

Good afternoon Jeni

Regional staff has reviewed the proposed Township of West Lincoln House Keeping Amendments No. 7 (File No. 1601-007-23). Staff note that the proposed amendments do not impact any Regional & Provincial interests.

As an observation, staff has noted that there is a typo below Table 15 (footnote #4) where 'unit' is spelt 'unti'.

Thank you,

Connor Wilson

Development Planner
Growth Strategy and Economic Development
Niagara Region
Phone: 905-980-6000 Ext. 3399
1815 Sir Isaac Brock Way, P.O. Box 1042
Thorold, ON L2V 4T7



From: Jeni Fisher <jfisher@westlincoln.ca>

Sent: September 18, 2023 11:43 AM

To: Brian Treble <btreble@westlincoln.ca>

Cc: Norio, Ann-Marie <Ann-Marie.Norio@niagararegion.ca>; Sue Mabee <Sue.Mabee@dsbn.org>; Clark.Euale@ncdsb.com; mbirbeck@npca.ca; Notifications@enbridge.com; ro.wcentre@bell.ca; Busnello, Pat <pat.busnello@niagararegion.ca>; Wilson, Connor <Connor.Wilson@niagararegion.ca>; CP Proximity-Ontario@cpr.ca; mr18enquiry@mpac.ca; tedc@metisnation.org; Derrick Pont <pontdj@hotmail.com>; Consultation <consultations@metisnation.org>; Leroy Hill <jocko@sixnationsns.com>; hdi2@bellnet.ca; Tracey General <traceyghdi@gmail.com>; Fawn Sault <Fawn.Sault@mncfn.ca>; megan.devries@mncfn.ca; Peter.Epler@mncfn.ca; Lonny Bomberry <lonnybomberry@sixnations.ca>; Dawn LaForme <dlaforme@sixnations.ca>; tanyahill-montour@sixnations.ca; Jennifer Dockstader <executivedirector@fenfc.org>; Chris Shawanoo <executivedirector@nrnc.ca>; Mike DiPaola <mdipaola@westlincoln.ca>; Jennifer Bernard <jbernard@westlincoln.ca>; Tim Hofsink <thofsink@westlincoln.ca>; Dennis Fisher <dfisher@westlincoln.ca>; John Bartol <jbartol@westlincoln.ca>; Lyle Killins <killins@live.com>; Jessica Dyson <jdyson@westlincoln.ca>; Justin Paylove <jpaylove@westlincoln.ca>; Beverly Hendry <bhendry@westlincoln.ca>; DL-Council Members <DL-CouncilMembers@westlincoln.ca>; Dave Heyworth <dheyworth@westlincoln.ca>; Susan Smyth <ssmyth@westlincoln.ca>; Stephanie Pouliot <spouliot@westlincoln.ca>; Lisa Kasko-Young <lyoung@westlincoln.ca>; Newdevelopment@rci.rogers.com; Randy.Leppert@cogeco.com; friedmanjo.e21@gmail.com; mike@sullivanplanning.ca; jim.sorley@npei.ca; Ray Vachon <rvachon@westlincoln.ca>; fredv@royallepage.ca; suzanne@christianfarmers.org; West Lincoln

Chamber <westlincolnchamber@bellnet.ca>

Subject: Notice of Public Meeting

CAUTION EXTERNAL EMAIL: This email originated from outside of the Niagara Region email system. Use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Good Morning,

Please find attached the Notice of Public Meeting for Township of West Lincoln Housekeeping Amendments No. 7 (File No. 1601-007-23), to be held on October 10th, 2023 at 6:30pm.

If you have any concerns or comments, please be sure to send them prior to September 29th by 4pm so have them included in the staff report or up until October 6th 4pm to be read into public record.

Sincerely,

Jeni

Our working hours may be different. Please do not feel obligated to reply outside of your working hours. Let's work together to help foster healthy work-life boundaries.



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From: Rob Brouwer <rob@bigcountryraw.ca>
Date: September 22, 2023 at 1:29:41 PM EDT
To: Brian Treble <btreble@westlincoln.ca>
Subject: Building Max Height - Housekeeping Amendment

Hi Brian

Wanted to find out if you could propose a maximum building height change from 10M to 15M at your upcoming housekeeping amendment meeting.

Many new warehouse builds (if not most) now are much higher than 10M, as they reduce the land footprint, and are more economical to build. Warehouse lift trucks are also getting much more advanced/automated allowing palletization at greater heights.

I took a quick look at it appears the welland by-law is already at 15M. I have attempted to attach a link below. You can find the information on section 12, page 12-4.

https://ehq-production-canada.s3.ca-central-1.amazonaws.com/14581bc46712e3ade0845ecea55d8205b3111f22/original/1620219838/1f21c9a5d14e7cb006644d8405240610_City_of_Welland_-_Industrial_and_Agricultural-Rural_Zoning.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKIOR7VAOP4%2F20230922%2Fca-central-1%2Fs3%2Faws4_request&X-Amz-Date=20230922T161123Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=b005a1ebf6647634864dd5d347aace987a0cc83c1e9b5ddfd02dcb07a7a4217a

If you need any other information from me in advanced of your meeting, I'm happy to help.

Thanks!

Rob Brouwer
President
Big Country Raw Ltd

October 5, 2023

Brian Treble
Director of Planning and Building
Township of West Lincoln
btreble@westlincoln.ca

RE: Zoning By-law Housekeeping Amendment No. 7
File No. 1601-007-23

Dear Mr. Treble

NPG Planning Solutions Inc. are planning consultants to Phelps Homes Ltd. on various lands within the Township.

We understand that a Public Meeting is scheduled for October 10, 2023 regarding File No. 1601-007-23, a proposed Housekeeping Amendment to Comprehensive Zoning By-law 2017-70. We are pleased to provide this comment letter for Council and Staff review. Our comments revolve around the proposed changes/additions to the Accessory Dwelling Unit regulations as well as changes to the Residential Multiple Zone regulations.

Accessory Dwelling Units

We appreciate the Township's efforts to update the Zoning By-law for consistency with recent *Planning Act* changes to additional residential units provisions/regulations. We have reviewed the proposed changes outlined in the draft Zoning By-law Amendment (attached to PBD-48-2023), and have the following questions and comments related to the Accessory Dwelling Unit (ADU) provisions:

1. 3.2.1 a)

Why does this provision restrict ADU location to above the ground floor? Does this restrict basement units and ground floor units within a dwelling? Does this restrict ground floor units in an accessory building? Consider removing this restriction.

2. 3.2.1 c)

This section states that ADUs shall comply with the regulations of the applicable zone. Is this minimum lot area per dwelling unit regulation (Tables 14 and 15) intended to apply to ADUs, in addition to the principal dwelling unit? Consider clarifying that ADUs are not subject to this regulation, as this would restrict the creation of ADUs.

3. 3.2.1 g)

Are the regulations in subsection g) only intended to apply to ADUs in non-residential zones? They do not appear to apply to ADUs in residential zones properties. Please confirm.

4. 3.2.1 g) ii)

This subsection contains minimum and maximum floor areas for ADUs in non-residential zones. Does this contravene subsection 35.1(1.2), which stipulates that minimum floor areas cannot be regulated for additional residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land? Per comment 3 above, if 3.2.1 g) does not apply to residential zones, this comment may be moot. Please confirm.

5. *Table 13: Permitted Uses in Residential Zones*

This table should be amended to permit ADUs in RM1, RM2, RM2, RM4 and RH Zones.

Residential Multiple Zones

We have reviewed the amended version of *Table 15: Regulations for Permitted Uses in Medium and High Density Residential Zones*. We commend the Township for updating its zoning regulations for medium and high density uses as this is an important part of streamlining development approvals. The following comments are offered for consideration:

6. Definition of “stacked townhouse dwelling”

The Definition of stacked townhouse dwelling stated that “pairs of dwelling units are stacked and divided vertically and each pair of dwelling units is divided horizontally from the next attached pair, and each dwelling unit has an independent entrance from the exterior of the dwelling to the interior of the dwelling unit”.

- a) The definition states that each module of a stacked townhouse would only have a pair of units (two). It is not uncommon for stacked townhouses to have three units in each module. Consider revising to eliminate restrictions of three module stacked townhouses.
- b) The definition states that each dwelling unit must have an independent entrance from the exterior of the dwelling to the interior of the dwelling unit. It is not uncommon for stacked townhouse dwellings to have entrances from a common hallway or vestibule. Consider revising.

7. *Table 15: Permitted Uses in Medium and High Density Residential Zones*

- a) There are no RM4 provisions for stacked townhouses although it is a permitted use in this zone.
- b) Stacked back to back townhouses are permitted in the RM4 Zone with a minimum lot area of 50m² per unit (footnote 7). This equates to the highest density of any dwelling unit in any zone. The Township should consider decreasing the minimum lot area per unit for apartment dwellings to be in line with stacked back to back townhouses. Related to Table 13, stacked back to back townhouses should also be permitted in the RH Zone at this density.
- c) Related to Table 13, back to back townhouses and stacked back to back townhouses should also be permitted in the RM3 Zone, similar to back to back townhouses.
- d) Maximum height in RM1 to RM3 Zone is currently 12 m and is proposed to be changed to 10 m in certain zones. The Table is not clear as to what zone this change will occur in, as there is a formatting issue with the table columns. We assume the intent is to reduce the height in the RM2 Zone only.
- e) Addition to footnote 5, related to massing of 4th floor: in our opinion this is not an appropriate zoning regulation and should be contained in Urban Design Guidelines. This appears to be GSPs opinion a well, per the February 2022 GSP Memo.

We look forward to participating in continued discussions on this matter and reviewing the final draft By-laws.

Sincerely,

A handwritten signature in dark ink, appearing to read "A Butler". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Aaron Butler, MCIP, RPP
Principal Planner, Niagara
NPG Planning Solutions Inc.