

**TOWNSHIP OF WEST LINCOLN
PLANNING/BUILDING/ENVIRONMENTAL
COMMITTEE MINUTES**

MEETING NO. EIGHT

November 11, 2024, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

Council: Councillor William Reilly, Chair
Mayor Cheryl Ganann
Councillor Shelley Bradaric
Councillor Jason Trombetta
Councillor Joann Chechalk

Absent: Councillor Mike Rehner, notification provided with regrets

Staff: Susan Smyth, Senior Planner
Justin Paylove, Director of Legislative Services/Clerk
Kevin Geoghegan, IT Help Desk Analyst
Truper McBride, CAO

Attendees: John Ganann
Gord McCharles
Greg Maychak
Ross Robins
Melissa Duck
Ethan Laman*

*In attendance part-time

1. CHAIR - Councillor William Reilly

Prior to commencing with the Planning/Building/ Environmental Committee meeting agenda, Chair Reilly provided the following announcements:

1. Comments can be made from members of the public for a matter that is on the agenda by advising the Chair during the "Request to Address an Item on the Agenda" Section of the agenda.
2. The public may submit written comments for matters that are on the agenda to jpaylove@westlincoln.ca before 4:30 p.m. on the day of the meeting for consideration by the Committee. Comments received after 4:30 p.m. on the day of the Committee meeting will be considered at the following Council meeting. Comments submitted are included in the record.
3. This meeting will be livestreamed as well as recorded and available on the Township's website.

2. LAND ACKNOWLEDGEMENT STATEMENT

The chair read the following land acknowledgement statement:

The Township of West Lincoln, being part of Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara, stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

3. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

There were no pecuniary interests/and or conflict of interest that were disclosed.

Public Meeting(s)

4. PUBLIC MEETING(S)

4.1 5357 and 5377 Elcho Road (File No, 1601-011-24 (Brad and Kimberly Killins))

An application for a zoning bylaw amendment had been applied for by Upper Canada Consultants, agent of the property owners Bradley and Kimberly Killins for the property located at 5357 Elcho Road. as a condition of consent.

5. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no changes in the order of items on the agenda.

6. APPOINTMENTS

There were no appointments.

7. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Section 10.13 (5) & (6) – General Rules

One (1) hour in total shall be allocated for this section of the agenda and each individual person shall only be provided with **five (5) minutes** to address their issue (some exceptions apply). A response may not be provided and the matter may be referred to staff. A person who wishes to discuss a planning application or a matter that can be appealed, will be permitted to speak for ten (10) minutes.

The Chair inquired if there were any members of the public present who wish to address any items on the Planning/Building/Environmental Committee agenda.

Jared Marcus, Arcadis IBI Group

Re: Update on the Crossings on the Twenty North Condominium (DeHaan Homes Inc.)

8. CONSENT AGENDA ITEMS

There were no consent agenda items.

9. COMMUNICATIONS

There were no communications.

10. STAFF REPORTS

10.1 ITEM P50-24

Acting Director of Planning and Building (Gerrit Boerema) and Senior Planner (Susan Smyth)

Re: Recommendation Report PD-48-2024 – Extension of Draft Plan Approval for Crossings on the Twenty North Condominium (DeHaan Homes Inc.) File No. 2100-072-08

Moved By Mayor Cheryl Ganann

Seconded By Councillor Shelley Bradaric

1. That, Recommendation Report PD-48-2024, titled “Extension of Draft Plan of Approval for Crossings on the Twenty North Condominium; File No. 2100-072-08”; dated November 11, 2024 be received; and,
2. That, the Draft Plan Approval for Crossings on the Twenty Plan of Condominium North be extended for a period of one year set to

expire on December 12, 2025, subject to the conditions of approval included as Schedule B to this report; and,

3. That, Council deem the modifications to the conditions of approval found in Schedule B to be minor; and,
4. That, a notice of extension approval be circulated to relevant agencies and departments.

Carried

10.2 ITEM P51-24

Acting Director of Planning and Building (Gerrit Boerema)

Re: Recommendation Report PD-51-2024 – Removal of Tabled Item – Request for Minister’s Zoning Order (MZO) for Urban Boundary Expansion/Municipal Comprehensive Review

Moved By Councillor Joann Chechalk

Seconded By Mayor Cheryl Ganann

1. That, Recommendation Report PD-51-2024, titled “Removal of Tabled Item – Request for Minister’s Zoning Order (MZO) for Urban Boundary Expansion/Municipal Comprehensive Review”, dated November 11th, 2024 be received; and,
2. That, Committee and Council do now hereby confirm that the need for a Minister’s Zoning Order is no longer required and Report PD-36-2022 may now be lifted from the Table as the intent of the Tabled report has now been addressed.

Carried

10.3 ITEM P52-24

Acting Director of Planning and Building (Gerrit Boerema) and Senior Planner (Madyson Ettl)

Re: Recommendation Report PD-53-2024 – Application for Zoning By-Law Amendment for 7395 Twenty Road

Moved By Councillor Jason Trombetta

Seconded By Councillor Joann Chechalk

1. That, Recommendation Report PD-53-2024, titled “Application for Zoning By-law Amendment for 7395 Twenty Road (File No. 1601-004-24) Robins”, dated November 11th, 2024, be received; and,
2. That, no further public meeting is required for the consideration of this by-law in accordance with Section 34(17) of the Planning Act; and,
3. That, the application for Zoning By-law Amendment submitted by Ross Robins on behalf of property owners, Jeffery & Evelyn Duck be approved in accordance with the attached Zoning By-law Amendment with the site-specific regulations, and that Council authorize the Mayor and Clerk to sign the necessary by-laws.

Carried

10.4 ITEM P53-24

Acting Director of Planning and Building (Gerrit Boerema) and Senior Planner (Susan Smyth)

Re: PD-54-2024 – Recommendation Report PD-54-2024 – Housekeeping By-law Amendment No. 8 (File No. 1601-005-24)

Moved By Mayor Cheryl Ganann

Seconded By Councillor Shelley Bradaric

1. That, Recommendation Report PD-54-2024, titled “Housekeeping By-law Amendment No. 8” (File No. 1601-005-24), dated November 11, 2024 be received; and,
2. That, the Attached Draft Zoning By-law Amendment – Housekeeping 8, be approved; and that the Mayor and Clerk be authorized to sign the Bylaw; and,
3. That, no further Public Meeting is required for the consideration of this By-law in accordance with Section 34(17) of the Planning Act.

Carried

10.5 ITEM P54-24

Acting Director of Planning and Building (Gerrit Boerema) and Senior Planner (Madyson Ettl)

Re: Technical Report PD-52-2024 - Application for Zoning Bylaw Amendment – 5357 and 5377 Elcho Road, (File No, 1601-011-24)

Moved By Councillor Joann Chechalk

Seconded By Councillor Shelley Bradaric

1. That Technical Report PD-52-2024, titled “Application for Zoning Bylaw Amendment – 5357 and 5377 Elcho Road, (File No. 1601-011.24)” dated November 11th 2024, be received; and,
2. That a Recommendation Report be submitted to a future Planning/Building/ Environmental Committee meeting once an administrative and agency review has been completed.

Carried

10.6 ITEM P55-24

Acting Director of Planning and Building (Gerrit Boerema)

Re: Recommendation Report PD-55-2024 - Fulton Rural Employment Land Use Project Award

Moved By Mayor Cheryl Ganann

Seconded By Councillor Jason Trombetta

1. That Recommendation Report PD-55-2024, titled “Fulton Rural Employment Land Use Project Award”, dated November 11, 2024, be received; and,
2. That WSP Group Inc. be retained to complete the Fulton Rural Employment Land Use Project as outlined in RFP 2024-PD-02.

Carried

11. OTHER BUSINESS

11.1 ITEM P56-24

Members of Committee

Re: Other Business Matters of an Informative Nature

Councillor William Reilly
Re: Committee Chair 2025 Reorganization

12. NEW BUSINESS

NOTE: Only for items that require immediate attention/direction and must first approve a motion to introduce a new item of business (Motion Required).

There were no motions brought forward to introduce any new items of business.

13. CONFIDENTIAL MATTERS

There were no confidential matters.

14. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 7:12 p.m.

JUSTIN PAYLOVE, DIRECTOR
OF LEGISLATIVE SERVICES/
CLERK

COUNCILLOR WILLIAM REILLY,
CHAIR