



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

December 7, 2020, 6:30 p.m.

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 and Building
Gerrit Boerema, Planner II*
Madyson Etzl, Planner II*
Jessica Dyson, Deputy Clerk
Joanne Scime, Clerk*
Donna DeFilippis*
Mike DiPaola*

Other Members: Albert Witteveen, Regional Councillor
David Brenzil*
Lyle Brenzil*
Shelly Bradaric*
Aaron Farrell*
Karl Grueneis*
Jowett Lau*
Tristan Marks*
Tony Miele*
Craig Rohe*
David Samis*
Wojciech Stasieczek*
Raymond Tung*
Richard Vandezande*
Steve Wever*

*** IN ATTENDANCE PART TIME**

A- ROAD ALLOWANCE OPENING AND DEVELOPMENT - OFFICIAL PLAN AMENDMENT

1. Application for Zoning By-law 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 regarding the Township's Road Allowance Opening and Development (File No. 1701-001-20).

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

The Township of West Lincoln planning staff has commenced an Official Plan Amendment process to create new Official Plan policies regarding the opening of unopened or non-maintained Township road allowances. The intent of the amendment is to create a process for landowners to open or upgrade Township road allowances to Township Standards meeting all applicable environmental, engineering and financial obligations. The intent of these policies is to provide policies for access and development to mainly rural lots. This amendment will not impact road allowances created through a Plan of Subdivision or Regional Road allowances.

2. Purpose of the Public Meeting

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 Road Allowance Opening and Development (File No. 1701-001-20).

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.

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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 advertising in local newspapers on October 29th, 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 to the Township of West Lincoln's Official Plan for Road Allowance Opening and Development (File No. 1701-001-20)

The Chair asked the Planner, Gerrit Boerema, to explain the purpose and reason for the proposed Draft Official Plan Amendment.

The Planner 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 – Road Allowance Opening and Development (File No. 1701-001-20). 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.

i) Wojciech Stasieczek

In addition to a written submission provided to staff, Mr. Stasieczek stated that his property is connected to Concession 3 which doesn't allow him to open the lot. Mr. Stasieczek questioned how his lot can be developed with the unopened road restrictions. Councillor Ganann reminded Mr. Stasieczek that questions will not be answered as part of the Public Meeting, however, any questions and comments will be taken into consideration by staff for their review.

The Chair asked if any Members of the Committee had any oral or written submissions on the proposed Official Plan 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 had any comments they should state them now as the Local Planning Appeal Tribunal (LPAT) may not consider comments made during any other Council and/or Committee meetings.

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Mayor Bylsma stated that he is in favour of this policy as it keeps the community vigilant and growing and noted that it is important to continue to look for efficiencies and growth opportunities within the Township.

Councillor Jonker commended staff for their work on the unopened road policy and development review and agreed that the cost for the request to open a road allowance should be placed on the applicant. Councillor Jonker stated that If someone is to purchase a property, they have to consider the costs of getting access to property as well. Councillor Ganann agreed with Councillor Jonker and stated that an interested land owner needs to consider additional costs that may come from a piece of land and believes staff has included this very well in the policy.

The Chair stated that a Technical Report was being considered by Council 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 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 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 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 7:17 p.m.

B - CAISTORVILLE UNITED CHURCH - 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 for Caistorville United Church (File No. 1601-009-20).

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

The Township of West Lincoln planning staff has received an application for a Zoning By-law Amendment to rezone the property legally described as Plan 26, Lots 1-3 & 8-11 and Part of David Street RP 30R9727 Part 2, formerly in the Township of Caistor, now in the Township of West Lincoln, Regional Municipality of Niagara municipally known as 9550 York Road.

The intent of this rezoning application is to fulfill a condition of consent for severance file B04/2020WL. This application proposes to rezone 4261 square meters of the newly created lot, Parts, 3, 4, 5, 6, and 8 on the attached survey to be zoned from 'OS' Open Space to 'I' Institutional with a (H) holding provision for Parts 4, 5, 6 & 8 which will be on the property temporarily until an archeological assessment is submitted to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) to receive an acknowledgement letter confirming that all archeological resource concerns have met licensing and resource conservation requirements.

2. Purpose of the Public Meeting

The Planning Act requires in Section 34(12) that before passing a Zoning By-law Amendment, Council must hold at least one public meeting for the purpose of informing the public in respect of the amendments.

The purpose of this public meeting is to receive comments and answer questions from the public regarding the amendment to the Township of West Lincoln's Zoning By-law.

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 in Section 34(13) 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 Appeal Tribunal (LPAT).

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3. Public Meeting

The Chair requested that the Deputy Clerk 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 mail and email public notice circulation on November 11th, 2020. Additionally, a yellow sign was posted on the subject property as well as advertised on the Township's website.

The Chair advised that this was a public meeting to consider a Zoning By-law Amendment Application submitted by the Trustees of the Sinclairville United Church for Caistorville United Church (File No. 1601-009-20).

The Chair asked the Planner, Madyson Etzl, to explain the purpose and reason for the proposed Zoning By-law Amendment.

The Planner provided an overview of the application.

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

Mr. David Brenzil (Applicant) stated that the documents have been reviewed and he believes that everything is in order and all questions have been addressed and answered.

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 Caistorville United Church (File No. 1601-009-20) Zoning 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 LPAT may not consider comments made during any other Council and/or Committee meetings.

There were no written or oral submissions from any members of the public.

The Chair asked if any Members of the Committee had any oral or written submissions on the proposed Zoning By-law Amendment. The Chair advised that this may be the only Public meeting being held with respect to this application; therefore, she noted 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 Council and/or Committee meetings.

There were no oral or written submissions from any members of the Committee.

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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 have made a decision with respect to the Zoning By-law 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 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 Website at 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 your mailing address and phone number.

4. Adjournment

The Chair advised that this public meeting with respect to the proposed Zoning By-law Amendment is concluded at the hour of 7:28 p.m.

C - NIAGARA PALLETS - 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 as submitted by Craig Rohe, Upper Canada Consulting (Agent) for Niagara Pallets Zoning Amendment (File No.: 1601-008-20).

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

An application for a Zoning Bylaw Amendment has been made by Craig Rohe, Upper Canada Consulting (Agent) on behalf of Niagara Pallets and the Davis family to rezone the property legally described as Concession 8, Part Lot 16 RP30R1268 Part 1, RP30R9469 Part 1. Formerly in the Township of South Grimsby, now in the Township of West Lincoln, Regional Municipality of Niagara municipally known as 2906, and 2930 South Grimsby Road 8.

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The intent of this rezoning application is to fulfill a condition of consent for severance file B02/2020WL, and to be able to extend the current (C3) service commercial zoning to facilitate the expansion of the existing Niagara Pallet operation. This application proposes to rezone Part 1 of the attached map from (C3) Service Commercial to (C3-#) Service Commercial with a site specific exception, a portion of Part 2 on the attached map from (D) Development to (C3-#) Service Commercial with the site specific exception which will allow room for a required SWM/Fire pond and relief for a reduction in parking. Part 4 on the attached map is proposed to be rezoned from (A) Agricultural to (A-#) Agricultural with a site specific exception to recognize a deficient lot area.

2. Purpose of the Public Meeting

The Planning Act requires in Section 34(12) that before passing a Zoning By-law Amendment, Council must hold at least one public meeting for the purpose of informing the public in respect of the amendments.

The purpose of this public meeting is to receive comments and answer questions from the public regarding the amendment to the Township of West Lincoln's Zoning By-law.

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 in Section 34(13) 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 Appeal Tribunal (LPAT).

3. Public Meeting

The Chair requested that the Deputy Clerk 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 mail and email public notice circulation on November 11th, 2020. Additionally, a yellow sign was posted on the subject property as well as advertised on the Township's website.

The Chair advised that this was a public meeting to consider a Zoning By-law Amendment Application submitted by Craig Rohe, Upper Canada Consulting (Agent) for Niagara Pallets (File No.: 1601-008-20).

The Chair asked the Director of Planning & Building, Brian Treble, to explain the purpose and reason for the proposed Zoning By-law Amendment.

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

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

Mr. Craig Rohe, authorized agent provided a PowerPoint presentation (attached as **Schedule "A"**) related to the proposed application and was available to answer any questions from the public.

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 Niagara Pallets (File No.: 1601-008-20) Zoning 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 LPAT may not consider comments made during any other Council and/or Committee meetings.

There were no oral or written submissions from any members of the public.

The Chair asked if any Members of the Committee had any oral or written submissions on the proposed Zoning By-law Amendment. The Chair advised that this may be the only Public meeting being held with respect to this application; therefore, she noted 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 Council and/or Committee meetings.

There were no oral or written submissions from any Members of the Committee.

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 have made a decision with respect to the Zoning By-law 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 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 Website at

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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 your mailing address and phone number.

4. Adjournment

The Chair advised that this public meeting with respect to the proposed Zoning By-law Amendment is concluded at the hour of 7:44 p.m.



JESSICA DYSON, DEPUTY CLERK

COUNCILLOR CHERYL GANANN, CHAIR

2906 & 2930 SOUTH GRIMSBY ROAD 8

TOWNSHIP OF WEST LINCOLN

APPLICATION FOR ZONING BY-LAW AMENDMENT

TOWNSHIP FILE No. 1601-008-20

Craig Rohe M.Pl., MCIP, RPP
Senior Planner
Upper Canada Consultants



**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

SCHEDULE "A"

To the December 7, 2020 Public Meeting Under the Planning Act Minutes

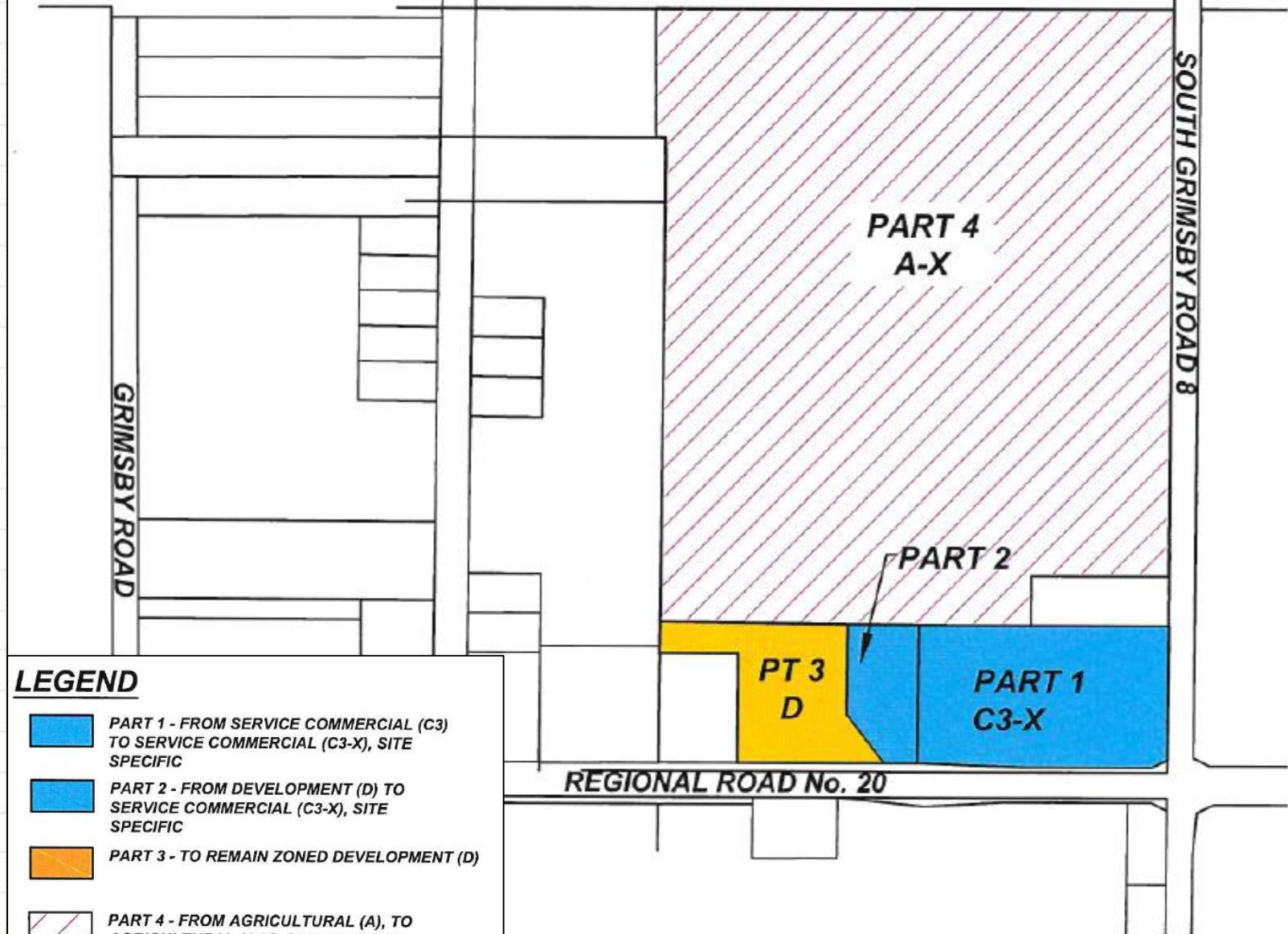


Proposed Zoning By-law Amendment

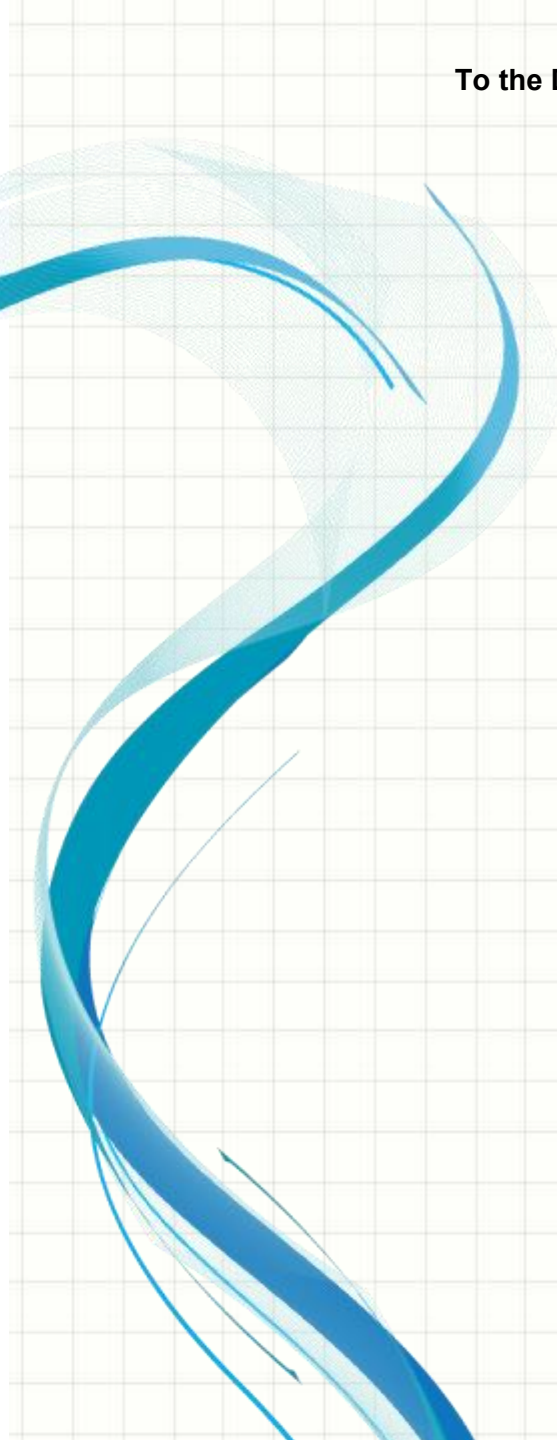
Required as a condition of Consent (Town File B02/2020WL).

- To apply Site Specific Commercial (C3) Zoning on lands to be added to the existing Niagara Pallet property.
- A reduction in required parking for Niagara Pallet Lands from 310 to 90 spaces.
- To apply Site Specific Agricultural (A) Zoning to address deficient lot area for the remnant parcel (2930 South Grimsby Road 8).
- Remnant portion of 2930 South Grimsby Road 8 within the Hamlet boundary will remain zoned Development (D).

SCHEDULE "A"
To the December 7, 2020 Public Meeting Under the Planning Act Minutes



Intent and Impact of Zoning Amendment

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- A decorative graphic on the left side of the slide, consisting of several overlapping, flowing blue lines that curve upwards and then downwards, creating a sense of movement and depth. The lines are in various shades of blue, from light to dark, and have a soft, ethereal quality.
- The lands to be added to Niagara Pallet (2906 South Grimsby Road 8) will facilitate an expansion of the existing facility within the Regional Road 12 Hamlet.
 - Required to complete the consent and execute a Site Plan Agreement for the expansion of the Niagara Pallet facility.
 - Will also help satisfy requirements of the temporary use by-law currently applied at 4891 Highway 20.
 - The balance of the lands (2930 South Grimsby Road 8) will remain in agricultural production.