

Lincoln Chambers

June 4th, 1979

The Council of the Town of Lincoln met in regular session on Monday, June 4th, 1979, at 7:30 p.m., in the Lincoln Chambers. All members of Council were present and the meeting was chaired by Her Worship Mayor G.Huffman.

ADOPTION OF MINUTES -

Moved by Ald.J.Riediger , Seconded by Ald.GI.Stone

THAT the minutes of Council's meetings of May 23rd and May 28th, be adopted as circulated by the Town Clerk.

CARRIED

REPORTS

PUBLIC WORKS COMMITTEE

The Council considered the report of the Public Works Committee, being the minutes of its meeting of May 24th.

Moved by Ald.J.Riediger, Seconded by Ald.J.Hildreth

THAT the report of the Public Works Committee, being the minutes of its meeting of May 24th, be adopted as circulated by the Clerk.

CARRIED

PLANNING BOARD

The Council considered the report of the Planning Board, being the minutes of its meeting of May 28th.

Moved by Ald.R.Konkle, Seconded by Ald.J.Riediger

WHEREAS Section 3.8 of the Town By-law does require a site plan agreement for construction as outlined in a staff report of May 23rd, 1979, and whereas the issuance of some site plan agreements would delay the party requiring the building permit,

THEREBY be it resolved that under signature of staff so involved the issuance of a building permit be made without a site plan being entered into be adopted by this Council subject to the approval of Planning Board, where the site plan is considered by staff not to be increasing the intensity of the use of the site .

FURTHER THAT this policy be reviewed in six months in the form of a report showing time to money (estimated) with total number of applications handled.

THAT the by-law be amended accordingly and the draft of which must be approved by Planning Board.

NAYS: ALDERMAN LEISTNER CARRIED

Moved by Ald.R.Konkle, Seconded by Ald.F.Thompson

THAT the report of the Planning Board, being the minutes of its meeting of May 28th, be adopted as circulated by the Board Secretary, as amended.

NAYS: ALDERMAN LEISTNER CARRIED

COMMITTEE OF THE WHOLE

The Clerk read the recommendations of the Committee of the Whole, being the resolutions adopted at the Committee's meeting held at 6:45 p.m., on June 4th, 1979.

Moved by Ald.J.Riediger, Seconded by Ald.J.Fretz

THAT this Council adopt the minutes of the Committee of the Whole meeting of June 4th, 1979.

CARRIED

SITE PLAN AGREEMENT, RE: ROMAGNOLT PROPOSAL

Moved by Ald.R.Konkle, Seconded by Ald.F.Thompson

THAT the By-law read a first time on May 23rd, 1979, and being "A By-law to authorize the execution of a site plan agreement between the Corporation of the Town of Lincoln and Joseph H.Romagnoli and Alfred Fred (resolution cont'd) -2- (resolution cont'd)

Romagnoli," be now read a second and third time and finally passed and that the Mayor and Clerk sign and seal same, any rule of this Council to the contrary notwithstanding.

CARRIED

CONVEYANCE - OF ROAD ALLOWANCE TO KRIKORTAN

Moved by Ald.B.Culp, Seconded by Ald.S.Leistner

THAT leave be given to introduce "A By-law to authorize the conveyance of that part of the unopened road allowance lying between Lot 15, in the Broken Front Concession and Lot 15 in the first concession of the former Township of Louth, now the Town of Lincoln."

CARRIED

Moved by Ald.F.Thompson, Seconded by Ald.J.Hildreth
THAT the By-law read a first time and being "A By-law to authorize the conveyance of that part of the unopened road allowance lying between Lot 15, in the Broken Front Concession and Lot 15, in the first concession of the former Township of Louth, now in the Town of Lincoln," be now read a second and third time and finally passed and that the Mayor and Clerk sign and seal same, any rule of this Council to the contrary notwithstanding.

CARRIED

SITE PLAN AGREEMENT, KOSINSKY PROPOSAL --

Moved by Ald.R.Konkle, Seconded by Ald.F.Thompson
THAT leave be given to introduce "A By-law to authorize the execution of a site plan agreement between the Corporation of the Town of Lincoln and Alex and Mary Kosinsky and Haines and Farrell Limited."

CARRIED

Moved by Ald.F.Thompson, Seconded by Ald.R.Konkle
THAT the by-law read a first time and being "A By-law to authorize the execution of a site plan agreement between the Corporation of the Town of Lincoln and Alex and Mary Kosinsky and Haines and Farrell Limited," be now read a second and third time and finally passed and that the Mayor and Clerk sign and seal same, any rule of this Council to the contrary notwithstanding.

CARRIED

SITE PLAN AGREEMENT, WATSON PROPOSAL

Moved by Ald.W.Stone, Seconded by Ald.J.Riediger
THAT leave be given to introduce "A by-law to authorize the execution of a site plan agreement between the Corporation of the Town of Lincoln and John & Ruby Watson and Niagara Credit Union Ltd."

CARRIED

Moved by Ald.F.Thompson, Seconded by Ald.J.Hildreth
THAT the By-law read a first time and being "A By-law to authorize the execution of a site plan agreement between the Corporation of the Town of Lincoln and John & Ruby Watson and Niagara Credit Union Ltd," he now read a second and third time and finally passed and that the Mayor and Clerk sign and seal same, any rule of this Council to the contrary notwithstanding.

CARRIED

TILE DRAIN LOANS --

Moved by Ald.W.Stone, Seconded by Ald.J.Fretz
THAT leave be given to introduce "A By-law under the Tile Drainage Act to authorize loans totalling \$59,100.00 as follows:

Paul Metternich, Lot 9, Concession 1: \$11,100.00.

Hipple Farms Ltd, Lot 6, Con. 3: 5,000.00.

Henry Janzen Enterprises Ltd, Lot 7, Con.2: 18,200.00.

Lakelee Orchards Ltd, Lot 13, Con.1: 5,400.00.

Harold Smith Holdings Ltd, Lots 1,2,3, Con.3: 11,200.00.

Chris Huisman, Lot 17, Con. 8: 2,400.00.

Arthur A. Harder Ltd, Lot 9, Con.6 5,800.00.

CARRIED -3- * . . Moved by Ald.S.Leistner, Seconded by Ald.J.Hildreth

THAT the By-law read a first time? and being "A By-law under the Tile Drainage Act to authorize loans totalling \$59,100.00 as follows:

Paul Metternich, Lot 9, Con. 1: \$11,100.00.

Hipple Farms Ltd, Lot 6, Con.3: 5,000.00.

Henry Janzen Enterprises Ltd, Lot 7, Con.2: 18,200.00.

Lakelee Orchards Ltd, Lot 13, Con.1: 5,400.00.

Harold Smith Holdings Ltd, Lots 1,2,3, Con.3: 11,200.00.

Chris Huisman, Lot 17, Con.8: 2,400.00.

Arthur A.Harder Ltd, Lot 9, Con. 6: 5,800.00.

be now read a second and third time and finally passed and that the Mayor

and Clerk be and they are now authorized to sign and seal the same, any rule of this Council to the contrary notwithstanding.

CARRIED

REZONING OF UNKUH PROPERTY

Moved by Ald.J.Riediger, Seconded by Ald.W.Stone

THAT leave be given to introduce "A By-law to amend Town of Lincoln Comprehensive Area By-law No. 78-85, as it pertains to a specific parcel of land within the Town of Lincoln," re: Unruh.

CARRIED

Moved by Ald.B.Culp, Seconded by Ald.J.Hildreth

THAT the By-law read a first time and being "A By-law to amend Town of Lincoln Comprehensive Area By-law No. 78-85, as it pertains to a specific parcel of land within the Town of Lincoln," be now read a second and third time and finally passed and that the Mayor and Clerk sign and seal same, any rule of this Council to the contrary notwithstanding, re: Unruh.

CARRIED

APPLICATIONS TO THE ONTARIO MUNICIPAL BOARD FOR APPROVAL OF RESTRICTED AREA BY-LAW BY-LAW NO. 79-41, RE: DURHAM LOT

Moved by Ald.J.Fretz, Seconded by Ald.S.Leistner

WHEREAS Restricted Area By-law No. 79-41, which amends By-law No. 78-85, the Comprehensive Zoning By-law for the Town of Lincoln Planning Area, designating the Durham retirement lot as Rural Residential, has been circulated as required;

AND WHEREAS no objections to the approval of same have been received,

AND WHEREAS this Council is of the opinion that the provisions of the By-law comply with the policies of the Official Plan for the Town of Lincoln Planning Area, adopted by Council on December 6th, 1973, and approved by the Minister of Housing (in part) on April 24th, 1978;

NOW THEREFORE, this Council authorizes the Clerk to proceed with application to the Ontario Municipal Board, for final approval to By-law No. 79-41.

CARRIED

BY-LAW NO. 79-35, RE: VANES PROPOSAL -

The circulation of By-law No. 79-35 did not result in formal objections to the rezoning but a petition had been submitted to the Planning Board objecting to the proposal prior to the enactment of the By-law and in the opinion of the Council, the petition should be considered as an objection to the By-law in accordance with what was stated to the petitioners at the Planning Board meeting.

CORRESPONDENCE

1. Proctor & Redfern Limited, recommending that the three quotations received for the pump control system for the Jordan Pumping Station that Council accept the quotation submitted by Telcon Controls at a price of \$26,450.00.

Moved by Ald.J.Riediger, Seconded by Ald.J.Fretz

THAT this Council recommend that the quotation submitted by Telcon Controls Limited, dated May 15th, 1979, in the amount of \$26,450.00 for Pump Control System, be accepted by the Town of Lincoln, and Proctor & Redfern be authorized to sign an purchase order for the Pump Control system on behalf of the Town of Lincoln. CARRIED -4- 4

2. W.L.Sears & Associates Limited, recommending that the Trow Group be engaged to perform compaction tests on the phase of the sewage works being supervised by this Engineering firm in the Vineland area.

Moved by Ald.J.Riediger, Seconded by Ald.J.Hildreth

THAT this Council recommend the acceptance of the proposal by the Trow Group known as alternative No. 1 of \$19.00 per hour, for compaction control in the sewage works project 1-0291, Town of Lincoln, Village of Vineland. This proposal as recommended by William L.Sears Limited dated May 18th, 1979.

CARRIED

3. W.L.Sears & Associates Ltd, requesting that the Contractor be allowed to use Elizabeth Street as a means of access to the street of the construction of a sewage pumping station and the servicing of several homes with sewers in the area to the east of Victoria Avenue. Moved by Ald.J.Hildreth, Seconded by Ald.J.Riediger THAT this Council recommend the acceptance of the proposal of William L.Sears & Associates Limited dated June 4th, 1979, re: that the contractor be granted permission to use Elizabeth Street for access to Karen Crescent and Laurie Avenue, for the installation of Sanitary Sewers. That permission to cross the one foot reserve of Elizabeth Street be granted on condition that the generation of dust from this roadway be controlled by calcium, and water and that any damage to the roadway be repaired by the contractor to the Town's satisfaction.

CARRIED

VINELAND/JORDAN SEWER PROJECT

Moved by Ald.J.Fretz, Seconded by Ald.J.Riediger THAT this Council advise W.L.Sears & any other Supervising Engineers under contract with Town of Lincoln now and in the future, That in the best interest of the Town of Lincoln, Engineering firms doing field supervision shall maintain field offices independent of the contractors.

CARRIED

ADJOURNMENT

Moved by Ald.W.Stone, Seconded by Ald.J.Riediger THAT this Council do now adjourn to meet again on June 18th, 1979, or at the call of the Mayor.

CARRIED

MAYOR - CLERK Lincoln Chambers

June 4th, 1979

Minutes of a meeting of the Committee of the Whole held in the Lincoln Chambers at 6:45 p.m., on Monday, June 4th, 1979. Present were: Mayor Gladys M.Huffman, who chaired the meeting, Aldermen: F.Thompson, S.Leistner, J.Hildreth, W.Stone, J.Riediger, J.Fretz, R.Konkle and B.Culp. Staff members present were: M.Duc(Town Clerk) and .T.Makey(Treasurer). Also present at the meeting: Mr. Donald M.Rogers, of the firm Bench, Keogh, Rogers & Grass, Town Solicitors.

The following matters were discussed and resolved by the Committee.

POSITION OF CHIEF BUILDING OFFICIAL

Moved by Ald.J.Fretz, Seconded by Ald.F.Thompson THAT the Committee of the Whole recommend that procedures be taken to relieve Joe Podres of further duties with the Town as Chief Building Inspector, the termination of employment to be within (60) sixty days and to include a pay severance of an additional 60 days from termination plus other necessary benefits.

CARRIED

INVESTIGATION OF ILLEGAL CONNECTIONS TO SANITARY SEWER SYSTEM, BEAMSVILLE URBAN SERVICE AREA

Moved by Ald.J.Fretz, Seconded by Ald.B.Culp THAT this Committee of the Whole instruct the Fire Chief to assist in the sale of dog tags door to door; to assist the By-law Enforcement Office during this period of storm drain by-law enforcement.

NAYS: ALDERMAN STONE CARRIED

COMMUNICATIONS WITH TOWN SOLICITOR

Moved by Ald.B.Culp, Seconded by Ald.J.Hildreth THAT this Committee of the Whole recommend to Council that all communications by staff with the exception of the Planner, Clerk and Treasurer with the Municipal Law firm be only by letter through the Clerk. The only member of Council to contact the law firm is to be the Mayor by phone or letter. Answers are to be in the form of a letter.

NAYS: ALDERMEN: LEISTNER AND KONKLE. CARRIED

Moved by Ald.B.Culp, Seconded by Ald.J.Hildreth THAT this Committee of the Whole do now adjourn to Council, to meet again on June 6th, 1979, or at the call of the Mayor.

CARRIED

CHAIRMAN SECRETARY Lincoln Chambers

June 6th, 1979

Minutes of a meeting of the Committee of the Whole held in the Lincoln Chambers on Wednesday, June 6th, 1979, at 7:30 p.m. Present were: Alderman R.Konkle, who chaired the meeting, Mayor G. Huffman, Aldermen: F.Thompson, S.Leistner, J.Hildreth, W.Stone, J.Riediger, J.Fretz and B.Culp. Staff members present were: M.Duc (Clerk), J.Makey(Treasurer) and J.Hodgkins (Public Works Superintendent). Mr. Keith Glaze, Local Government Advisor, Ministry of Intergovernmental Affairs was present at the meeting.

The Chairman introduced Mr. Glaze and explained that this meeting had been called for the specific purpose of discussing the Town's administration system.

Mr. Glaze reviewed with the Committee the various Council and staff organizational systems presently existing in Ontario Municipalities, and detailed discussions followed on the advantages and disadvantages of the systems.

On conclusion of discussions, it was agreed that this matter would be left with the special Committee established at the Committee of the Whole meeting of May 14th, 1979.

The Committee considered the necessity of making arrangements for the appointment of a Chief Building Official for the Town.

Moved by Ald.S.Leistner, Seconded by Ald.J.Hildreth

THAT this Committee of the Whole recommend to Council that we establish a hiring Committee for a Building Inspector to consist of:

1. The Mayor
2. Alderman Fretz
3. The Clerk

and their duties are to advertise and bring recommendations to Planning Board on a new Building Inspector and to establish all necessary By-laws .

CARRIED

ADJOURNMENT

Moved by Ald.J.Riediger, Seconded by Ald.J.Hildreth

THAT this Committee of the Whole do now adjourn to meet again at the call of the Chairman.

CARRIED

SECRETARY CHAIRMAN Lincoln Chambers

June 11th, 1979

Minutes of a meeting of the Town of Lincoln Planning Board held in the Lincoln Chambers on Monday, June 11th, 1979, at 7:30 p.m. All members of the Board were present and the meeting was chaired by Alderman R.Konkle. Officials present were: F.Reiss(Town Planner) and J.A.Tufford (Deputy-Clerk).

OFFICIAL PLAN AMF,NDP!XNT NO. 4 (FOUSEKT)

A public meeting had been advertised in the newspapers having general circulation in the area concerning the Official Plan Amendment No. 4 which would redesignate the lands of Gary Fousert from Neighbourhood Residential to Commercial in order to permit the rezoning of a portion of the lot to a commercial category to permit the operation of an electrical motor rewind shop in an existing accessory building on the site. No persons were in attendance at the meeting, other than the property owner, concerning this proposed amendment and the following resolution was presented and adopted.

Moved by G.Huffman(Mayor), Seconded by Ald.J.Riediger

THAT this Planning Board recommend to Council the approval to Amendment No. 4 to the Official Plan for the Town of Lincoln Planning Area, by By-law, this Amendment designating as "commercial" the lands of Fousert, Part Lot 20, Plan M-2, Vineland.

CARRIED

DELEGATIONS

JONN AND GARY BIGGER, RE:

APPLICATION FOR HELP HOUSE

John Bigger discussed with the Board his request for approval to

a help house for his use on the agricultural lands of his father, W.J. Bigger, in Lot 15, Concession 6, former Township of Louth. It was indicated that Mr. Bigger had made application to the Niagara Escarpment Commission for approval to construction of the help house and a revised plan was submitted indicating further details of the property and a more precise location of the proposed house and driveway. After a lengthy discussion of this application the following resolution was presented and acted upon.

Moved by Ald.J.Fretz, Seconded by Ald.S.Leistner

THAT Planning Board recommend to Council the approval of the W.J.Bigger application for a help house subject to the usual site plan agreement and that the access be part of the existing entrance to the principal residence now in use. That the help house remain part and parcel of the property in the principal residence, and that we would oppose the severance of the two residences.

NAYS: ALDERMAN STONE CARRIED

MESSERSBRETTBIGGS AND KEN FOWLER, RE: NEW DEVELOPMENT PROPOSAL, PRUDHOMMES

Mr. Brett Biggs and Mr. Ken Fowler outlined to the Board members, a new proposed development concept for the Prudhommes property located at the Q.E.W., Victoria Avenue and the Lakeshore. Mr. Biggs explained to the members that the residential development of a portion of the lands had been proposed in past years in order to generate some capital to facilitate development of the remainder tourist commercial lands. For a number of reasons it had now been decided to proceed with the tourist commercial portion of the development and to abandon the development of the proposed plans of subdivision on the west portion of the site.

Mr. Fowler, whose sons and Business Associates were also in attendance, outlined the concept for development of the property which included a resort hotel with tower, farm and craft markets, theme park, outdoor roller rink, amphitheatre, zoo, and other facilities. It was noted that all parking was proposed for the westerly boundary adjacent to the existing residential development along Victoria Avenue, separated from same by the existing watercourse. He indicated that a 5 to 10 year development period was expected with phasing perhaps geared to availability of services. He also indicated that a pumpi.ng system from the lake for fire protection would be initiated if required.

It was agreed that the Town Planner and the developers would meet in the near future to review the short and long term proposals for development of the lands and the preparation of necessary amendments to Official Plan and Zoning documents in order to permit same.

Moved by Ald.B.Culp, Seconded by Ald.J.Hildreth

THAT this Planning Board recommend to Council the approval in principle of the Prudhommes Tourist Commercial type development.

CARRIED

LANDS OF KUBARAH INVESTMENTS, URBAN BOUNDARY REVIEW

Mrs. Louise Sherwood of Planistics Group and Mr. Vernon were again in attendance at Planning Board for review of the proposal for development of the Kubarah lands at Lake Ontario and Ontario Street for tourist commercial and agro-industrial development and the inclusion of these lands in the Urban Boundaries.

Also in attendance were neighbouring property owners, including Messrs. Acres, Freeman and Clark. A letter was submitted from the Ministry of the Environment to the Solicitor for Kubarah Investments Limited, dated July 13th, 1976, in which it was confirmed that the owner of the property would be permitted a hook-up to the sewer installation when completed but that this approval did not have any bearing on payments which might be required by the Municipality in the future related to service charges, imposts, etc.

Mr. Acres, representing the neighbouring land owners in attendance, indicated that in their opinion, the subject land was good land and should be kept in agricultural production, indicating that a flourishing nursery existed on the site for a number of years and that not all of the property had been stripped of top soil.

The Town Planner indicated that there would be no Official Plan

Amendment required for the proposed agricultural-industrial uses but that one would be required for a tourist commercial operation.

Mrs. Sherwood, Planistics, indicated that Ministry of Environment personnel had verbally expressed the opinion that 1% times the capacity of that given to the John Deere plant in Grimsby could be available to the proposed site insofar as sewer servicing was concerned. She also explained that the applicants were not prepared to proceed with submission before the Urban Boundary hearings if the Town did not give its support to inclusion of these lands in the Urban Boundaries.

After discussion of the proposal and presentation by the applicants and neighbouring property owners the following resolution was approved.

Moved by Ald.J.Hildreth, Seconded by Ald.S.Leistner

THAT the Planning Board recommend to Council that although the development for agro-light industrial and commercial designation for this land may seem to be a reasonable solution for these lands that the Town not support the inclusion of these lands within the Urban Area Boundaries in the Ontario Municipal Board hearings currently being held. We feel these lands are too far removed from the resented areas and enough industrial land is presently available in this area.

CARRIED

SEWAGE ALLOTMENTS, APARTMENT PROPOSALS

The Town Planner reviewed with the Board a decision of the Ministry of Environment. giving approval to the issuance of building permits to allow construction of two apartment proposals, one by Elia, 12 units, Queen Street, and one by Fracchioni, 48 units on Hixon Street. This approval permits the preparation of the necessary development plans and property redesignations.

REPORTS

REGIONAL LAM) DIVISION COMMITTEE

The Board reviewed a report of the Town Planner concerning applications for consent to the Regional Land Division Committee.

New Applications:

1. B-318179, Jordan House Ltd, part Lots 0,1, and 2, Plan 3, east side of Main Street, Jordan. Application for consent to separate lands accommodating Jordan House hotel from lands accommodating an existing dwelling and frame building.

Decisions:

1. 0-253179, Freure, approval to severance of retirement lot, Lot 20, Brolcen Front Concession (Clinton), subject to payment of impost fees and park fund.
2. B-251179, Kooe, approval to severance of rural residential lot, Lots 18 and 19, concession 3(-outh), subject to payment of impost fee, water surcharge fee and park fund contribution.
3. B-249179, Unruti-Netherlands Congregation, application approved to convey .024 acre strip of land to adjoining property owner. Lot 21, Plan M-2, Vineland.

4. B-318179, Jordan House Ltd, approved severance of lands accommodating - Jordan House hotel, part Lots 0, 1 and 2; Plan 3.

Ontario Municipal Board Decisions:

1. Tatuch, B-184178, severance of lot approved under the decision of the Ontario Municipal Board.

NIAGARA ESCARPMENT COMMISSION

The Board reviewed the report of the Town Planner concerning applications to the Niagara Escarpment Commission for development control permits.

New Applications:

1. N/R/79/125, Linwood, part Lot 16, Concession 6(Louth), proposal to construct 288 square foot storage shed, east side of 17th Street.
2. N/A/79/130, Vlaar, part Lot 7, Concession 5, proposal to construct 7,840 square foot addition to existing greenhouse.

Decisions:

1. N/R/79/125, Linwood, approval given to construction of storage shed.
2. N/A/79/130, Vlaar, approval given to construction of additions to greenhouses.
3. N/R/79/97, Hildebrandt, approved demolition of existing storage shed

and construction of farm help house subject to agreement between Town and owner and also containing a condition that the lands upon which the proposed help house is to be constructed shall be severable from the farm holding.

4. N/C/79/108, Storey-Dell, - approval to use of existing garage-workshop as ceramics studio.

COMMITTEE OF ADJUSTMENT

Copies of a report of the Town Planner concerning the following - applications were circulated to the members.

1. A-8/79, K.B.L. Investments, approval to reduction in parking requirements from 6 spaces to 4.5 spaces per 93 square metres of gross floor area and - reduction of planting strip requirement at the northerly lot line from 3

metres to 1.5 metres and refusal to request for elimination of required planting strip at easterly boundary of the subject lands (King Street, ~eamsville).

2. Brennen-Lepold-Watzl, approval to reduction in area requirement for agricultural lands, Lots 36 and 37, Plan 108, Vineland.

REPORT ON DEVELOPMENT CONTROL

The Town Planner indicated to the Board members that an amendment to the Planning Act related to development control provisions is expected in the near future and he recommended that any amendments to that portion of the Town's Comprehensive Zoning By-law related to development control -4- be deferred until such time as this specific Planning Act amendment is enacted.

REPORT OF ALDERMAN W. STONE, RE:

PRIVATELY MAINTAINED ROAD ALLOWANCES

Copies of a report by Alderman W. Stone concerning applications for building permits on properties fronting on privately maintained road allowances had been circulated to the Board members previously and the Board entered into discussion on the recommendations contained in this report.

Alderman Stone was recommending approval to building permits on road allowances which had in the past been approved for use by the property owners and maintained at their expense, subject to such road allowances being brought to the standard lower than that now required under Ministry of Transportation subsidy requirements rather than such applicants bringing road allowances to Ministry of Transportation & Communications standards at considerable expense and to be maintained by the Town thereafter. He was recommending that this type of arrangement be handled through an agreement with the Town and that it apply to existing situations where such access services properties with existing buildings. After discussion of Alderman Stone's report, the following resolution was presented and acted upon.

Moved by Ald. S. Leistner, Seconded by Ald. J. Fretz

THAT this Committee recommend to Council that we continue with our present policy to prohibit the issuance of building permits on privately maintained road allowances.

NAYS: ALDERMEN CULP AND STONE CARRIED

CORRESPONDENCE

The Planner reviewed the following items of correspondence with the Board members.

1. A. Veale, Director of Planning, Region, concerning the proposed Stage 2, Niagara Shores Estates, Prudhomme property, the lands now being proposed for an alternate type of development. R & F.

2. Provincial Secretary for Resources Development, commenting on the Niagara Escarpment Commission master plan and indicating that Municipality would have opportunity for comment during the period for public hearings and a four month period set aside for comment from Municipalities and other agencies. R & F.

3. Medical Officer of Health to Leontis and Varsakis setting out its requirements concerning the proposed poultry processing plant intended for development on lands located in Lot 16, Concession 8c Clinton). Based on these comments, Town staff are to prepare the necessary Zoning By-law Amendment.

REVIEW OF BY-LAW NO. 78-45 PROVISIONS

A report outlining all objections to Comprehensive Zoning by-law No. 78-85 and those other provisions which are under review were circulated previously to the Planning Board members and it was indicated at that time the specific provisions which were scheduled for discussion on this evening.

The Board began a review of these items, as follows.

1. -Objection 4, Turney, objecting to "commercial" designation on his property at 88 Central Avenue, Lot 100, C.P. 3. It was agreed that, as this particular property is within that area designated in the Official Plan for future commercial development, it remain as commercial in the Zoning By-law.
2. -mction 6, Lloyd N.Myers, requested clarification of conformity of his lot with By-law provisions related to area size requirement. It was explained that, as this lot was in existence prior to the passing of the By-law, that it was exempted from the usual area requirement under Sub-section 3.9.3., and that no change was required.
3. -Objection -- 12, _____ I Ministry of Transportation & Communications, requested that wavside its related to highway construction be permitted as a specific use in the rural zones, subject to restoration provisions. It was indicated that temporary borrow pits are permitted under Sub-section 3.2.2., of the By-law however the Board agreed to defer any action on this request to all~ow Town staff time to investigate existing By-laws and those which the Council may pass in order to control this type of use including the restoration of the subject lands.
4. -Objection 16, C.E.Bovai,~d, item A-objects to present restrictions on height of hedge or other obstruction in residential interior yard within 3 metres of street line and to the present restrictions concerning the same type of use on a residential corner lot. The Board felt that because of hazard problems associated with children and site lines for vehicles, that the present regulation remain as written in sub-section 3.9.9. Clause H. Item B-objects to maximum height of fences and recommends change to 1.8 metres. It was agreed that because of metric conversion there was some discrepancy in the height requirements related to fences and privacy screens and that this regulation should be amended to 1.8 metres. Item C-objects to setbacks, length and height restrictions related to privacy screens. (3.10.2). The Town Planner reviewed with the Board members the present regulations related to privacy screens and indicated that insofar as noise attenuation, the Provincial criteria was a guideline only and not legislation. The formula used for such purposes was applied during subdivision approval process. While it was considered that the present regulations were reasonable in attempting to meet most situations, the Town Planner was directed to submit a draft of amendments which might be made to this section of the By-law. Item D-objects to 2.8 metre width for parking spaces and recommends a minimum of three metres. The Board agreed to amend this subsection (3.11.3) to the suggested three metre width. Item E-objects to minimum size of signs and to lack of requirement for public notices such as plans of subdivision and the Lack of a definition for a temporary sign. The Board agreed that the provisions remain as written in the By-law with the addition of a clause relating to plan of subdivision notices as required by the Region. Item F- -- objects to present minimum length requirement for vehicles in the home occupation and professional office section of the By-law (3.14)-suggest change to 5.7 metres from existing 5.4 metre requirement. The Board agreed to amend the By-law to provide for a maximum length of 5.7 metres. Item I--requests confirmation, either in existing by-law regulations or by exception to the by-law, that his existing Engineer's office be a permitted use in the "R1" (Residential) zone. (Vinewood Park) (1.5.2). It was agreed that this item will be further reviewed at such time as the entire home occupation section of the By-law is considered. Item J-requests that boats, recreational vehicles and trailers be permitted in a required front yard throughout the year at a setback from the lot line of 5 metres. It was requested that staff gather other information from other Municipalities and report back to the Board on requirements for such uses in other By-laws. I--objects to industrial zone on the north side of Greenlane, both east and west of Ontario Street and requests a deferred type of designation for these lands. Considers that such pre-zoning is detrimental to future housing developments on the south side of Greenlane, in that those persons purchasing properties in the residential developments would not have the opportunity to object to uses to which these lands may be put in the future. It was agreed that the Town Planner would review the permitted uses under the "MI" zone and prepare

a limited list of permitted uses which might be established for these particular areas by exception to the by-law. This list to be reviewed by the Planning Board at a future meeting. Item M-objects to manner in which previous restricted area by-laws have been dealt with on approval of By-law No. 78-85 and to exceptions included in 78-85 related to such previous By-Laws.

It was agreed by the Board that the method of handling these by-laws, as recommended by the Town Solicitor, remain as previously approved.

Moved by Ald.F.Thompson, Seconded by G.Huffman(Mayor)

THAT this Board has reviewed the items in the staff report related to By-law No. 78-85 dated June 7th, 1979, and recommends to Council the following :

Objection 4-Turney- that the "commercial" designation remain on the property. . . Objection 6-Myers-no change required.

Objection 12-M.T.C.-re: temporary borrow pits;deferred for further investigation and report back to the Board.

Objection 16-(A)-(h) (if 3.9.9 and (h) (ii) 3.9.9- that these items remain as written.

(B)-3.10.2- that the maximum height for fences be amended to 1.8 metres.

(C)-3.10.2-that the Planner submit a draft of amendments to this section.

(D)-3.11.3-that the width of a parking space be amended to 3 metres.

(E)-3.13.4-that the provisions remain as written except that Plan of Subdivision notices as required by the Region be excepted from this provision.

(F)-3.14.-that the length of a commercial vehicle permitted be (resolution cont'd) -6- (resolution cont'd) - amended to 5.7 metres. (Nays: Aldermen Riediger and Fretz).

(I)-1.5.2-will be reviewed at such time as the entire Home Occupation section is considered.

(J)-5.5.2-(that boats, recreational vehicles and trailers be permitted in a required front yard throughout the year at a setback from the lot line of 5 metres. Voted on separately and Defeated). Information to be gathered from other Municipalities on this item for review.

(L)-Map 9, re: Industrial zoning on north side of Greenlane, east and west of Ontario Street- to be reviewed at a future meeting.

(M)Re: exceptions and previous by-laws for specific properties-procedures to remain as approved.

NAYS: ALDERMAN LEISTNER CARRIED

Moved by Ald.W.Stone, Seconded by Ald.J.Hildreth

THAT this Committee thank Mr. Bovaird for his time and concern in aiding us to eliminate some of the inconsistencies and discrepancies in our new Zoning By-law.

NAYS! ALDERMAN CULP CARRIED

ADJOURNMENT

Moved by Ald.B.Culp, Seconded by Ald.J.Hildreth

THAT this Planning Board do now adjourn and meet again on June 25th, 1979, or at the call of the Chairman.

CARRIED

CHAIRMAN SECRETARY Lincoln Chambers

June 12th, 1979

Minutes of a meeting of the Finance & Administration Committee held in the Lincoln Chambers on Tuesday, June 12th, 1979, at 7:30 p.m. Present were : Alderman: W.Stone(Chairman) , J .Riediger , B.Culp and R. Konkle, and G.Huffman(Mayor). Officials present were: M.Duc(Clerk), J. Makey (Treasurer) and I.MacNinch(Fire Chief).

APPLICATIONS FOR TAX REBATES

The Committee considered applications for tax rebates under the provisions of Section 636(1) of the Municipal Act.

Moved by G.Huffman(Mayor), Seconded by Ald.J.Riediger

THAT this Committee recommend to Council that taxes in the amount of \$3,995.97 be written off under Section 636(1) of the Municipal Act.

This being the total of applications for tax write offs numbers 8,9,10,

12,13,16,17,18,23,24,25,30,34,36 to 40 inclusive, and 42.

CARRIED

REPORTS

FIRE COMMUNICATIONS SYSTEM

The staff reported to the Committee on the request made by the City of St. Catharines in the previous year, that the Municipalities of Lincoln, Grimsby and Niagara-on-the-Lake share in the costs of operating the fire communications system which services the City as well as the three other Municipalities. This service had been provided by the City to the outside Municipalities for many years without charge. The staff report recommended that Lincoln accept responsibility for sharing in the costs of staffing the St. Catharines Radio Communications system since there were no other practical or economical options available. Based on 1978 costs, the Town's share would be \$10,600.00 approximately and the 1979 charge based on an agreement taking effect on July 15th, 1979, would be about \$6,000.00.

Moved by Ald.B.Culp, Seconded by G.Huffman(Mayor)

THAT this Finance Committee recommend to Council the following:

THAT the Town of Lincoln enter into an agreement with the City of St. Catharines for the provision of Fire Department Communications Service to Lincoln, under an arrangement whereby the Municipalities of Lincoln, Niagara and Grimsby will share equally in the costs of maintaining two alarm operators plus their fringe benefits, effective July 15th, 1979, as per report of June 11th, 1979.

CARRIED

Moved by Ald.R.Konkle, Seconded by Ald.J.Riediger

THAT this Finance Committee recommend to Council that the cost of the Radio Communications system, re: Fire Department for the year 1979 be taken out of the \$10,000.00 contingency fund.

CARRIED

DEBENTURE DEBT

The Treasurer submitted a report to the Committee, showing details on debentures issued by or on behalf of the Municipality and showing principal balances outstanding. *

COLE CONSTRUCTION YARD, REGIONAL ROAD #81-

A report from the By-law Enforcement Officer commented on action recently taken by the Town and the Regional Police Commission against the owner and operator of the Cole Construction Yard on Regional Road #81, west. The report informed that the court action had resulted in fines against the operator of the yard and that further action was being taken to ensure a general clean-up of the property.

ACCOUNTS

Moved by Ald.J.Riediger, Seconded by Ald.B.Culp

THAT this Committee recommend to Council the payment of the General accounts in the amount of \$650,725.25.

CARRIED -2-

CORRESPONDENCE

1. Regional Municipality of York, suggesting that the Province develop a system of unconditional grants to Municipalities rather than the present system of paying conditional grants. R & F.

2. The Honourable Thomas L. Wells, Ministry of Intergovernmental Affairs, advising that Bill No. 103 which would raise the allowable maximum interest rate on overdue taxes from 1% to 10% per month had received first reading on May 29th. R & F.

3. Beamsville Hydro, in response to the Clerk's letter of May 30th, 1979, which suggested that the local Hydro Commission should take the initiative in organizing an energy conservation program and a Program Co-ordinator. In its reply the Hydro Commission stated that since electric energy would form only a small part of the matters to be considered under a total energy conservation program that this matter should be handled by the Municipal Council rather than the Commission. This subject is to receive further consideration.

4. The Municipal Law Enforcement Officers Association concerning its conference to be held in Sudbury from September 16th to 18th.

Moved by Ald.J.Riediger, Seconded by Ald.R.Konkle

THAT this Committee recommend to Council that the By-law Enforcement Officer be allowed to attend the Municipal Law Enforcement Officers Conference in Sudbury, September 16th, 17th and 18th, with usual expenses to be paid, and that the Town become a member of the Association.

CARRIED

5. A resolution from the Town of Seaforth, expressing concern about the Ontario Judicial system with specific reference to unnecessary remands and the leniency of the courts and requesting that the Attorney General of Ontario conduct a thorough study of the entire system.

Moved by Ald.B.Culp, Seconded by Ald.R.Konkle

THAT this Committee recommend to Council that the Town of Lincoln support the position of the Town of Seaforth, re: Court procedures in the Province of Ontario,

FURTHER that the following be notified of our support:

1. The Honourable Ron McMurtry, Attorney General of Ontario.
2. Mr. Ross Hall, M.L.A. for Lincoln.
3. Association of Municipal Police.
3. Association of Municipalities of Ontario.

CARRIED

6. The Field Springer relief fund, requesting financial assistance from the Municipality. R & F.

7. The Honourable William G.Nerman, Minister of Agriculture & Food, responding to the Municipality's letter of May 9th, on the subject of the inadequacy of the Tile Drainage Loan allocations for this Municipality. The Mayor and the Clerk are to continue in their efforts to negotiate with the Ministry for a more realistic allocation of funds to the Town of Lincoln.

8. Brock University, introducing a program funded under a Young Canada Works project which involves the preparation of a directory of recycling services available in Regional Niagara. R & F.

9. The Lincoln County Board of Education, concerning its intention to dispose of the Fairview Public School and inquiring into the interests the Town may have in purchasing this property.

Moved by G.Huffman(Mayor), Seconded by Ald.J.Riediger

THAT the Board of Education be notified that the Town of Lincoln has no interest in acquiring the Fairview Public School.

CARRIED

10. Town of Niagara-on-the-Lake, concerning the practice of the Regional Municipality of Niagara in establishing Regional Budget guidelines prior to having precise information on assessment growth and transfer payments. R & F.

11. Ontario Livestock Protective Association, requesting a grant from the Municipality in the amount of \$100.00 to assist in the conduct - of its activities. R & F .

12. Association of Municipalities of Ontario, concerning its annual conference to be held in Toronto, from August 19th to August 22nd.

Moved by Ald.J.Riediger, Seconded by Ald.R.Konkle

THAT this Committee recommend to Council that the Mayor be delegated to attend the Association of Municipalities of Ontario Annual conference in Toronto, from August 19th to August 22nd, usual expenses paid.

OPPOSED : ALDERMAN CULP CARRIED

QUOTATIONS FOR SUPPLY OF AIR CONDITIONERS -

The Committee considered four quotations for the supply of two air conditioners to be installed in the Steele building.

Moved by Ald.B.Culp, Seconded by Ald.J.Riediger

THAT this Finance Committee recommend to Council the purchase of 2 AC 1001 Electrohome window units. (10,000 BTU), price:, \$740.00 plus

) i 7% sales tax: \$51.80 = \$791.80. Funds to be taken from the special reserve fund for equipment including installation and wiring.

CARRIED

SITE PLAN AGREEMENTS

The Committee entered into discussion on the subject of charges levied against individuals who are required to execute site plan agreements with the Municipality as a condition of receiving consent to rezonings or

being issued building permits. Some concern was expressed that the \$150.00 charge currently being levied may be excessive in certain cases when there is a minimum of staff time involved in their preparation.

Moved by G.Huffman(Mayor), Seconded by Ald.J.Riediger

THAT it be recommended that staff research the charge system on site plan agreements in relation to actual costs, re: legal costs, staff time, registration fees, etc., in order that the Town may have some scope to deal with those proposals that require minimal expense, and others that relate to the present charge of \$150.00. Further that the report be made to Planning Board at its meeting of July 9th, 1979.

CARRIED

LIST OF PERSONS IN ARREARS OF TAXES

The Committee met in closed session, to review a list prepared by the Treasurer which provided details on those individuals in the Community who are in arrears on tax payments. The Treasurer gave the Committee detailed explanations on the action being taken by the staff to collect arrears of taxes.

Moved by G.Huffman(Mayor), Seconded by Ald.B.Culp

THAT this Committee do now adjourn and agree to meet again on July 10th, 1979, or at the call of the Chairman.

CARRIED

CHAIRMAN Lincoln Chambers

June 14th, 1979

Minutes of a meeting of the Public Works Committee held in the Lincoln Chambers on Thursday, June 14th, 1979, at 7:30 p.m. Present were: Aldermen: J.Riediger(Chairman), J.Fretz, S.Leistner and J.Hildreth, and G.Huffman(Mayor). Staff members present were: M.Duc(Clerk) and J.Hodgkins (Public Works Superintendent). In attendance for part of the meeting: Mr. G.Strachan, 01 the firm of Proctor & Redfern, the Town's Consulting Engineers.

TENDERS

STAGE 6, EAST LINCOLN SEWAGE WORKS AREA .

The Clerk opened the following tenders for the works involved in Stage 6 of the sewer project in the Vineland/Jordan area.

1. Con-Drain, Toronto: \$174,878.47.
2. William Groves Ltd, Hamilton: 260,026.00.
3. Roseway Construction Ltd, Downsview: 269,160.00.
4. Rabito Ltd, Willowdale: 259,320.00.
5. D.L.Stephens Ltd, St. Catharines: 194,506.00.
6. Provincial Construction, Niagara Falls: 196,628.68.
7. Baldasaro & MacGregor Ltd, Hamilton: 264,147.50.
8. Blairick Ltd, Stevensville: 147,936.80.
9. L & N Construction, Niagara Falls: 200,561.69.
10. H.J.Voth & Sons, St. Catharines: 179,296.00.
11. Hugh Cole Limited, Grimsby: 161,039.00. 1%

The Engineer's estimate on the project is \$150,000.00. Each of the tenders was accompanied by the required bid bond in the amount of \$15,000.00, and was accepted by the Clerk prior to the 4:00 p.m. deadline on June 14th.

Moved by G.Huffman(Mayor), Seconded by Ald.S.Leistner

THAT it be recommended to Council that the tender documents, re: Stage 6, Vineland/Jordan sewer project be referred to Proctor & Redfern for recommendation.

CARRIED

QUOTATIONS ON VARIOUS PUBLIC WORKS DEPARTMENT REQUIREMENTS --

The following quotations were received by the Committee:

1. Van Camp Equipment Limited, supply of John Deere model 500 C loader backhoe at a price of \$37,835.29 or a model 510 loader backhoe at a price of \$42,247.00.
2. Maple Leaf Industrial Sales Ltd, for the supply of a Ford 750 tractor loader backhoe at a price of \$38,538.22.
3. Case Power & Equipment Ltd, for the supply of a case model 680 G loader backhoe at a price of \$41,130.00.
4. Philbricli Farm Equipment, for the supply of a string trimmer at a price \$174.95.
5. Lce-Zure Equipment Centre, for the supply of lawnboy mowers at a price

\$274.95 each, echo trimmers at a price of \$254.95 and \$304.95 each.
6. Smithville Auto Parts, for the supply of a hornelite grass trimmer at a price of \$157.94.
7. Wiens Equipment Ltd, for the supply of a stihl saw at a price of \$709.00.
8. Resource Equipment Sales, for the supply of a stihl saw at a price of \$710.00.
9. Pinders, for the supply of lawnboy mowers at a price \$259.00 each.
10. Smithville Auto Parts, for the supply of lawnboy lawn mowers at a price of \$257.39 each.
11. Hypressurc Cenny Sales and Service, for the supply of a steam cleaner and pressure washer at a price of \$2,140.00.
12. McKerlie-Millen Ltd, for the supply of a stem cle, Inc, r at a price of \$2,289.80. Moved by Ald. J. Fretz, Seconded by G. Huffman (Mayor)
THAT this Committee recommend that the tender prices for small equipment be referred to the Superintendent of Public Works so that a report and recommendations can be made to the next Public Works meeting.

CARRIED

ACCOUNTS

Moved by Ald. S. Leistner, Seconded by Ald. J. Hildreth
THAT the following general accounts in the amount of \$295,167.10 be approved for payment.

CARRIED

Moved by Ald. S. Leistner, Seconded by Ald. J. Hildreth
THAT this Committee recommend to Council to pay voucher no. 6-1 in the amount of \$21,143.56 as dated June 14th, 1979.

CARRIED

REPORTS

WATER POLICY

The Committee reviewed the first draft of the Town of Lincoln Water Policy prepared by the staff. In the process of reviewing the recommended policy, the Committee recommended that the staff give additional consideration to defining flankage exemptions where new water mains are constructed, determine what action can be taken by consultation with the Solicitor on disconnecting any permanent connections to the water system which service irrigation systems, give consideration to the methods of controlling the expansion of existing greenhouses which depend on the Municipal water supply, and attend to other amendments to the policy as noted by the Committee. The changes requested by the Committee are to be noted by the staff and the policy amended accordingly.

EXPENDITURE AND SUBSIDY REPORT, ENDING MAY 31ST, 1979

The Superintendent reported to the Committee on Public Works Department expenditures for the period ending May 31st, 1979.

PROPOSED RECONSTRUCTION OF 30 ROAD

The Committee discussed the proposal to provide for the reconstruction of 30 Road in the light of the needs of the area, the attitude of the neighbourhood and the difficulties which may be encountered in purchasing the lands required for the project.

Moved by G. Huffman (Mayor), Seconded by Ald. J. Hildreth
RE: 1979 Construction Program 562 Thirty Road at Greenlane, Southeast corner.

THAT it be recommended that the Town not pursue this item within this year's budget.

CARRIED

INSPECTION OF PROPERTIES, BEAMSVILLE URBAN SERVICE AREA TO DETERMINE EXISTENCE OF ILLEGAL STORM SEWER CONNECTIONS --

The Superintendent reported to the Committee on the action which had been taken to date in carrying out inspections in the Beamsville urban service area to determine the existence of illegal sewer connections. The report stated that the section of Beamsville south of King Street had been inspected and he provided details to the Committee on the By-law Infractions which had been discovered.

HOUSE DM.

The Superintendent issued a report to the Committee on the subject of the Rouse Drain and the Committee discussed the history of the financing

of this project and the difficulties which had been experienced in attempting to collect accounts from the property owners who were assumed to be liable at the point in time the project was approved by the Council. It was agreed that the method of assessment which had been formulated at the time was incorrect. Moved by Ald.S.Leistner, Seconded by Ald.J.Hildreth THAT this Committee recommend to Council that we write off the amount of money owing on the House Drain and send letters of notification and apology to the outstanding complainants.

CARRIED

ACADEMY GARDENS AND WOODLAND ESTATES PLANS -

Mr. C.E.Rovaird, agent for the developers of the Academy Gardens and Woodland Estates plan, appeared before the Committee to discuss various matters relating to these subdivisions.

In the discussions which followed, the Committee gave consideration to the need to attend immediately to the fencing of the public areas in the plans, the need to provide a better type of fencing than originally proposed on the west limit of the watercourse in order to protect the interests of the adjoining agricultural property owners, and other matters brought forward by Mr. Rovaird and covered in correspondence contained in the Committee's agenda.

Moved by Ald.S.Leistner, Seconded by Ald.J.Hildreth

THAT this Committee recommend to Council that the Town pay a maximum of \$5,800.00 to accommodate the watchman fence over the farm fence price for the west side of the super ditch.

CARRIED

Moved by G.Huffman(Mayor), Seconded by Ald.S.Leistner

THAT it be recommended that the two water services in Academy Gardens (Stage 2) in Block "D" and Lot 24 be disconnected, re: fencing of park dedication of Woodland Estates. That the fencing be proceeded with to complete the park as suggested and the cost of the same be recovered from the soft impost fees not including flankage of Lot 24.

CARRIED

The Committee entered into discussion on the possibility of requiring inspection services relating to the construction of the Beamsville Drain.

Moved by Ald.S.Leistner, Seconded by Ald.J.Fretz

THAT this Committee recommend to Council that Proctor & Redfern give us a cost on a final inspection of the super ditch.

CARRIED

1. Copy of letter from the Public Works Superintendent to G.Hardeen, relating to the Vineland/Jordan sewer project. R & F.

2. Roads and Transportation Association of Canada, concerning its annual conference to be held in Regina from September 17th to 20th. This matter is to be placed on the Committee's agenda for a future meeting.

3. Ross Hall, M.P.P. for Lincoln, concerning a drainage problem being experienced by Mr. Schlosser attributable to works required on the C.N.R. right-of-way, and enclosing also a copy of his letter to C.N.R. It was also suggested in Mr. Hall's letter that part of the problem could be alleviated by the cleaning of a culvert located on Tufford Road. This matter is to be investigated by the Public Works Superintendent.

4. Solicitors for Mr. McKee, the owner of the Campden General Store, requesting that the Municipality enter into an encroachment agreement which will recognize the encroachment of a building located on the McKee property on Campden Road.

Moved by Ald.J.Fretz, Seconded by Ald.S.Leistner

THAT the Town enter into an encroachment agreement under the provisions of the Municipal Act which will recognize the encroachment of a building owned by McKee, a distance of one foot approximately on Campden Road.

CARRIED

5. Gail Scime, requesting that Marguerite Street in Beamsville be formally assumed by the Council as a Public road by adoption of a road assumption by-law. Moved by Ald.J.Hildreth, Seconded by Ald.S.Leistner

THAT this Committee recommend to Council that a By-law be drawn up dedicating the road and turning circle on plan 30 -761 and Lots 76 and

77, Plan 540, costs of this to be borne by Mrs. Gail Scime.

CARRIED

6. Vinewood Engineering, reminding the Town of the necessity of signing an agreement with the C.N.R. relating to part of the works required for the Beamsville Drain. This will be followed up by the staff.

7. Letters dated June 1st and 7th, from Vinewood Engineering relating to the matter of the park exchange and the fencing needs of the Woodland Estates plan. These matters were dealt with by the Committee in the course of discussions with Mr. Bovaird.

8. G.K.Strachan, reporting on his review of the Engineering drawings associated with the Grace & Truth retirement homes project. The plans as submitted are approved. In the discussion which followed the Engineer recommended that the developer pay close attention to Town standards, the necessity of restoring boulevards, the installation of driveway culverts and the need to hard surface driveway accesses to the street line.

9. Proctor & Redfern, commenting on the Town's easement requirements with respect to the servicing of Fretz Drive. The Clerk informed the Committee that he had contacted property owners in the area and that there would be no difficulties in obtaining easements from the property owners involved.

10. Forster, Lewandowski & Cords, requesting that the Town consider the execution of an encroachment agreement which would recognize the encroachment of a building located at 11 Main Street in Jordan Station on a public roadway.

Moved by Ald.J.Fretz, Seconded by Ald.S.Leistner

THAT this Committee recommend to Council that the Town enter into an encroachment agreement, re: 11 Main Street, Jordan Station.

CARRIED

11. W.L.Sears & Associates, stating that the Ministry of the Environment had approved the extension of the Culp Road sewer, sufficient distance to service the additional six homes, east of 23rd Street. The residents involved have been informed of this decision.

12. Ministry of the Environment, advising that the installation of flow dividers in the Beamsville sewer system had been approved. R & F.

13. Copy of a communication from John C.Lovett, on behalf of development interests in the Vineland area, to the Regional Planning Department expressing objections to the proposed Jordan Road watermain extension, and requesting that the entire matter of the Vineland water treatment supply be referred to the Ontario Municipal Board. R & F.

14. Elly Scheffel, requesting the installation of a 15 inch water service to supply her greenhouses located on Greenlane. This request is referred to the Public Works Superintendent for his decision and action.

SUNFLOWER PLAN

The Committee considered the request of T.Lukezic, that he be allowed to proceed with the final registration of the Sunflower Plan located at the head of East Avenue. The Committee agreed that it could not approve this development until it was satisfied that works would definitely be undertaken to overcome the flooding problems in the Beamsville area and specifically this section of East Avenue. This matter will receive further consideration at the point the Council adopts a by-law authorizing the project.

VINELAND WATER SUPPLY

Moved by Ald.S.Leistner, Seconded by G.Huffman(Nayor)

THAT this Committee recommend to Council that we request that Ministry of the Environment advise us by June 30th, 1979, of the water capacity and reservoir capacity that East Lincoln should have both today and in the near future. **CARRIED ENGINEERING SERVICES**

The Committee reviewed with the Engineers, its recent instruction that in the future Engineering Consultants employed by the Town who are involved in construction inspection services maintain separate offices independent of facilities provided by the Contractor. The Committee explained that in its opinion, the Engineers could maintain a more professional relationship with the Contractors by maintaining independent field office facilities.

ADJOURNMENT

Moved by Ald.J.Fretz, Seconded by Ald.S.Leistner
THAT this Committee do now adjourn to meet again on June 28th,
1979, or at the call of the Chairman.

CARRIED

CHAIRMAN SECRETARY Lincoln Chambers

June 18th, 1979

Minutes of a meeting of the Council of the Corporation of the
Town of Lincoln held in the Lincoln Chambers on Monday, June 18th, 1979,
at 7:30 p.m. All members of Council were present with the exception of
Alderman W.Stone and the meeting was chaired by Her Worship Mayor G.
Huffman. Officials present were: J.A.Malcey(Treasurer) and J.A.Tufford
(Deputy-Clerk) .

ADOPTION OF MINUTES - -

Moved by Ald.R.Konkle, Seconded by Ald.F.Thompson
THAT the minutes of Council's meeting of June 4th, 1979, be
adopted as circulated by the Town Clerk.

CARRIED

REPORTS

COMMITTEE OF THE WHOLE

The Council considered the report of the Committee of the Whole,
being the minutes of its meeting of June 6th.

Moved by Ald.J.Hildreth, Seconded by Ald.R.Konkle

THAT the report of the Committee of the Whole, being the minutes
of its meeting of June 6th, 1979, be adopted as circulated by the Tom
Clerk.

CARRIED

PLANNING BOARD

The Council considered the report of the Lincoln Planning Board,
being the minutes of its meeting of June 11th.

Moved by Ald.R.Konkle, Seconded by Ald.J.Riediger

THAT the report of the Planning Board, being the minutes of its
meeting of June 11th, be adopted as circulated by the Board Secretary.

CARRIED

FINANCE & ADMINISTRATION COMMITTEE

The Council considered the report of the Finance & Administration
Committee, being the minutes of its meeting of June 12th.

Moved by Ald.R.Konkle, Seconded by Ald.J.Riediger

THAT the report of the Finance & Administration Committee, being
the minutes of its meeting of June 12th, 1979, be adopted as circulated - . . by the Clerk. CARRIED

BEAMSVILLE ARENA ADDITION CAMPAIGN COMMITTEE

The Council considered the report of the Beamsville Arena Addition
Campaign Committee, being a memorandum of its meeting of June 13th.

Moved by Ald.B.Culp, Seconded by Ald.J.Riediger

THAT this Council accept, for information purposes, the report
of the Beamsville Arena Addition Campaign Committee, being its meeting of
June 13th, 1979.

PUBLIC WORKS COMMITTEE - - - - -

CARRIED

The Council considered the report of the Public Works Committee,
being the minutes of its meeting of June 14th.

Moved by Ald.J.Riediger, Seconded by J.Fretz

THAT the report of the Public Works Committee, being the minutes
of its meeting of June 14th, be adopted as circulated by the Clerk.

CARRIED

Under this order of business the Council reviewed letter of *

Proctor & Kedfern, recommending that Blairick Limited be awarded the contract
for Stage 6 of the Vineland Jordan sewer project, that Firm having submitted
the low bid of \$147,936.80. Moved by Ald.J.Riediger, Seconded by Ald.J.Hildreth
THAT this Council accept the tender of Blairick Limited in
the amount of \$147,936.80 with respect to Stage 6 of the Vineland Jordan
sewerage project.

CARRIED

BY-LAW ENFORCEMENT -

The Council reviewed the report of the By-law Enforcement Officer for the month of May.

Moved by Ald.F.Thompson, Seconded by Ald.B.Culp

THAT the report of the By-law Enforcement Officer for the month of May be approved.

CARRIED

BY-LAWS

AMENDMENT NO. 4 TO THE OFFICIAL PLAN FOR THE TOWN OF LINCOLN PLANNING AREA (FOUSERT) -

Moved by Ald.B.Culp, Seconded by Ald.J.Fretz

THAT leave be given to introduce "A By-law to adopt Amendment No. 4 to the Official Plan for the Town of Lincoln Planning Area (Fousert)

CARRIED

Moved by Ald.B.Culp, Seconded by Ald.J.Hildreth

THAT the By-law read a first time and being "A By-law to adopt Amendment No. 4 to the Official Plan for the Town of Lincoln Planning Area (Fousert)," be now read a second and third time and finally passed and that the Mayor and Clerk sign and seal the same, any rule of this Council to the contrary notwithstanding.

CARRIED

BY-LAW TO ADOPT A ROAD CONSTRUCTED ON AN ORIGINAL ROAD ALLOWANCE

Moved by Ald.J.Riediger, Seconded by Ald.J.Fretz

THAT leave be given to introduce "A By-law to adopt a road constructed on an original road allowance as part of the Town road system, being specifically part of that road allowance between Lots 22 and 23, in Concession 2, former Township of Clinton."

CARRIED

Moved by Ald.J.Hildreth, Seconded by Ald.F.Thompson

THAT the By-law read a first time and being "A By-law to adopt a road constructed on an original road allowance as part of the Town road system, being specifically part of that road allowance between Lots 22 and 23, in Concession 2, former Township of Clinton," be now read a second and third time and finally passed and that the Mayor and Clerk sign and seal same, any rule of this Council to the contrary notwithstanding.

CARRIED

BY-LAW TO AMEND RESTRICTED AREA BY-LAW 78-85 (LEONTIS)

The Council considered a By-law to amend to Town's Comprehensive Restricted Area By-law No. 78-85. which would designate as "M2-11". General Industrial with an exception, part of the lands owned by Leontis, to permit a poultry processing and slaughtering operation.

Moved by Ald.F.Thompson, Seconded by Ald.R.Konkle

THAT leave be given to introduce "A By-law to amend Town of Lincoln Restricted Area By-law No. 78-85 as it pertains to a specific parcel of land within the Town of Lincoln." (Leontis).

CARRIED

The Council members, subsequent to first reading of the By-law, indicated that they had been under the impression that the proposed poultry processing operation was to be established on the west side of Frost Road as previously indicated on a map included with a report of the Town Planner. It was agreed that, as the members had viewed lands other than those now being redesignated when making their decision on this development proposal, second and third readings to the By-law should be deferred in order to allow further discussions and clarification of this proposal at the next regular meeting of Planning Board.

BY-LAW TO AUTHORIZE EXECUTION OF SITE PLAN AGREEMENT (HILDENBRANDT-HELP HOUSE)

Moved by Ald.J.Fretz, Seconded by Ald.F.Thompson

THAT leave be given to introduce "A By-law to authorize a site plan agreement with Elsie Irene Hildenbrandt and Michael Adam Hildenbrandt."

CARRIED

Moved by Ald.S.Leistner, Seconded by Ald.J.Hildreth

THAT the By-law read a first time and being "A By-law to authorize a site plan agreement with Elsie Irene Hildenbrandt and Michael Adam Hildenbrandt," be now read a second and third time and finally passed and

that the Mayor and Clerk sign and seal same, any rule of this Council to the contrary notwithstanding.

CARRIED

CORRESPONDENCE

1. Hilary Bald, 25 Eastdale Drive, Beamsville, indicating the pleasure of herself and her three year old son to the decorative painting recently carried out on the fire hydrants in the Beamsville area and suggesting that a Centennial project might include a town clock for the Downtown Beamsville area. It was agreed that a copy of the letter should be forwarded to Mrs. Helen Zimmerman, who was responsible for painting of the hydrants.

DRAFT POLICY WITH RESPECT TO DEVELOPMENT OF RESIDENTIAL SUBDIVISIONS

The draft policy which had been prepared by Senior Staff was brought to the attention of the Council members with a request for a decision on the method to be undertaken for its review and adoption. It was agreed by the members that the policy would be reviewed at the next regular meeting of the Planning Board.

OTHER BUSINESS

1. Regional Representative, R.High, informing the Council members that the Regional Planning Committee had approved a Regional Planning Staff report recommending approval to the water line which would service the Moyer Diebel and Beacon Hotel properties in the East Lincoln Area.

1. Aldermen Leistner and Konkle expressed the opinion that Aldermen should have the right to contact the Town Solicitor on those occasions when it was felt to be necessary.

Moved by Al.d.S.Leistner, Seconded by Ald.R.Konkle

THAT this Council adopt the policy that Aldermen may contact the Town Solicitor in writing.

AYES: ALDERMEN LEISTNER AND KONKLE - LOST

3. The Treasurer circulated copies of the financial report and Mayor Huffman indicated that this would be reviewed at the next regular meeting of the Finance & Administration Committee and that other members of Council are invited to be present.

4. Alderman F.Thompson informed the Council that a grant had been received for Canada Week in the amount of \$2,300.00 and invited all present to join in the Canada Week activities.

ADJOURNMENT

Moved by Ald.B.Culp, Seconded by Ald.J.Riediger

THAT this Council do now adjourn and meet again on July 3rd, 1979, or at the call of the Mayor. (Adjourned at 8:39 p.m.)

CARRIED

DEPUTY-CLERK Lincoln Chambers

June 19th, 1979

Minutes of a meeting of the Town of Lincoln Recreation & Parks Committee held in the Lincoln Chambers on Tuesday, June 19th, 1979, at 7:30 p.m. Present were: Aldermen: B.Culp(Chairman), J.Hildreth, and F. Thompson and G.I.-uffman(Mayor) and Lay-member John Ripley. Staff members present were : J .A.Tuf f ord(Dcputy-Clerk), .Jim Atter and Doug DOPJ~~ (Arena Managers).

DELEGATIONS

REPRESENTATIVES OF LINCOLN MOTORCYCLE CLUB, CONCERNING RECENT MOTORCYCLE SHOW

Representatives of the Lincoln Motorcycle Club attended the meeting concerning costs which were assessed to the Club related to Town staff time during the motorcycle show recently held at the Beamsville-Clinton Centennial Arena, the proceeds of which were to be turned over to the West Lincoln & District Association for the Mentally Retarded. The Club had been informed that, because of staff time charges, there would be no refund of the \$200.00 deposit made by the Club in early May. Mr. Ron Brown, of the Motorcycle Club, indicated that at no time prior to payment of the deposit and official approval of the use of the Arena, had it been indicated to him that staff charges would be made and deducted from the deposit. It was his understanding that the \$200.00 deposit was being made as a guarantee against damages or clean-up charges. A report of the Arena

Manager, Jim Atter, indicated that the Club members had carried out cleaning of the Arena before, during and after the show and it was agreed by all present at the meeting that the entire activity had been handled in a most exemplary manner. The original application made by the Club for use of the Arena and signed by Town staff had indicated that no charges would be levied. After completion of discussion the following resolution was presented and adopted.

Moved by Ald.J.Hildreth, Seconded by Ald.F.Thompson

THAT this Committee recommend to Council that the Lincoln County Motorcycle Club be refunded their \$200.00 deposit for their use of the Centennial Arena, the weekend of June 1st, 2nd and 3rd, 1979, due to a misunderstanding of contract terms. It is also recommended that in the future the contract must stipulate cost of services and a deposit.

CARRIED

Under this item of business, the Chairman requested that the Clerk revise the application form and contract for use of Town facilities in order to clarify details of the transaction for all parties concerned.

ICE RENTAL SCHEDULE, BEAMSVILLE AND JORDAN ARENAS ---

Mr. Jim Atter, Beamsville Centennial Arena Manager and Mr. Doug Dowie, Jordan Arena Manager, submitted draft ice time schedules for the two Town owned arenas for the consideration of the Committee. Also in attendance to discuss their particular requirements were: Mrs. Charlotte Konkle, representing the Beamsville Figure Skating Club; Mr. Peter Proctor, representing the Lincoln Minor Hockey Association; Mr. Lloyd Short, representing the Jordan Figure Skating Club and representatives of the Jordan Minor Hockey Association.

Beamsville-Clinton Centennial Arena -

Mrs. Konkle indicated that the Beamsville Figure Skating Club required one more hour of ice time in order to meet their Club requirements and Mr. Proctor indicated that an extra three hours would be required by the Minor Hockey Association. After discussion of these requirements and a review of the draft schedule, amendments which would satisfy these requests were agreed to by the Committee.

Jordan Arena ---

Mr. Short spoke at length on the needs of the Jordan Figure Skating Club, commenting on the difference in time and subsidized hours allotted to that Club as compared to the Hockey Association and requested that two additional hours be allotted to the Figure Skating organization. After discussion with the Jordan Minor Hockey Association representatives concerning their time allotments, adjustments were made to the draft schedule prepared by Mr. Dowie which would meet the requests of both the Figure Skating and Hockey Clubs. Moved by Ald.J.Hildreth, Seconded by G.Huffmau(Mayor)

THAT this Committee recommend the following changes to the draft ice time schedule:

Beamsville-Clinton Centennial Arena: That the Lincoln Minor Hockey Association hours, 5:00 p.m. to 7:00 p.m., Sunday, be changed to Monday and Thursday mornings, 7:00 a.m. to 8:00 a.m., and that the Beamsville Figure Skating Club be allotted an extra hour, 5:00 p.m. to 6:00 p.m. on Sunday afternoon; and further that the hour from 6:00 p.m. to 7:00 p.m., be retained for family skating intended for the use of families with young children.

That the Lincoln Minor Hockey Association be allotted an extra hour on Saturday, 6:00 a.m. to 7:00 a.m., 2 extra hours on Sunday, 7:00 a.m. to 9:00 a.m.; further that the I.G.A. group be allotted one hour Sunday 9:00 a.m. to 10:00 a.m., and that the hour allotted to "Pryde" be changed to 6:00 a.m. to 7:00 a.m., on Sunday.

Jordan Arena: Jordan Figure Skating Club to be allotted 2 extra hours from 11:00 a.m. until 1:00 p.m., Sunday and that the request of "White" be moved to another time.

That "Virag" be moved to 6:00 a.m. to 7:00 a.m., on Sunday and that Jordan Minor Hockey be allotted the hours 7:00 a.m. to 9:00 a.m., on Sunday.

CARRIED

During discussions on the ice time schedules, it was agreed

that the Arena Managers should attempt to satisfy the requirements of Town of Lincoln groups and that time remaining then be allotted to those groups from other communities requesting ice time.

It was also agreed that at the next regular meeting of the Committee, representatives of the main groups using the Arenas and the Arena Managers would be invited to discuss in detail the entire ice time rental process including policy on rental, subsidized time, charges made for various uses at the Arena, school free hour time and designation of prime time hours. The Figure Skating Clubs were requested to make a formal request for additional subsidized ice time, as requested verbally at the meeting and in Mr. Short's letter on ice time requirements, prior to the next regularly scheduled meeting.

BRENDA CONN, CONCERNING PROPOSED SUMMER GYMNASTICS PROGRAM

Miss Brenda Conn was in attendance at the meeting to discuss with the Committee her proposal to run a summer gymnastics program, July 3rd to August 17th, with classes from 9:00 a.m. to 12:00 noon and 1:00 p.m. to 3:00 p.m., during week days at the Beamsville & District Secondary School. Miss Conn was requesting the Town's support to the program and to her attempt to use the School facilities without charge during the length of the program. It was indicated that caretakers were on duty at the School in day time hours during the summer months. The Committee had previously supported the program in principle by resolution, April 18th, and again reiterated this position and requested that Town staff, under the provisions of the Joint Use of Facilities Agreement with the Board of Education, give assistance to Miss Conn in this regard. Miss Conn indicated that 30 children had registered for the gymnastics program to date.

BRIGITTE KLUG, SUMMER PROGRAM CO-ORDINATOR, REPORTING ON SUMMER PROJECTS AND PROGRAMS -

A report was submitted by Miss Klug outlining the summer programs being undertaken under her direction and a general outline of the Canada Week project which was also commented on by Alderman Fred Thompson. Miss Klug, in outlining the project H.O.P. (Helping Other People), which would provide work for young people in the community assisting Senior Citizens, handicapped persons, and others who may require help in completing various household chores, requested that the Committee give its support to the program by resolution. She indicated that two of the Experience 79 projects had been approved, specifically the SumFun 79 and the Nature Awareness Training program. She indicated that grants in the neighbourhood of \$4,000.00 had been approved for the Experience 79 program and \$2,300.00 for Canada Week activities. On the subject of Canada Week, she requested that members of the Committee volunteer to judge a bicycle contest in conjunction with the parade to be held at 7:00 p.m., on June 25th. Aldermen Culp and Thompson and Lay-member John Ripley agreed to act as judges for this event. Moved by J. Ripley, Seconded by Ald. F. Thompson

THAT this Committee endorse the H.O.P. program (Helping Other People) as proposed by the Summer Recreation Programmer.

CARRIED

REPORTS

REPAIR OR REPLACEMENT OF HOCKEY

GOAL FRAMES AND NETS

Mr. Jim Atter reported to the Board on the need for repair or replacement of the hockey goal frames and nets at the Beamsville Arena and the two quotations for same which had been received. The Committee instructed Mr. Atter to submit at least three quotations and catalogue information on this item for review at the next regular Recreation & Parks meeting.

REPAIR OF FLOORS, BEAMSVILLE ARENA

The Committee discussed with Mr. Atter the quotations which had been received concerning the required repairs to be made in the lobby and washroom areas of the Beamsville Arena addition. It was requested that he contact Barry Ireland again requesting that a formal quotation be submitted giving exact details of the work to be carried out including

square footage and type of materials. This will be again reviewed at the Committee's next regular meeting.

SKATE SHARPENING ROOM AND MACHINE, JORDAN ARENA
Mr. Dowie requested the Committee's instructions concerning the use of the skate sharpening room and machine located at the Jordan Arena by the Lincoln Minor Hockey Association. It was agreed that Town staff would investigate the details which should be considered in the agreement with the Hockey Association for its use of these facilities, including such aspects as safety and insurance coverage.

BEAMSVILLE ADDITION FUND DRIVE COMMITTEE
Copies of a memorandum on the meeting of the Beamsville Addition Fund Drive Committee, July 13th, 1979, were distributed for the information of the members.

PROPOSED AMENDMENTS TO COMMUNITY RECREATION CENTRES ACT
The Clerk submitted a memorandum clarifying the position of the Town of Niagara-on-the-Lake concerning its proposal to request amendments to the Community Recreation Centres Act to make passive and formal park areas eligible for grants.

Moved by Ald.F.Thompson, Seconded by Ald.J.Hildreth
THAT this Committee recommend that Council support the Town of Niarrara amendments to the Community Recreation Centres Act to make - passive and formal park areas eligible for grants.

CARRIED

RECREATION MONTHLY REPORT -

Copies of the monthly report for May, 1975, prepared by the Finance Department were distributed for the information of the members.

ACCOUNTS --

Moved by C.Huffman(Mayor), Seconded by Alc1.J.Hildreth
THAT the Recreation 6 Parks accounts in the amount of \$20,256.42 be approved for payment.

CARRIED PROPOSED LIBRARY ADDITION -

The Board reviewed a request by the Library Board for approval by the Town to designation of a room in the proposed Library addition as a community Commi-tee room and its assistance in the preparation and submission to the Province of grant applications under the community Recreation Centres Act. This was referred to staff for clarification of certain details prior to a decision by Council on this matter.

PARK LAND, ACADEMY GARDENS AND WOODLAND ESTATES

A report by the Town Clerk concerning a request by Mrs. Heijm, the owner of Lot 25, in the Academy Gardens, Stage 2 plan of subdivision, for a fence to be erected along the westerly boundary of her lot adjacent to a portion of the proposed park land was discussed by the Committee members. It was indicated that once the park land had been dedicated to the Town it was the Municipality's responsibility to develop same and that as this fence would be erected eventually a recommendation was being made to have a 4 foot chain link fence constructed at this time along the boundary indicated on a plan attached to the report.

Moved by J.Ripley, Seconded by Ald.J.Hildreth
THAT we recommend to Council that a fence be installed on the west side of Lot 25, the property of Mrs. Heijm, as per recommendation of the Clerk- memo dated June 19th, 1970; funds to be taken from the subdivision impost fund.

CARRIED

Moved by Ald.J.Hildreth, Seconded by Ald.F.Thompson
THAT this Committee do now adjourn to meet again on July 17th, or at the call of the Chairman.

CARRIED

SECRETARY CHAIRMAN Lincoln Chambers
June 26th, 1979

Minutes of a meeting of the Town of Lincoln Planning Board held in the Lincoln Chambers on Tuesday, June 26th, 1979, at 7:30 p.m. All members of the Board were present with the exception of Alderman S.Leistner, as per prior notice, and the meeting was chaired by Alderman R.Konkle.

Officials present were: F.Reiss(Town Planner), J.Tufford(Deputy-Clerk) and for the initial segment of the meeting dealing with the Subdividers Policy: Michael Duc(Town Clerk), J.Hodgkins(Public Works Superintendent) and J.Makey(Treasurer).

SUBDIVISION POLICY FOR RESIDENTIAL SUBDIVISIONS

The Board reviewed with Senior Staff,a proposal for a Subdividers Policy which had been submitted by Senior Staff as per a request from the previous Council. This Subdividers Policy was reviewed on a clause-by-clause basis. No specific changes were made, however, questions were raised regarding the responsibility of the Town with regard to lot grading among other matters.

Moved by Ald.J.Hildreth, Seconded by Ald.B.Culp

THAT this Planning Board recommend to Council that the Policy of the Town of Lincoln with respect to the Development of Residential Subdivisions be accepted as prepared by Town Staff.

CARRIED

DELEGATIONS

LEONTIS AND VARSAKIS, RE: SLAUGHTER-HOUSE REZONING

Mr. Leontis and Mr. Varsakis appeared with their Solicitor, Mr. Hendon, to discuss with the Board problems which had come up during the first reading of the proposed By-law No. 79-57, which zones the subject property located at the north east corner of Frost Road and Yonge Street as General Industrial, to permit a poultry processing operation.

Town Staff reviewed with the Board the fact that the first delegation made by Mr. Leontis and Mr. Varsakis indicated that the property to be rezoned would be right at the corner of Yonge Street and Frost Road. Subsequently it was determined that a hydro right-of-way dissected the area to be rezoned and that therefore a spot immediately to the north of the hydro right-of-way and on the east side of Frost Road was chosen by Mr. Leontis and Town Staff. It was also indicated by staff that the Health Unit had reviewed this second proposal as had the Town's Public Works Department. Copies of correspondence were reviewed from these two Departments and it was indicated that there were no objections. It was further indicated that any concerns of a minor nature which these Departments might have could be included in a Site Plan Agreement.

It was further indicated that the area to be rezoned was 1% acres to take into account the size of the septic bed and the buildings to be associated with the Slaughter-House operation.

r

Moved by G.Huffman(Mayor), Seconded by Ald.F.Thompson

RE: Leontis Proposal

After having again reviewed this matter, the Board recommends to Council the 2nd and 3rd readings of the By-law governing this property.

ROMAGNOLI HELPHOUSE --

CARRIED

The Chairman read a letter submitted by Mr. Romagnoli indicating that he was unable to attend this Planning Board as he had been requested to do by Town Staff but that several points were raised in his letter which related to the Site Plan Agreement between the Romagnolis and the Town of Lincoln for the helphouse. Mr. Romagnoli indicated that he would be willing to discharge the mortgage registered against the property and the Town, therefore, was requested to remove any clauses relating to the mortgagee in the Site Plan Agreement. It was also indicated that the name Albert F. Romagnoli should be changed to Alfred Frederick Romagnoli. A further point was raised in the correspondence submitted by Mr. Romagnoli which was that the adjacent concrete block industry should acknowledge the existence of the residential dwellings located on his property. The Board reviewed this letter.

Moved by Ald .W. Stone, Seconded by Ald. J.Fretz

THAT this Board recommend to Council, re: the A.F.Romagnoli, Helphouse Site Plan Agreement, be changed to correct the name and to remove the mortgagee from the agreement only on receipt of registered copy of discharge.

Further that this Board recommend that the Building Inspector issue

a stop work order until after the Site Plan has been signed by all parties concerned.

CARRIED

PRUDHOMMES GROUP

Mr. Brett Biggs, Mr. Ken Fowler, Mr. Dave Fowler and Mr. Paul McEiurray, appeared before the Planning Board to review their proposal for the Prudhommes property. This proposal included two items.

The first item was a request that the Board permit a Roller Rink to be established on the existing surface of the former Curling Rink on the property and a Family Cartway to be located immediately to the north and west of this Roller Rink. It was suggested by the group that these two items might be included in the definition of a Theme Park as permitted in the existing By-law for the property. It was indicated by Staff that part of the property only was zoned to permit this use and that the remainder of the property was either zoned in a holding category for commercial uses or for residential purposes. The Prudhomes group also indicated that the noise levels to be expected from the Family Cartway were low enough to meet Ministry of the Environment standards and they did not expect any difficulties with either residences or the hotel. Staff also indicated that any buildings which would be erected on the site would be subject to a Site Plan Agreement as per the requirements of the existing By-law. Mr. Biggs indicated that the only building to be built for these two uses is a ticket building and dressing rooms for the Roller Rink.

The Board also requested that the group give an indication of the timing involved for a plan for the Theme Park which could be reviewed by the Board. It was agreed by Mr. Fowler that this plan would be before the Board within six months.

Moved by Ald.B.Culp, Seconded by Ald.J.Riediger

THAT this Planning Board recommend to Council the approval of the outdoor Roller Rink and Cartway to be constructed in 1979 and which will form part of a future Theme Park plan on a portion of the Prudhommes property.

That a complete Theme Park plan be prepared and presented to Planning Board within six months.

CARRIED

The second part of the delegation requested that the Board review an overall proposal for the Prudhommes property which included a rezoning of the entire property except that which is now a draft plan of subdivision and would also include Site Plan control for 500 feet west of Victoria Avenue (west of the Prudhommes property line) and 200 feet north of the Q.E.W. right-of-way. The uses to be included would include most of the Highway Commercial uses as well as variety of retail uses to be limited in size. All these uses would further be governed by various development criteria such as height, noise factors and lighting intensity limitations.

Staff reviewed a report on this particular proposal and reviewed the variety of uses which would be permitted. It was also suggested that the Theme Park proposal be defined very carefully if the Board were to permit that use without Site Plan control. It was further suggested by staff that the residential subdivision proposal, at the westerly end of the property be eliminated if this use 011 the rest of the property was to be developed.. It was suggested that the residential neighbourhood ~ould be an entirely incompatible with the commercial uses proposed by the Prudhommes group.

Moved by Ald.J.Riediger, Seconded by Ald.J.I.letz

THAT this Board recommend to Council that the Town Planner, and representatives from the Yrudhommes group meet to draft a By-law to control the development of the Prudhommes property. That this draft plan be presented to the Planning Board for approval.

CARRIED REPORTS

APPLICATIONS TO THE REGIONAL LAND DIVISION CO?MITTEE -

The following applications were reviewed by the Planning Board.

New Applications:

1. B-339179, Leonard 6 Dorothy-, this application on the south side of Regional Road 881, east of Victoria Avenue in Vineland, to sever two existing dwellings on a property zoned General Commercial was approved by Town staff subject to the applicant informing the Town that the remnant

parcel is actually greater than the minimum lot area required which would be determined through a final survey.

Decisions:

1. B-297179, Winnifred Banwell, in which an application was made for consent to convey 0.884 acres of land on 19th Street, with frontage on Wismer Road. This application was granted subject to the payment of impost fees and park dedication fund fees including water impost fees in the East Lincoln Area, applicant receiving approval from the Health Unit, and the applicant removing and relocating a barn on the line of severance.
2. B-311179, Estate of F.S. Kimberley, this application in part of Lot 17, Concession 4 (Clinton), on the east side of Mountain Road in Beamsville was approved. This application would create a residential lot with an existing dwelling and leave the remaining lands for residential development.
3. B-228179, Bank of Montreal, this application in Part of Lot 23, Concession 1, in the former Township of Clinton, to convey 20 acres of land was approved since the line of severance is down a previous line of severance prior to the properties merging.
4. B-263179, Leslie & Joyce Toth, this application to create a 1.148 acre non-farm related lot was approved subject to the payment of impost fees and application being made to the Municipality to rezone the subject parcel to a rural residential category.
5. B-259179, Andrewes Farms Lirni &, this application for consent to convey one acre of land with an existing dwelling was approved since the dwelling was a surplus dwelling for the farm.
6. B-296179, James & Irene Bucknall, this application to sever a surplus dwelling in part of Lot 9, Registered Plan No. M-14 in Campden, was approved.

Ontario Municipal Board: -

1. The Ontario Municipal Board has set August 16th, 1979, at 11:00 a.m., in the Regional Chambers for the Philippeos Land Division Hearing regarding the creation of a one acre lot which was not approved by the Land Division Committee and appealed by the applicant.
2. Ron & Kathleen McClure, File: B-244179, this application to create a non-farm related lot was appealed by the Niagara Escarpment Commission and the decision of this appeal is forwarded to the Town for its information.

APPLICATIONS TO THE NIAGARA ESCARPMENT COMMISSION -
New Applications:

1. N/~/79/115, Rubel, Lot 21, Concession 6, former Township of Louth. Application was made to construct a single family dwelling on a 2 acre property. This application was approved by the Town since the proposed dwelling was to be constructed on an existing lot which had been created as an estate lot on the west side of 21st Street, south of Jordan.

Decisions:

1. -- N/R/79/115, Rubel, As noted above, this application was approved by the Commission subject to the applicant preparing a vegetative preservation plan for the approval of the Commission showing the area of tree clearings and proposed vegetative preservation and the applicant receiving an entrance permit for 21st Street. -4-

APPLICATIONS TO THE COMMITTEE OF ADJUSTMENT -

1. James & Peggy Hodges, A-11/79, this application would permit the expansion of a single family dwelling in an area which is zoned Residential Multiple. The property is located at 226 Queen Street near the area of the proposed Apartment building which has recently been before Planning Board. This application is to be heard on Wednesday, June 27th, 1979, at 7:45 p.m., in the Lincoln Chambers.

OTHER BUSINESS

1. The Board reviewed a request by Neston Bakeries Limited to extend the agreement between the Town and the Company to permit the use of the portable facility which is located adjacent to the Company's warehouse facilities on Ontario Street in Beamsville. Weston Bakeries also requested that consideration be given for an option to renew this request next year. It was indicated by the Chairman that the portable building did not generate any tax revenues for the Town as it was assessed as a portable building which did not have taxes levied against it.
Moved by Ald. B. Culp, Seconded by Ald. J. Hildreth

THAT this Planning Board recommend to Council that the agreement between the Town and Weston Bakeries Limited be extended for one year, July 14th, 1979 to July 14th, 1980.

CARRIED

Moved by Ald.W.Stone, Seconded by Ald.J.Riediger

THAT this Board recommend that staff be directed to inform Weston Bakeries Limited that it is our intention not to renew their agreement for temporary facilities past the July 14th, 1980, date so that they will have ample opportunity to make other arrangements.

CARRIED

2. Regional Comments, By-law No. 78-85: Staff reviewed with the Board comments received from the Regional Municipality regarding By-law No. 78-85. These comments included some recommendations for changes in the By-law which were taken under advisement by the Board. It was indicated by staff that these would be further reviewed at the time specific topics were dealt with under By-law No. 78-85.

3. The Planning Board briefly discussed the possibility of reducing the size of this Board.

Moved by Ald.J.Riediger, Seconded by G.Huffman(Mayor)

THAT this Board recommend to Council that the staff prepare a study into the feasibility of reducing the size of the Planning Board to a comparable size with all other Committees of Town Council.

CARRIED

1.. Letter from Bench, Keogh, Rogers & Grass, requesting that the Board give consideration to Don Rogers, the Town Solicitor, attending the Philippeos Land Division Committee application on behalf of the Land Division Committee. It was indicated that Mr. Rogers would not appear on the Committee's behalf if the Town requested his services. Staff indicated that the Town usually did not appear at the Regional offices for an Ontario Municipal Board hearing under a Land Division appeal.

Moved by Ald.W.Stone, Seconded by Ald.J.Riediger

THAT this Board recommend to Council that the Town Lawyer not be required to represent the Town in the Philippeos appeal case, and that we would have no objection to him representing the Land Division Committee in this matter.

CARRIED

2. Correspondence from Bench, Keogh, Rogers & Grass, indicating the Urban Boundary Hearings have been adjourned until July 16th, but that it would be likely that an October hearing would deal with the matter since the Divisional Court was unlikely to be able to hear the appeal by York-landover and other owners until the end of August. ADJOURNMENT

Moved by G.Huffman(Mayor), Seconded by Ald.F.Thompson

THAT this Board do now adjourn and agree to meet again on July 9th, 1979, or at the call of the Chairman.

CARRIED

SECRETARY CHAIRMAN Lincoln Chambers

June 28th, 1979

Minutes of a meeting of the Public Works Committee held in the Lincoln Chambers on Thursday, June 28th, 1979, at 7:30 p.m. Present were: Aldermen: J.Riediger(Chairman), J.Fretz, J.Hildreth, S.Leistner and R.Konkle who attended the meeting in the absence of the Mayor. Officials present were: M.Duc(Clerk) and J.Hodgkins(Public Works Superintendent. In attendance for part of the meeting was Mr. C.Strachan of the firm of Proctor & Redfern Ltd.

TENDERS, EAST LINCOLN SEWAGE

WORKS AREA

The following tenders for the construction of the Jordan and Jordan Station sewage pumping stations were opened by the Clerk. Each of the tenders was accompanied by a \$30,000.00 bid bond and had been received by the Clerk prior to the 4:00 p.m., June 28th, closing date.

1. Chelsey Contractors, Downsview: \$340,000.00.
2. Hadovic Construction, Mississauga: \$287,700.00. i
3. Maple Engineering & Construction Ltd, Brampton: \$320,000.00.
4. D.L.Stephens Construction Ltd, St. Catharines: \$292,730.00.

5. Hugh Cole Construction Ltd, Grimsby: \$364,000.00.

6. Penn-Mac Construction Ltd, Grimsby: \$239,388.00.

Moved by Ald.R.Konkle, Seconded by Ald.J.Hildreth

THAT the six tenders be received by the Public Works Committee for the sewage pumping stations in Jordan, be forwarded to the Town Engineers for their comments and recommendations.

CARRIED

ACCOUNTS

Moved by Ald.J.Fretz, Seconded by Ald.R.Konkle

THAT the general accounts in the amount of \$12,417.90 be approved for payment.

CARRIED

Moved by Ald.J.Hildreth, Seconded by Ald..J.Fretz

THAT this Committee recommend to Council the payment of Voucher . . 6-2 in the amount of \$9,798.50.

CARRIED

DELEGATIONS -

Mr. K.Lumley and Mr. D.Carriere appeared before the Committee in order to discuss the proposal to provide for the servicing of their lots located on King Street with sewers by means of connections to the sewer system in the Woodland Estates plan. The long connections would be provided by means of registered easements on lots within the Woodland Estates plan. It was explained to the delegation that the costs of the connections and the legal and survey work associated with the easements would be \$1.,100.00 to each of the three owners involved in this proposal, Lumley, Carriere and Prudhomme. The Committee explained that the Municipality would absorb the costs of establishing the easement which has been determined to be. \$175.00 for each of the properties and therefore the cost of the connection to the owners would be \$925.00.

It was indicated that since plans for servicing the Woodland Estates subdivision were imminent that the property owners would have to express their agreement to the servicing proposal not later than August 1st, 1979.

Moved by Ald.J.Fretz, Seconded by Ald.R.Konkle

THAT this Committee recommend to Council that the Town assume a cost of \$175.00 per lot for an easement for sewer connections for the Prudhomme, Lumley and Carriere services on King Street.

CARRIED

ELIZABETH STREET IN THE VICTORIA GARDENS PLAN

The Public Works Superintendent submitted a report relating to the status of Elizabeth Street in the Victoria Gardens plan. The Town had recently authorized the Contractor involved in this area in the Vineland/Jordan sewer project to use this unimproved street dedication as a means of access to the site of a sewage pumping station and other works.

Mr. Paul McMurray of the Prudhommes group had addressed a letter to the Town explaining that the Elizabeth Street dedication would necessarily have to be used by residents of his property as a means of access to Victoria Avenue during such times that the permanent Laurie Street access was disrupted by construction activities. Mr. McMurray was present at the meeting and addressed the Committee on this subject.

On discussing this subject, the Committee agreed that the permission it had given to the Contractor to temporarily use Elizabeth Street was also extended to the residents of the Prudhommes property who could use the undeveloped right-of-way as a means of access to Victoria Avenue while Laurie Street was temporarily disrupted.

QUOTATIONS OF VARIOUS EQUIPMENT PURCHASES

The Public Works Superintendent submitted his recommendations to the Committee with respect to the quotations received at the previous meeting for various items of equipment.

Moved by Ald.S.Leistner, Seconded by Ald.J.Hildreth

THAT this Committee recommend to Council to authorize the purchase of the equipment re: the Superintendent of Public Works report of June 25th, 1979, of:
one Ford 750 backhoe: \$45,736.32.

one ST100 grass trimmer: \$ 168.46.
two 6279 Lawnboy Mowers: \$ 550.81.
one Stihl cut quick saw: \$ 758.63.
one 200C Steam Cleaner and Washer: \$ 2,289.80.
as detailed in the report.

NAYS : ALDERMAN KONKLE
(Ford Backhoe)

CARRIED

REGIONAL GROUP TENDERS FOR PETROLEUM PRODUCTS

The Public Works Superintendent submitted a report to the Committee recommending that the Town participate in the Regional Group tender for Petroleum products and purchase its petroleum requirements from Gulf Oil at the prices established in the group tender.

Moved by Ald.J.tildreth, Seconded by Ald.S.Leistner

THAT this Committee recommend to Council that the Town accept the Regional group tenders for petroleum productions as set out by Gulf Oil.

CARRIED

EAST LINCOLN SEWAGE WORKS AREA

The Clerk submitted a memorandum to the Committee on a recent meeting of Town staff with Mr. G.Bianco of the Ministry of the Environment relating to the sewer project in the East Lincoln Sewage Works area.

At this meeting the staff had been informed that the Ministry of the Environment had agreed to the deletion of the proposed sewer on Victoria Crescent since it was an expensive installation and not required for the two large estate type lots which it would service. In addition the staff was informed that the Ministry would not approve the Town's request that the 4th Avenue sewer be further extended to service the Jordan Arena.

Under this order of business Mr. Strachan reported to the Committee on problems encountered in the installation of a sewer on Glen Road. The soils conditions encountered on the street are such that it has proven impossible to install a deep gravity sewer because of the wetness and instability of the soils. He explained the options available to the Town in proceeding with the sewerage of the balance of the street and recommended that rather than install a deep gravity sewer, a shallow sewer be installed and each of the homeowners affected provided with a sewage pumping system. f." Representatives of Proctor & Redfern are to discuss this proposal with the affected homeowners and report further to the Committee on this subject.

JORDAN ROAD-EFMAIN EXTENSION

Mr. Strachan reported to the Committee that the design work on the proposed Jordan Road Watermain extension had been completed and that tender advertisements would be made on July 4th with a proposed July 17th closing date. The Committee agreed to meet on July 17th at 4:30 p.m., in order to open tenders and consider various details relating to this project.

CORRESPONDENCE

1. G.Strachan, Proctor & Redfern, concerning the design of the Woodland Estates water distribution system and the connections which had been previously approved by the Town to the Academy Gardens system and West Avenue. The Engineer suggested that consideration could be given to continuing the West Avenue connection through to Park Avenue at a cost of \$5,400.00 to the Town. The Committee discussed this suggestion and concluded that it would not approve these additional works.

2. Graydon T.Horton & Associates Ltd, concerning the servicing of the Grace & Truth Retirement Homes project on Lincoln Avenue. Mr. Strachan advised the Committee that the servicing plans were in order and that the developers could have the work done by their own contractor, the work to be inspected by the Town.

3. G.H.Bagshaw, Water & Pollution Control Division Engineer, Regional Municipality of Niagara concerning the procedures to be followed in the event of water shortages in the Town of Lincoln. R & F.

SUNDRY BUSINESS

EAST LINCOLN SEWAGE WORKS AREA

Moved by Ald.S.Leistner, Seconded by Ald.J.Hildreth

THAT this Committee recommend to Council that the Niagara Region

assume the responsibility for Jordan and Jordan Station Pumping stations once they are completed.

CARRIED

POLICIES WITH RESPECT TO ASSUMPTION OF CERTAIN OVERSIZING COSTS

Moved by Ald.J.Fretz, Seconded by Ald.S.Leistner

THAT this Committee recommend to Council that the Town does contribute to the cost of sizing watermains,transmission, or otherwise of a size less than 8 inches.

NAYS: ALDEPUTEN KONKLE AND HILDRETH CARRIED

C.D.HONSBERGER LIMITED, WATER SUPPLY

The Committee discussed the arrangements whereby C.D.Honsberger Limited had been authorized to make a temporary water connection for the purposes of supplying the needs of a cherry processing plant. The Committee expressed no objections to this arrangement providing the connection remain temporary in status to serve only the needs of the cherry processing operation at specific times of the year.

ADJOURNMENT

Moved by Ald.J.Fretz, Seconded by Ald.S.Leistner

THAT this Committee do now adjourn.

CARRIED

SECRETARY