

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

**June 29, 2020, 7:00 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

Absent: Councillor Christopher Coady

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
Vanessa Holm, Library CEO
Alexa Cooper, Planner I
Jessica Dyson, Deputy Clerk

Others: Roberta Keith, IT Manager
Phil Shilstra
Bruno Tassone
Lilly Tassone
Joe Tomaino
Leslie Heida
Peter Budd
Sto Tritchew
Jared Marcus

1. Application for Zoning Bylaw Amendment

CHAIR - Councillor Cheryl Ganann

**PROPOSED AMENDMENT TO THE TOWNSHIP OF WEST LINCOLN'S
OFFICIAL PLAN AND ZONING BY-LAW - Leonard & Lynn Snippe (5657
Regional Road 65 (File No. 1601-002-20)**

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 by Leonard & Lynn Snippe for property municipally known as 5657 Regional Road 65 (File No. 1601-002-20).

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

An application for a Zoning Bylaw Amendment has been made to rezone the property legally described as Concession 4, Part of Lot 10, formerly in the Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 5657 Regional Road 65.

The intent of this rezoning application is to fulfill a condition of consent for severance file B01/2020WL. The application proposes to rezone ±0.4 hectares of residential land from Agricultural 'A' to Rural Residential 'RuR' with no site specific exceptions. In addition, the application proposes to rezone the remaining agricultural land from Agricultural 'A' to Agricultural Purposes Only 'APO' with a site specific exception to prevent any residential development in perpetuity. The site specific exception proposes to recognize a deficient lot area of 21.6 ha (53.5 acres) whereas 40 ha (100 acres) is the minimum required.

2. Purpose of the Public Meeting Being Held This Evening

The Chair advised 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 a Zoning By-law Amendment Application submitted by Leonard & Lynn Snippe for property municipally known as 5657 Regional Road 65 (File No. 1601-002-20).

-The Chair stressed that, at this point, no decision had been made on the proposed amendment being considered this evening and that any comments received would 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 Held

The Chair requested that the Clerk advise of the method and dates by which notice of the public meeting was given. The Clerk advised that a mailed public notice was mailed on June 9, 2020 as well as placement of a yellow sign on the property and notice being provided on the Township's website.

4. Public Meeting

The Chair advised that this was a public meeting to consider a Zoning By-law Amendment Application submitted by Leonard & Lynn Snippe for property municipally known as 5657 Regional Road 65 (File No. 1601-002-20).

The Chair asked the Planner I, Alexa Cooper, to explain the purpose and reason for the proposed Zoning By-law Amendment.

The Planner I reviewed Technical Report No. PD-058-20, being a report relating to an application for a Zoning By-Law Amendment submitted by Leonard & Lynn Snippe (File No. 1601-002-20). The Planner I provided an overview of the application.

The Chair asked if the applicant or an authorized agent was present and if they would like to speak to this report.

Neither Mr. and/or Mrs. Snippe were in attendance during the Public Meeting; however, it was noted that there were provided an invitation to attend the meeting by Zoom and provide comments if they wished.

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 Snippe's application for a Zoning By-Law Amendment (File No. 1601-002-20). The Chair suggested that if there were any Members of the Public present that wished to provide comments that they should state them now, as LPAT may not consider comments made during any other Council and/or Committee meetings.

There were no comments from any members of the public.

The Chair asked if any Members of the Council 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 Council 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 comments from any Members of Council present at the meeting.

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 that you watch the Township's web site 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 Web Site 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 your request and include your email address along with your mailing address and phone number.

5. Adjournment

The Chair advised that this public meeting with respect to the proposed Zoning By-law Amendment is concluded at the hour of 7:18 p.m.

JOANNE SCIME, CLERK

COUNCILLOR CHERYL GANANN,
CHAIR