with respect to the Official Plan 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 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

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after 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 Amendment is concluded at the house of 6:38 p.m.

(B) HOUSEKEEPING AMENDMENTS NO. 5 (File No. 1601-012-21)
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 of the Planning Act as submitted for the Township of West Lincoln Zoning By-law for Housekeeping Amendments No. 5 (File No. 1601-012-21).

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

The Township of West Lincoln is undertaking amendments to the Township zoning bylaw to include new housing unit types including back-to-back townhouses, stacked townhouse units and stacked back-to-back townhouse units. Currently these units are defined in the zoning bylaw but do not have any regulations regarding setbacks, height and lot coverage. The Township is proposing to introduce new zoning regulations for these units, as well as permit them in certain residential zones.

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 amendment.

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 submitted for the Township of West Lincoln's Housekeeping Amendments No.5 (File No. 1601-012-21).

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(14) 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 Ontario Land Tribunal.

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 advertising in the local newspaper on August 5th, 2021.

The Chair advised that this was a public meeting to consider a Zoning By-law Amendment application submitted by staff for the Township of West Lincoln's Housekeeping Amendments No.5 (File No. 1601-012-21)

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

The Planner, Gerrit Boerema, provided an overview of the application and Staff Report PD-94-2021.

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 Housekeeping Amendments. The Chair suggested that if there were any Members of the Public present that wished to provide comments that they should state them now, as OLT may not consider comments made during any other Council and/or Committee meetings.

1. Albert Witteveen
2853 South Grimsby Rd 7 – Smithville, ON

Mr. Witteveen questioned if there was a percentage of back-to-back townhome units being proposed within the subdivision development, noting that this type of housing unit is a good idea; however, does not want to see one large development with all back-to-back townhomes.

In response to Mr. Witteveen's question regarding the percentage of back-to-back townhome development, the Planner II, Gerrit Boerema, stated that the proposed draft Zoning By-law is a separate medium density residential zone (RM4 zone), which would only permit back-to-back units as well as stacked Townhomes. The Planner also stated that in the higher level planning documents such as the Secondary Plans or Official Plans, the plans would designate areas of low density, medium and high density, noting that typically the back-to-back units fall within the medium and high density unit per hectare density. The Planner stated that he does not believe staff have proposed a percentage for back-to-back units across the site, however, staff will aim to control that percentage through Secondary Plans and Official Plans.

The Director of Planning & Building added to the Planner's comments stating that the zoning will only exist on lots and properties as staff present to Council; therefore, Council will have control at the planning approval stage and through Committee and Council approval. The Director of Planning and Building also noted that the Township has two applications and beyond those applications it will be site plans or subdivision stages, therefore staff can regulate development during those processes.

2. Jared Marcus
IBI Group

Mr. Marcus stated that the IBI Group had submitted written comments with respect to the draft guidelines adding that the IBI Group is very supportive of the Township's initiative to recognize a new type of housing in the Township of West Lincoln. Mr. Marcus also stated that the back-to-back development is something that IBI Group has worked with a lot in Stoney Creek, Hamilton, Grimsby and Beamsville, noting that it is a very common building form that is coming West Niagara way.

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 has any comments they should state them now as the Ontario Land Tribunal (OLT) may not consider comments made during any other Council and/or Committee meetings.

Councillor Ganann provided comments stating that this Housekeeping Zoning By-law Amendment provides an opportunity for different types of housing units, development and price points that the community needs and that this proposal is a great step to move forward with this type of development.

The Chair stated that a Technical Report was being considered by Council later, as part of this evening's Council 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 has 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.

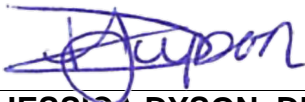
The Chair stated that anyone who is interested in observing Council and/or Committee discussions about a particular by-law should not solely rely on mailed notices and thus miss the opportunity to attend applicable meetings and suggested the public watch the Township's website for posting of agendas 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 after 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

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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 6:54 p.m.



**JESSICA DYSON, DEPUTY
CLERK**

**COUNCILLOR WILLIAM REILLY,
CHAIR**