



**TOWNSHIP OF WEST LINCOLN
PUBLIC MEETING UNDER THE PLANNING ACT MINUTES
AMENDMENT TO TOWNSHIP OF WEST LINCOLN'S OFFICAL PLAN**

November 9, 2020, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

Council: Councillor Cheryl Ganann - Chair
 Councillor Harold Jonker
 Councillor William Reilly
 Councillor Jason Trombetta
 Councillor Mike Rehner
 Mayor Dave Bylsma

Staff: Bev Hendry, CAO
 Brian Treble, Director of Planning & Building
 Gerrit Boerema, Planner II
 Jessica Dyson, Deputy Clerk
 Joanne Scime, Clerk
 Roberta Keith, IT Manager*

Other Members: Albert Witteveen, Regional Councillor
 Henriette Buitenwerf
 Alan Friedman
 Dave Kuzmich
 Tony Miele
 Lawrence VandenOever
 Nick VandenOever
 Fred Vandervelde
 Steve Witt

1. Official Plan Amendment

The Chair advised that this public meeting was being held to consider an Official Plan Amendment application under Section 17 of the Planning Act as submitted by staff for the Township of West Lincoln's Official Plan Amendment for Spring Creek Heights Secondary Plan (Draft Amendment No. 57).

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

The Township of West Lincoln's Planning staff has drafted an Official Plan Amendment to the current Spring Creek Heights Secondary Plan to add additional uses to the restricted employment designation. The proposed policies are consistent with the PPS, conform to the Places to Grow Plan, conform to the Regional Policy Plan and conform to the applicable policies of the Official Plan.

2. Purpose of the Public Meeting Being Held This Evening

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

The Chair advised that the purpose of this meeting was to give an opportunity for the public, the Township and Committee to provide comments and/or ask questions regarding changes to the Township of West Lincoln's Official Plan submitted by staff for the Spring Creek Heights Secondary Plan (Draft Amendment No. 57).

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 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 Local Planning Appeals Tribunal.

3. Public Meeting

The Chair asked the Deputy Clerk to 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 mailed notice to all properties within 120 metres of the subject property, an email circulation to previous open house participants and agencies on October 9th 2020, as well as advertised on the Township's website.

The Chair advised that this was a public meeting to consider an Official Plan Amendment submitted by staff for the Township of West Lincoln's Official Plan Amendment for Spring Creek Heights Secondary Plan (Draft Amendment No. 57).

The Chair asked the Director of Planning & Building, Brian Treble, to explain the purpose and reason for the proposed Draft Official Plan Amendment.

The Director of Planning & Building provided an overview of the application.

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 Official Plan Amendment – Township of West Lincoln – Spring Creek Heights Secondary Plan (Draft Amendment No. 57). 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.

1. Mr. Fred Vandervelde

Mr. Vandervelde asked Mr. Treble if staff have received a letter from John Calvin School and if the broadened list of uses for industrial will allow for school use and expanded school use. In response to Mr. Vandervelde, the Director of Planning & Building suggested that staff provide a follow-up meeting opportunity with Mr. Vandervelde and anyone else present in the Public Meeting to ensure any questions asked are answered thoroughly. Mr. Vandervelde thanked the Director of Planning & Building for that opportunity for discussion outside the public meeting.

The Director of Planning & Building read into the record a letter from John Calvin School which has been attached as **Schedule A** to the Public Meeting minutes dated November 9, 2020.

The Chair asked if any Members of the Committee had any oral or written submissions for the proposed Official Plan Amendment. The Chair advised that this may be the only Public meeting being held with respect to this application; therefore, that if any Members of the Committee had any comments they should state them now as the Local Planning Appeal Tribunal (LPAT) may not consider comments made during any other Committee and/or Council meetings.

Mayor Bylsma commended staff for working hard to get public input through various meeting types and stated that staff is on good track to get this important feedback from the community. Mayor Bylsma stated that the development of this particular parcel of land is important to allow a buffer between the different class of setback and that the transition for this development is done effectively for the employment lands to our residents that work there.

The Chair stated that a Technical Report was being considered by Committee 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 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 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 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 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.

4. Adjournment

The Chair advised that this public meeting with respect to the proposed Official Plan Amendment is concluded at the hour of 6:54 p.m.



JESSICA DYSON, DEPUTY CLERK

COUNCILLOR CHERYL GANANN, CHAIR

SCHEDULE "A"
to the Public Meeting Under the Planning Act Minutes of November 9, 2020



To: Township of West Lincoln – Planning Department

From: Ad-hoc Committee on behalf of John Calvin School Smithville

Esteemed Planning Committee members,

Please accept the following comments for consideration as the Planning Department deals with the "Official Plan Amendment" to the Spring Creek Heights Secondary Plan.

The undersigned are members of an ad-hoc committee acting on behalf of John Calvin School (JCS) and have been requested to interact with the Township of West Lincoln (ToWL) regarding any proposed future changes or designation of lands currently belonging to the John Calvin School Society.

To provide you with a brief history of JCS please allow the following notes:

- JCS has been in existence since the mid 1960s and has been blessed with the means and ability to educate the children of various affiliated Reformed congregations in the surrounding area. In the years following a number of renovations/additions took place in order to provide for a growing student body due to increasing enrolment.
- In the early 1990s abutting property was purchased which consisted of +- 25 acres of land, known to us as the "McMaster Property". The intent of the purchase was to allow for further expansion, possibly a gym. Since at that time there were no concerns or objections, the concept of 6 additional classrooms and a large gymnasium became a reality when the school doors opened for the academic school year 2005/2006. At that time a very good working relationship with the ToWL's planning and building departments contributed to the successful completion of that project.
- In the years following changes took place to properties in the close proximity of JCS. Zonings were amended and by-laws changed which impacted the use of the school and property in a negative manner. Setbacks were put in place because of proposed land/facility uses, which limited the use of the JCS property. The setbacks implemented to satisfy the Modern Waste Facility requirements have greatly diminished the possibilities of our intended school related uses..

SCHEDULE "A"
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- These changes, implemented without any input or interaction with JCS, became an acute dilemma, when the society investigated the possibility to construct an addition to the north end of the existing building, in order to accommodate the Special Needs students of our reformed community. By God's grace we were able to complete this expansion in 2016, but not without extensive preliminary work, i.e. boundary adjustments etc. because of decisions taken in years past.

Since all the above mentioned changes to the land use have inconvenienced the JCS largely, we deem it appropriate at this time, to comment to the ToWL's planning and strongly urge you to document the current land uses and subsequent setbacks and communicate that these will not be changed/amended in the future and so retain existing limits to the south end of the property.


Further we request the ToWL planning to re-visit the by-laws and setbacks put in place **at that time** to meet requirements for the Waste Management Facility, and to ascertain those criteria are still relevant and needed **at this time!** The lifting of the 300M setback and reverting back to 75M would greatly benefit the JCS in its future endeavours.

On behalf of the John Calvin School – Canadian Reformed School Society of Smithville and Surrounding District,


Fred VanderVelde

DocuSigned by:

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Lawrence VandenOever

DocuSigned by:

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Nick VandenOever

DocuSigned by:

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Dated: Nov. 5, 2020.