



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

MEETING NO. TEN

August 11, 2022, 6:30 p.m.

Township Administration Building
318 Canborough Street, Smithville, Ontario

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

Absent: Councillor Harold Jonker (notification provided – with regrets)
Councillor Mike Rehner (notification provided – with regrets)
Councillor Jason Trombetta (notification provided – with regrets)

Staff: Joanne Scime, Director of Legislative Services/Clerk
Bev Hendry, CAO
Donna DeFilippis, Treasurer/Director of Finance
Dennis Fisher, Fire Chief
Mike DiPaola, Director of Public Works & Recreation
Brian Treble, Director of Planning & Building
Gerrit Boerema, Planner II
Kevin Geoghegan, IT Help Desk Analyst
Stephanie Pouliot, Planner I

Others: Regional Councillor Albert Wittevee
Karl Grueneis
Aaron Farrell
Paul Lowes
Bryon Tan
Gary Scandlan
Steve Wever
Richard Vandezande
Scott Antonides

Ron Budenas
Sylvie Budenas
Bruce Harris, WeeStroom

**1. Application for Zoning By-law Amendment
Leonard and Lynne Snippe, Property – 5444 Concession 4 Road, File No.
1601-010-22**

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 under File No. and Name of Leonard and Lynne Snippe, Property – 5444 Concession 4 Road, File No. 1601-010-22.

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

An application for a Zoning By-law Amendment has been made to rezone the property legally described as Concession 4, Part of Lot 12, formerly in the Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 5444 Concession 4 Road. The intent of this rezoning application is to fulfill a condition of consent for severance file B04/2021WL. This consent application is for a surplus farm dwelling severance. The application retained Parcel 2 – 9.136 hectares (22.5 acres) and merged this land on title with the applicants other agricultural parcel located at 1725 Regional Road 20 and severed Parcel 1 – 0.611 hectares (1.5 acres) as a rural residential parcel. This application proposes to rezone the severed portion (Parcel 1) from an Agricultural Zone 'A' to a Rural Residential Zone 'RuR'.

2. Purpose of the Public Meeting Being Held This Evening

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 proposed zoning by-law amendment.

The Chair stated that the purpose of this public meeting is to receive comments and answer questions from the public regarding the Zoning By-law Amendment submitted under File No. and Name: 1601-010-22 – Leonard & Lynne Snippe.

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 (OLT).

3. Public Meeting

The Chair requested that the Director of Legislative Services/Clerk advise of the method and dates by which notice of the public meeting was given.

The Director of Legislative Services/Clerk advised that proper notice was given by way of mail distribution to property owners within 120 metres of the subject property and email circulation to departments and agencies on July 21st 2022, as well as a yellow sign was posted on the property and a notice of hearing was posted to the website on July 21st 2022.

The Chair advised that this public meeting was being held to consider the Township of West Lincoln's Zoning By-law under Section 34(12) of the Planning Act as submitted under File No. and Name: 1601-010-22 – Leonard and Lynne Snippe.

The Chair asked the Senior Planner, Gerrit Boerema, to explain the purpose and reason for the proposed land severance.

The Senior Planner, Gerrit Boerema, provided an overview of Planning Staff Technical Report No. PD-73-2022 - Zoning By-law Amendment - Leonard and Lynne Snippe - 5444 Concession 4 Road, File No. 1601-010-22.

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 Zoning By-law Amendment. 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 the OLT may not consider comments made during any other Council and/or Committee meetings.

There were no oral comments or written submissions 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 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.

There were no oral comments or written submissions from any Members of Council present.

The Chair advised that a Technical Report was being considered by the Committee this evening and that a recommendation report will be forthcoming to a future Committee and/or Council Meeting. Please be 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. If you wish to be notified of Council's decision, please ensure that you email the Township Clerk, Joanne Scime at jscime@westlincoln.ca.

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. It is suggested that you watch the Township's website for posting of agendas to review items that will be discussed at Council and/or Committee meetings. The agendas for meetings are posted on the Township's website after 4 p.m. on the Friday prior to the meeting. Additionally, meeting schedules are also noted on the Township's website for the public to view. If you wish to receive notices by email, it is suggested that you contact the Township Clerk to advise of your request and include your email address along with your mailing address and phone number.

4. Adjournment

The Chair advised that this public meeting with respect to the proposed By-law amendment is concluded at the hour of 6:41 p.m.

**JOANNE SCIME, DIRECTOR OF
LEGISLATIVE SERVICES/CLERK**

**COUNCILLOR WILLIAM REILLY,
CHAIR**