



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

October 10, 2023, 6:30 p.m.
Township Administration Building
318 Canborough Street, Smithville, Ontario

Council: Mayor Cheryl Ganann (Presiding Chair)
Councillor Shelley Bradaric
Councillor Jason Trombetta
Councillor Mike Rehner
Councillor Terry Bell
Councillor Joann Chechalk

Staff: Bev Hendry, CAO
Brian Treble, Director of Planning and Building
Justin Paylove, Deputy Clerk
Kevin Geoghegan, IT Help Desk Analyst

Absent: Councillor William Reilly

Other Members: Regional Councillor Albert Witteveen
Bruce Harris, WeeStream

1. Application for Zoning By-law Amendment

The Chair advised that this public meeting for rezoning 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 Housekeeping Amendments No. 7 (File No. 1601-007-23).

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

The Township of West Lincoln is undertaking amendments to the Townships Zoning By-law 2017-70, as amended, to address a number of issues that have become apparent since the By-law first past. The proposed amendments under consideration include:

- Update the definition of the term 'salvage yard'
- Addition of a definition and permitted use for truck transport terminal
- Adjustments to the R2, R3, R4, RM2, RM3, and RM4 zones for back to back and stacked back to back townhouses as per review completed on our behalf as a commitment to the P. Budd Development appeal of Housekeeping No. 6, done by a consultant (GSP Group)
- Changes to accessory dwelling provisions as per Bill 23

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 Housekeeping Amendments No. 7 (File No. 1601-007-23).

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 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 September 14, 2023, as well as mail circulation to all property owners where there are site-specific zone changes proposed and e-mail circulation to all relevant agencies and departments on September 18, 2023.

The Chair advised that this was a public meeting to consider a Zoning By-law Amendment application submitted for the Township of West Lincoln Housekeeping Amendments No. 7 (File No. 1601-003-22).

The Chair asked the Director of Planning and Building, Brian Treble, to explain the purpose and reason for the proposed Zoning By-law Amendment.

The Director of Planning and Building, Brian Treble, provided an overview of the application and Technical Report PD-54-2023.

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 or written submissions from any members of the public that wished to provide comments with respect to the Zoning By-law Amendment.

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.

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

The Chair stated that a Technical Report was being considered by Council 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 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, Jessica Dyson at jdyson@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's 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 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 6:54pm.

JUSTIN PAYLOVE,
DEPUTY CLERK

MAYOR CHERYL GANANN,
PRESIDING CHAIR