

The Planning & Economic Development Committee of the Town of Lincoln met in regular session on July 15, 2019, at 6:00 p.m. in the Lincoln Chambers.

Members Present:	P. MacPherson	Councillor (Chair)
	T. Brunet	Councillor
	M. Mikolic	Councillor
	J. D. Pachereva	Councillor
	G. Reimer	Councillor (Vice-Chair)
	D. Rintjema	Councillor
	L. Timmers	Councillor
	A. Russell	Councillor
Regrets:	S. Easton	Mayor
Staff Present:	M. Kirkopoulos	Chief Administrative Officer
	C. Beatty	Chief Strategic Communications & Public Affairs Officer
	K. Dale	Director of Planning & Development
	D. Graham	Director of Public Works
	S. McKay	Director of Community Services
	M. Bruder	Associate Director of Planning & Development
	P. Di Ianni	Economic Development Officer
	D. Smith	Manager, Municipal Law Enforcement
	M. Shih	Manager of Special Projects
	G. Harris	Manager of Environmental Services
	B. Blue	Economic Development Intern
	T. Sarnicki	Deputy Clerk

Chair MacPherson called the meeting to order.

Councillor Timmers declared interest regarding Report PD-52-19 Official Plan Amendment and Zoning By-law Amendment Applications by 1254349 Ontario Inc.as her family business conducts contract work for the applicant.

Councillor Reimer declared interest regarding Report PD-51-19 Zoning By-law Amendment Application by Dennis Skinner as the applicant is a friend and former neighbour, Report PD-53-19 Zoning By-law Amendment Application by Chester Kowalik as the applicant is client of the company he works for, and Report PD-58-19 Durham Road Watermain Extension as the applicant is a friend and client of the company he works for.

Chair MacPherson announced that Statutory public meetings would be considered first, with registered delegations pertaining to PD-52-19 (now item 8.1) to follow, and Report PD-52-19 to be considered immediately after. Chair MacPherson announced that the staff presentation with respect to PD-57-19 (now item 8.2) would be considered next, with the registered delegation pertaining to this item to follow, and Report PD-57-19 to be considered immediately after, with all regularly scheduled agenda items following. Council agreed to the amended order of business.

STATUTORY PUBLIC MEETINGS

PD-51-19 ZONING BY-LAW AMENDMENT APPLICATION BY DENNIS SKINNER

Those in attendance who signed the public meeting attendance sheet were Sara Rea and Greg Klokot, Cheryl Law-Beaulieu, Gerald Beaulieu, Dennis Wilman, John Kelman, Jan and John Vlcek, Leonore Arany, Richard Goyette, Robert and Lynne Yates, Ken Dobrenski, Diana and Gary Rame, Thomas Skinner, Liz Nash, Rod Nash, Carole Brock, Tom and Deirdre Carmody, Larry Chette, and Marshall Thompson.

Chair MacPherson invited any person in attendance to come forward to provide comment regarding the application.

Tom Skinner, 4459 Maple Grove Road, spoke on behalf of applicant and noted the purpose of the application is to put a garden suite on the property and will acquire a 24 by 32 school portable and set it on compacted, reused asphalt, and level it and outfit it as a house.

There being no further persons present to speak to the Zoning By-law Amendment Application by Dennis Skinner, Chair MacPherson declared the public meeting closed.

Councillor Reimer refrained from participating in the discussion, and refrained from voting on the motion, as per his declaration of interest to this item.

Members reviewed Report PD-51-19 and the following motion resulted:

Motion No. PED-2019-60

Moved by Councillor L. Timmers

Council Receive Zoning By-law Amendment Application PLZATU20190104 in the name of Dennis Skinner for information and that a recommendation report be prepared once all comments have been received and issues have been addressed.

CARRIED

DELEGATIONS

PD-52-19 OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATIONS BY 1254349 ONTARIO INC.

Chair MacPherson requested registered delegations to come forward to provide comment regarding the application.

Craig Rohe from Upper Canada Consultants, spoke to item 8.2 PD-52-19 Official Plan Amendment and Zoning By-Law Amendment Applications by 1254349 Ontario Inc.

Mr. Rohe from Upper Canada Consultants provided a presentation on behalf of the applicant. Mr. Rohe addressed Committee and provided brief remarks regarding proposed height, re-zoning, placement of building, site-specific zoning, setbacks, stormwater collected and stored on site, traffic study and parking, landscaping, lighting, fire route, and maintained that the amendments proposed are appropriate and align with Town objectives. Mr. Rowe acknowledged concerns of neighbouring residents and noted they will be reviewed and addressed during the site plan process.

Full details of the presentation can be found on our webcast for public review.

Richard Goyette, spoke to item 8.2 PD-52-19 Official Plan Amendment and Zoning By-Law Amendment Applications by 1254349 Ontario Inc.

Richard Goyette of 3913 Rainbow Lane addressed Committee and expressed concerns with respect to the design of the application, noting it is not appropriate for a community of residential low-rise buildings. Mr. Goyette noted diagrams provided by the developer do not show how surrounding areas are impacted.

Chris Juzda from Cherry Hill Homeowners Association, spoke to item 8.2 PD-52-19 Official Plan Amendment and Zoning By-Law Amendment Applications by 1254349 Ontario Inc.

Chris Juzda of 3958 Sunset Lane addressed Committee and expressed concerns that the application ignores existing by-laws, does not take into consideration strong opposition from hundreds of residents and that once the application is approved staff

will not be accountable to residents. Mr. Juzda expressed further concerns regarding the character of the proposed development, lack of greenspace and landscaping, methodology of the traffic study, deviating from standards with respect to minimum lot frontage, density, lot area per unit, and minimum interior side yard, amount of light emitted from the development, and amount of intensification.

Associate Director of Planning and Development spoke to the application, and clarified to what extent landscaping concerns are addressed at the zoning stage, and noted privacy impacts and needs for plantings in certain areas are addressed at the site plan process and that as construction occurs, monies are held and letters of credit required to ensure adherence to the plan before monies are released. Staff also provided clarification regarding peak traffic times.

The CAO provided comments with respect to meetings with the executive of Cherry Hill, where traffic, landscaping, privacy issues, shade, and site lines were discussed, along with the desire to save trees. The CAO noted those concerns were shared with the developer, noting the Town has processes in place before granting permission, such as the site plan approval process, and securities, which provide the Town leverage to ensure that site plan issues are addressed. The CAO added that the aesthetic and orientation of the building were also discussed and can be addressed during the site plan approval process.

Councillor Timmers refrained from participating in the discussion, and refrained from voting on the motion, as per her declaration of interest to this item.

Members reviewed Report PD-52-19 and the following motion resulted:

Motion No. PED-2019-61

Moved by Councillor D. Rintjema

Council Approve Official Plan Amendment PLOPA20190032 and Zoning By-law Amendment Application PLZBA20180151 in the name of 1254349 Ontario Ltd. subject to the following conditions:

- (a) That the Official Plan Amendment retain the Medium Density designation and include site-specific provisions to allow a building height of 4 storeys and a maximum density of 82 units per hectare.
- (b) That a (H) Holding provision be placed on the zoning of the lands and that the (H) Holding provision not be removed until:
 - (i) The applicant has entered into a Site Plan Agreement and the Agreement has been registered on title; and
 - (ii) The applicant has submitted the letter of credit and cash payments required by the agreement.

CARRIED

PRESENTATIONS

Staff provided a presentation with respect to item 8.1 PD-57-19 Prudhommes Zoning Amendment and Draft Plan of Subdivision

The CAO acknowledged work by staff, Associate Director of Planning and Development and Manager of Special Projects and noted that communication and engagement, along with consultation on a daily and weekly basis as well as deliberations and extensive negotiations taking place over the last year.

Associate Director of Planning and Development provided a presentation to Committee and an overview of the process to date, purpose of the zoning by-law amendments and draft plan of subdivision, addressed concerns received as well as summary of changes since the last public meeting, highlights of the plan, update on

key issues, and spoke to tentative timelines for 2019 through 2021, concluding with a discussion of next steps.

Full details of the presentation can be found on our webcast for public review.

DELEGATIONS

PD-57-19 PRUDHOMMES ZONING AMENDMENT AND DRAFT PLAN OF SUBDIVISION

Chair MacPherson requested registered delegations to come forward to provide comment regarding the application.

John Ariens and Angela Buonamici from IBI Group, spoke to item 8.1 PD-57-19 Prudhommes Zoning Amendment and Draft Plan of Subdivision

A verbal motion was made to extend the time for the delegation to speak to Council. By majority vote, Council agreed to permit the delegation additional time to speak.

Mr. Ariens and Ms. Buonamici from IBI Group provided a presentation on behalf of the applicant. Mr. Ariens addressed Committee and spoke to the timeline, secondary plan, density and employment increased in the concept plan, draft plan, phasing plan, zoning map, conceptual designs, sketch up model, and key considerations with respect to traffic, servicing and open space. Mr. Ariens noted that the draft plan of subdivision is a request to divide the property into certain blocks, and that the zoning map permits different lands uses for Prudhommes. Ms. Buonamici spoke to the key map, noting entrances and exits, with request for reduced speed limit for the main street corridor, and removable bollards to accommodate parking in the winter and patios in the summer. Ms. Buonamici also provided an overview of the waterfront design, noting a proposed naturalized beach with shore protection.

Full details of the presentation can be found on our webcast for public review.

Members of Committee commented with respect to why the commercial and mixed-use component is considered later in the phasing plan, clarification of mixed-use in phase 1, shortage of short-term accommodations, facilitating earlier servicing of project if needed, timeline of final phase, addressing climate change with an update on the wind study, ensuring shoreline protection, clarification of amount of waterfront park acres, possibility of accelerating phased in traffic updates, ensuring garages are used for parking, connections for active transportation, concerns with respect to parking for stacked townhouses and for visitors at the waterfront, elaborating on definition of “as required” in the phasing plan, with Mr. Ariens, Ms. Buonamici and Associate Director of Planning and Development responding.

The CAO provided remarks with respect to the internal Liaison Working Group, noting it will be made up of staff and Council, to ensure lines of communication are open, information is shared, and necessary dialogue occurs during all phases of the project.

Members reviewed Report PD-57-19 and the following motion resulted:

Motion No. PED-2019-62

Moved by Councillor T. Brunet

1. THAT Council approve Zoning By-law Amendment Application PLZBA20180149 in the name of Prudhommes General Partner Inc.;
2. AND THAT Council approve Draft Plan of Subdivision Application PLSUB20180148 in the name of Prudhommes General Partner Inc., in accordance with the plan outlined in Appendix A and in accordance with the provisions of the Planning Act and regulations thereunder, subject to the conditions outlined in Appendix E;

3. AND THAT all parties be advised of Council's decision on the Draft Plan of Subdivision application in accordance with Provincial Regulations. (Note: Appeal period is twenty days from notice of decision);
4. AND THAT Council authorize the Director of Planning and Development be authorized to endorse the Draft Plan as 'approved' twenty days after notice of Council's decision has been given, provided that no appeals against the decision have been lodged;
5. AND THAT the applicant be advised that draft approval of this plan will lapse three years from the date of draft approval unless Town Council grants an extension of the approval period. If an extension is requested, an updated review and revisions to the conditions of draft approval may be necessary at that time;
6. AND THAT Council enact and pass Zoning By-law attached as Appendix D of Planning and Development Report PD-57-19 to amend the zoning for the Prudhommes Landing development;
7. AND THAT Council deem that Zoning By-law conforms to the Official Plan for the Town of Lincoln; and
8. AND FURTHER THAT Council direct Staff to create an internal Liaison Working Group comprised of representation from Council and Town Departments to provide guidance and oversight over the subsequent planning process up to final approval of the plan of subdivision PLSUB20180148.

CARRIED

CONSENT AGENDA

None.

REGULAR AGENDA

PD-53-19 ZONING BY-LAW AMENDMENT APPLICATION BY CHESTER KOWALIK

Councillor Reimer refrained from participating in the discussion, and refrained from voting on the motion, as per his declaration of interest to this item.

Members reviewed Report PD-53-19 and the following motion resulted:

Motion No. PED-2019-63

Moved by Councillor J.D. Pachereva

Council Approve Zoning By-law Amendment Application PLZBA20190043 in the name of Chester and Phyllis Kowalik.

Council Enact and Pass Zoning By-law attached as Appendix B of Planning and Development Department report PD-53-19 to amend the zoning regulations for lands at 4490 Victoria Avenue;

Council Deem that Zoning By-law conforms to the Official Plan for the Town of Lincoln.

CARRIED

PD-54-19 ZONING BY-LAW AMENDMENT APPLICATION BY 534754 HOLDINGS LTD.

Members reviewed Report PD-54-19 and the following motion resulted:

Motion No. PED-2019-64

Moved by Councillor L. Timmers.

Council Approve Zoning By-law Amendment Application PLZBA20190038 in the name of 534754 Holdings Ltd.

Council Enact and Pass Zoning By-law attached as Appendix B of Planning and Development Department Report PD-54-19 to amend the zoning regulations for lands at 3930 Ninth Street.

Council Deem that Zoning By-law conforms to the Official Plan for the Town of Lincoln.

CARRIED

PD-55-19, DRAFT PARKING ON AN UNAUTHORIZED AREA OF LAND BY-LAW AND AMENDMENTS TO THE ADMINISTRATIVE MONETARY PENALTY SYSTEM BY-LAW

Members of Council commented with respect to the timeline, clarification of application of by-law, ticketing process, whether backyards are included, active enforcement of the by-law, whether it could apply beyond residential zones, with Manager of Municipal Law Enforcement responding. Staff confirmed that the final by-law should be before Committee in September or October 2019.

Members reviewed Report PD-55-19 and the following motion resulted:

Motion No. PED-2019-65

Moved by Councillor A. Russell

Direct staff to coordinate a Public Information Centre (PIC) to obtain input on the draft Parking on an Unauthorized Area of Land By-law and Amendments to the Administrative Monetary Penalty System (AMPS) By-law prior to being presented to Council for approval.

CARRIED

PD-56-19 SIGN VARIANCE APPLICATION BY UP CANNABIS

Councillor Brunet inquired regarding the size of the ground sign with respect to the current by-law, with Director of Planning and Development responding and clarifying staff's position, noting the area is along the highway, making signs harder to read when driving by quickly, and is also in an agricultural area.

Members reviewed Report PD-56-19 and the following motion resulted:

Motion No. PED-2019-66

Moved by Councillor G. Reimer

Council approve the sign variance application in the name of Up Cannabis to permit the installation of a new ground sign and an illuminated wall sign and is only valid for the existing uses on the site.

CARRIED

PD-58-19, DURHAM ROAD WATERMAIN EXTENSION

Members of Council commented with respect to the current timeline and suggested expediting the project, with Manager of Environmental Services and Economic Development Officer responding.

Councillor Reimer refrained from participating in the discussion, and refrained from voting on the motion, as per his declaration of interest to this item.

Members reviewed Report PD-58-19 and the following motion resulted:

Motion No. PED-2019-67

Moved by Councillor J. D. Pachareva

Receive and file the Durham Road South Watermain Minor Extension application from Up Cannabis and Koornneef Produce Ltd., as outlined in Report PD-58-19; and

Direct the Director of Planning and Development Department, and the Director of Public Works to review the proposed watermain design by applicant with Up Cannabis and Koornneef Produce Ltd. for Durham Road South watermain extension; and

Direct Staff to enter into a Development Agreement with Up Cannabis and Koornneef Produce Ltd. such that all costs associated with the proposed minor watermain extension are the responsibility of the applicants.

CARRIED

CONFIDENTIAL ITEMS

None.

STAFF REMARKS

None.

COMMITTEE REMARKS

None.

ADJOURNMENT

There being no further business to discuss, the Chair declared the meeting adjourned at 8:10 p.m.

CHAIR: PAUL MACPHERSON

CLERK: TRISH SARNICKI