



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

November 11, 2024, 6:30 p.m.
West Lincoln Community Centre
177 West 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: Justin Paylove, Director of
Legislative Services/Clerk
Kevin Geoghegan, IT Help Desk
Analyst
Susan Smyth, Senior Planner
Truper McBride, CAO

Attendees: Ethan Lamar, Upper Canada
Consultants
John Ganann
Gord McCharles
Greg Maychak
Ross Robins
Melissa Duck

5357 and 5377 Elcho Road (Ethan Laman (Agent) Brad and Kimberly Killins)-
Zoning By-law Amendment

1. Application for Zoning By-law Amendment

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 of the Planning Act.

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

This rezoning application has been submitted in conjunction with consent application B092024WL. The consent application has proposed to sever 5 acres (2.02 hectares) from 5357 Elcho Road and merge to 5377 Elcho Road making it a total of 10 acres (4.05 hectares) for a commercial/ agricultural related use. This application proposes to rezone the 5 acres of Agricultural lands (A) that were severed as part of the boundary adjustment to a Service Commercial (C3-#) with a site specific exception to recognize a maximum outdoor storage of 57% of the lot area whereas 5% is required (Parcel 2) as well as to rezone Parcel 1, the existing Service Commercial zone to the same Site Specific zone.

This application also proposes to rezone the Agricultural lands on Parcel 3 from Agricultural (A) to Agricultural with a site specific exception (A-#) to recognize a deficient lot area of 30.65 hectares whereas 40 hectares is required.

2. Purpose of the Public Meeting

The Chair stated that the Planning Act requires in Section 34(12) and Section 39 that before passing Zoning By-Law Amendments, Council must hold at least one public meeting for the purpose of informing the public in respect of the application.

The Chair further stated that the purpose of this public meeting is to receive comments and answer questions from the public regarding the proposed Zoning By-Law Amendments.

The Chair further stated that no decision has been made on the proposed amendments and any comments received will be taken into account by Council in their consideration.

3. Public Meeting

The Chair stated that in accordance with the *Planning Act* and the Minister, the applicant or specified person, public body or registered land owner of any land to which the by-law amendment will apply who made oral submissions at a public meeting or written submissions to Council prior to the adoption and/or passage of the by-law may appeal the by-law amendment to the Ontario Land Tribunal.

The Chair inquired to the Director of Legislative Services/Clerk, Justin Paylove, about the methods and dates by which notice of the public meeting was given.

In response to the Chair's inquiry, Director of Legislative Services/Clerk, Justin Paylove, explained that proper notice was given.

The Chair inquired to the Senior Planner, Susan Smyth, to explain the purpose and reason for the proposed Zoning By-Law Amendments.

In response to the inquiry from the Chair, Senior Planner, Susan Smyth, explained the purpose and reason for the proposed Zoning By-law Amendment.

The Chair asked if the applicant or their authorized agent were present to speak to the application.

Ethan Laman (Agent)
Upper Canada Consultants

Mr. Laman further explained that the purpose and reason for the proposed Zoning By-law Amendment is to permit the growth and expansion of the established businesses and described the intended use of the site.

The Chair asked if there were any oral or written submissions from any members of the public present in person or 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 submission from any members of the public.

The Chair asked if any Members of the Committee had any oral or written submissions on the 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.

Mayor Ganann inquired to the Agent, Ethan Laman, about the size of the property and if appropriate consideration has been given to the proposed lot size to manage over-crowding.

In response to Mayor Ganann's inquiry, the Agent, Ethan Laman, explained that the proposed size of the property has been taken into consideration with the intent of final expansion.

Councillor Chechalk inquired to the Agent, Ethan Laman, about the size of the boundary adjustment.

In response to Councillor Chechalk, the Agent, Ethan Laman, explained that the boundary adjustment size was 5 acres or 2.03 hectares.

Councillor Chechalk further inquired to Senior Planner, Susan Smyth, how far the hamlet boundaries of Wellandport expand to the South.

In response to Councillor Chechalk's further inquiry, Senior Planner, Susan Smyth did not have the information available regarding the residential boundaries of Wellandport and would report back to Council.

Councillor Bradaric inquired to Senior Planner, Susan Smyth, regarding Bismark's employment land boundaries.

In response to Councillor Bradaric's inquiry, Senior Planner, Susan Smyth, explained that the proposed location would be more suitable than Bismark with further reporting on the Fulton Rural Employment Land Use Project this evening.

The Chair stated that a Technical Report was being considered by Council later, as part of this evening's Committee meeting. The Chair advised that once Committee and/or Council has made a decision with respect to the Zoning By-law Amendment application 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 Director of Legislative Services/Clerk, Justin Paylove, at jpaylove@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 declared the meeting adjourned at the hour of 6:56 p.m.

JUSTIN PAYLOVE, DIRECTOR
OF LEGISLATIVE
SERVICES/CLERK

COUNCILLOR WILLIAM REILLY,
CHAIR