



**THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN  
COMMITTEE OF ADJUSTMENT MINUTES**

**June 26, 2024, 7:00p.m.**

Present Members:

Deborah Coon-Petersen (Chair)

Bonnie Baarda (Sitting member)

Peggy Cook (Sitting member)

Staff:

Madyson Etzl, Senior Planner

Gerrit Boerema, Manager of Planning

Stephanie Pouliot, Secretary/Treasurer to the Committee of Adjustment

Public: Darren Draaistra

Deborah Moraal

Engelbert Moraal

Mike DeBoer

James DeBoer

Chris Tymchuk

---

**1. CHAIR**

The meeting was called into Order at 7:00 pm.

**2. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST**

There were none at this time.

**3. REQUEST FOR WITHDRAWAL AND/OR ADJOURNMENT**

There are no requests at this time.

4.a) **A10/2024WL - Moraal (Darren Draaistra - Agent)**

Property Address: 3583 Regional Road 12 (Grimsby Road)

Manager of Planning, Mr. Boerema provided the presentation overview of the application.

Chair Coon-Petersen, asked if the agent or owners are present and if they would like to address the Committee?

The agent, Mr. Draaistra took oath and noted that he is available for any questions.

Member Baarda asked if the Committee is voting on all three variances together or separately?

Manager of Planning, Mr. Boerema responded that the Committee can vote on them together in one motion or separately if that is how the Committee wants to proceed.

Chair Coon-Petersen asked the sitting members if they have any questions?

Member Baarda asked the agent, Mr. Draaistra, if the ground floor living space is proposed to accommodate someone who is elderly?

The agent, Mr. Draaistra responded that the unit is for the owners' mother who is in a wheelchair and the unit is designed to be accessible.

Member Cook asked Manager of Planning, Mr. Boerema, for clarification on the Region's condition regarding a Stage 1 archeological assessment and the standard archeological potential clause.

Manager of Planning, Mr. Boerema responded that in the past the Committee has opted to include the warning clause. Schedule K included in the NOP shows the potential for archeological potential within the Niagara Region. The Region requests the condition when an application results in a building. At a staff level, the uses are permitted to be constructed on their property and they are seeking a variance for a technical detail. The warning clause is sufficient and they would be required to stop construction if anything were found. The choice is up to the Committee to include the assessment as a condition.

Member Cook thanked Mr. Boerema and asked if the Committee needs to add the warning clause in the motion?

Manager of Planning, Mr. Boerema responded that typically the clause would be included in a development agreement if required. There is no staff objection to adding the warning clause as a third condition. The secretary would just have to make sure it is included as a condition on the decision.

Member Baarda added that as the Committee is discussing the warning clause and archeological potential with the owners and agent present, it is not necessary to include as a condition. They are now aware and as the Committee, we can hold them accountable.

Manager of Planning, Mr. Boerema responded that staff have no objections with that.

Chair Coon-Petersen asked if anyone present in the gallery would like to make comment on the application? (no one from gallery commented).

Chair Coon-Petersen noted that it is time for a motion.

Member Baarda, motioned to approve the application with the two conditions included.

Member Cook, seconded. **Carried** .

**Secretary Ms. Pouliot noted the last day for filing an appeal for Minor Variance is 20 days from the decision date, being 20 days from today, and noted that documentation will follow.**

b) **A11/2024WL - McKay & Topolovec**

Property Address: 88 Anastasia Boulevard

Senior Planner, Ms. Etzl provided the presentation overview of the application.

Secretary Ms. Pouliot noted that the owners advised earlier that they would not be able to attend this evening.

Chair Coon-Petersen asked if anyone present in the gallery would like to make comment on the application?

Public member, Mr. Tymchuk took oath and noted that he lives around the corner at 10 Efthemio Court. He noted that there has been a long history since 2012 with the parking bylaw and illegal parking on the street and property owners widening their driveways illegally in town. Mr. Tymchuk noted that he would like to discuss the parking bylaw but thought this was a Council meeting. He noted that he would like to see the parking issues in the town addressed prior to minor variances being granted. He thanked the Committee for their time.

Chair Coon-Petersen responded that the Committee can sympathize with your concerns but they are not capable of altering by-laws, that would be Council. The Committee is here to discuss this variance and they are trying to complete it legally. Chair Coon-

Petersen advised Mr. Tymchuk to talk to his Councillor as the Committee cannot do anything regarding the by-laws in place.

Chair Coon-Petersen asked the sitting members if they have any questions?

Sitting members had no questions or comments on the application.

Chair Coon-Petersen noted that it is time for a motion.

Member Cook, motioned to approve the application with the one condition included.

Member Baarda, seconded Carried .

**Secretary Ms. Pouliot noted the last day for filing an appeal for Minor Variance is 20 days from the decision date, being 20 days from today, and noted that documentation will follow.**

c) **A12/2024WL - DeBoer**

Manager of Planning, Mr. Boerema provided the presentation overview of the application.

Chair Coon-Petersen, asked if the owner was present and if they would like to address the Committee?

The applicant, Mr. DeBoer, responded that he has nothing more to add.

Chair Coon-Petersen asked the sitting members if they have any questions?

Sitting members had no questions or comments on the application.

Chair Coon-Petersen noted that it is time for a motion.

Member Baarda, motioned to approve the application.

Member Cook, seconded Carried .

**Secretary Ms. Pouliot noted the last day for filing an appeal for Minor Variance is 20 days from the decision date, being 20 days from today, and noted that documentation will follow.**

## **5. MINUTES FOR APPROVAL**

There are no minutes for approval at this time.

## **6. NEW BUSINESS**

Secretary Ms. Pouliot noted that the training modules will start hopefully next month and noted that she will send out the email with the training information again to the Committee.

## **7. ADJOURNMENT**

That, this Committee does now adjourn at the hour of 7:48 pm.  
Member Baarda motioned to adjourn.

---

DEBORAH COON-PETERSEN,  
CHAIR

---

STEPHANIE POULIOT,  
SECRETARY-TREASURER