

Lincoln Chambers June 1st, 1992

The Council of the Town of Lincoln met in regular session on Monday, June 1st, 1992, at 7:30 p.m., in the Lincoln Chambers.

All members of Council were present and the meeting was chaired by Mayor R.A. Konkle. Staff present: R. Heil (Administrator), K. Kruger (Clerk), D. Bakker (Treasurer), C. Held (Town planner) and G. Holman (Acting Director of Public Works).

In regard to the minutes of Council's special meeting of May 14th, 1992, members of Council entered into discussions of the press release issued by the Niagara Regional Police with respect to using the old Town Hall.

In regard to Council's regular meeting of May 19th, 1992, members of Council requested an update on the complaint of Mr. Bill Carrigan. Staff updated Council on the actions taken to date and noted that a report is forthcoming.

Members of Council also questioned the status of the concerns of Rudy Thiessen with respect to the possible future extension of 4th

Avenue. It was noted that this item is to be considered at an upcoming Public Works Committee. Members of Council then entered into discussions with respect to the motion by Ald. Albers, seconded by Ald. Butcher, regarding confidentiality which was considered at the May 19th, 1992, regular meeting of Council. There were discussions regarding confidentiality and of staff responsibility to Council.

Moved by Ald. P. Butcher, Seconded by Ald. R. Bilkszto

Re: Motion to reconsider motion of Council May 19th, 1992, last motion on page 6, re: confidentiality THAT the motion of Ald. Butcher re: confidentiality, being the last motion on page 6 of May 19th, 1992, Council, be reconsidered and be revoted on. LOST

Ald. Albers, Ald. Bald, Ald. Bilkszto, Ald. Butcher NAYS: Ald. Cousineau, Ald. Danyluck, Ald. Gretsinger, Ald. Kelly, Mayor Konkle.

Moved by Ald. J. Albers, Seconded by Ald. F. Cousineau

THAT the minutes of Council's special meeting of May 14th, and regular meeting of May 19th, 1992, & adopted as circulated by the Clerk. CARRIED

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MKARET REED. NIAGARA PEKUSU - CONSmW-UWm

Mrs. Reed was present to address Council and provide the annual progress report from the Niagara Peninsula Conservation Authority.

Mrs. Reed noted that this year she is a member of the Authority as Lincoln's representative instead of her usual position as a provincial

representative. Mrs. Reed advised that she is here to form a liaison between the NPCA and the Town. She further explained the NPCA's responsibilities for maintaining the environment and outlined the structure of the Authority. She then discussed floodplain boundaries and the effect of regulations on landowners.

In response to questions from Council, Mrs. Reed outlined the committees which have been established in the Authority to review activities at Balls Falls. Questions were raised by Council regarding the possibility of guided tours at Balls Falls and of what work is

scheduled to occur at the site. In conclusion Mrs. Reed advised Council that she has been selected by the Ontario Heritage Foundation for an award for her volunteer work on the environment and that the presentation will take place at the Royal Botanical Gardens. , 'i

Mrs. Les Wornald President of the Lincoln Agricultural Society,

was present at the meeting to present a joint Press Release announcing that the Town of Lincoln and the Lincoln Agricultural Society have

reached a tentative agreement for the development and use of the Beamsville Fairgrounds property as a sports complex. Mrs. Wonnald read

the Press Release for the benefit of those present at the meeting. (Council, June 1/92) -2-

SPECIAL FINANCE & ADMINISTRATION COMMITTEE AND

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In regard to these minutes, members of Council discussed the draft budget and the review of community grants. Members of Council advised that several grants were discussed at Recreation & Parks Committee, and recommended to the special meeting of the Committee of the Whole for adoption and that it had been understood at the meeting that all of these recommendations had been agreed to.

Moved by Ald. H. Bald, Seconded by Ald. J. Albers

THAT the Council of the Town of Lincoln approve the Recreation & Parks Committee's recommendations for the Club of the Twenty in

the amount of \$3,150 and Rockway New Horizons Group in the amount; of \$1,500. CARRIED'

Ald.Bilkszto then highlighted the budget discussions and the 1992 mill rates which have been recommended for adoption by Council. He further noted that 27 cents of every tax dollar is paid to the Town

and of the remaining amount, 20 cents goes to the Region of Niagara and 53 cents to the School Boards.

Moved by Ald.R.Bilkszto, Seconded by Ald.P.Butcher

THAT the minutes of the special Finance & Administration Committee and Committee of the Whole meeting of May 20th, 1992, be adopted and the recommendations contained therein be approved and acted upon. CARRIED

Members of Council entered into discussions regarding the proposal of establishing a Committee of the Whole system.

The view was expressed that Council should establish its methods at the outset, and that the current committee system serves the public well, as it provides a greater contact with Aldermen and a less formal structure for discussions.

Ald.Albers raised a point of order stating that Ald.Kelly was speaking to items not contained in his motion. The Chairman ruled that Ald.Kelly was not out of order. There was then discussion regarding procedural by-laws and opinion expressed that a more open approach is desired. Members of Council noted that a committee of the whole system was discussed both prior to and after the 1991 election and opinion expressed that the committee of the whole system used in the Town of Fort Erie worked very well and provided ample opportunity to speak.

Further opinion was expressed that a change in the system at the beginning of the term was not possible due to the number of new Aldermen on Council who did not have sufficient background to make such a recommendation. It was noted that a trial period would give the public and council opportunity to view and evaluate a different system. Opinion was expressed that such a system would be more streamlined and effective.

Further opinion was expressed that the time of staff and Aldermen required under the Committee of the Whole system would be excessive and that in order to complete all Council business, meetings would need to be very restrictive and structured. Council entered into further discussions regarding views on the possible systems available.

Moved by Ald.R.Kelly, Seconded by Ald.A.Gretsinger Re : Finance & Administration minutes, Wednesday, May 20th, 1992,

Butcher/Albers Motion "Committee of the Whole"

THAT this motion be amended to read "not be implemented and further that the matter be referred to the new Council in 1994 to decide on its implementation".

Further that any and all reports prepared by the Clerk on this matter be placed in a forward file for referral to the new Council in 1994. CARRIED Ald.Bald, Ald.Cousineau, Ald.Danyluck, Ald.Gretsinger, Ald.Kelly, Mayor Konkle. NUZ Ald.Albers, Ald.Bilkszto, Ald.Butcher. (Council, June 1/92) -3-

Moved by Ald.R.Bilkszto, Seconded by Ald.P.Butcher

THAT the minutes of the Finance & Administration Committee meeting of May 20th, 1992, be adopted and the recommendations contained therein be approved and acted upon as amended. CARRIED e PUBLIC MEETING. PLANNING ACT - With respect to the public meeting, Ald.Gretsinger noted that the matter is of major concern to the Town and discussed the zoning, access to Lincoln Avenue, and density at the site in question. He

noted that he will not support this item at the by-law stage since information given to purchasers has certain gaps.

Moved by Ald.R.Kelly, Seconded by Ald.F.Cousineau THAT the Public Meeting minutes of May 25th, 1992, be adopted. CARRIED

Members of Council noted that there had been discussions at the meeting regarding information exchange between staff and the public buying homes in the area. It was agreed that there was a need to attempt to get all information available to the public and potential purchasers. It was noted that the Planning Department is attempting

to resolve these concerns and have any and all information available to the public.
 Moved by Ald.R.Kelly, Seconded by Ald.F.Cousineau THAT the Planning Committee minutes of May 25th, 1992, be adopted
 and the recommendations contained therein be approved and acted upon. CARRIED
 Moved by Ald.A.Gretsinger, Seconded by Ald.P.Butcher
 THAT the Public Works Committee minutes of May 27th, 1992, be adopted and the recommendations contained therein be approved and acted upon. CARRIED
 P.W.92-180: 1992 DUST CONTROL - CALCI-UUW
 Members of Council entered into discussions regarding the increase over last year and the company whose tender is being recommended for acceptance.
 Moved by Nd.A.Gretsinger, Seconded by Ald.P.Butcher
 Re: P.W.92-180, 1992 Dust Control - Calcim Chloride Tender THAT the Town of Lincoln 1992 dust control tender be awarded to Da-Lee Dust Control Ltd, at a total cost of \$19,515.60. CARRIED
 CONFIRMATION OF COMPLIANCE WITH SECTJUL3L~WW
 Moved by Nd.J.Albers, Seconded by Nd.F.Cousineau
 THAT Council has considered the requirements of Paragraph 17 of Section 34 of the Planning Act, R.S.O. 1990, and concludes that no further notice of public meetings are required in the matter of the following proposed amendment to Zoning By-law No.78-85: a) No.92-38, to amend Zoning By-law No.78-85, re: Landvest .
 I ~arketing. b) No.92-39, to amend Zoning By-law No.78-85, re: Delplain Ventures. CARRIED
 - BY-LW
 mUCTION OF BY - LAWS
 Moved by Ald. J.Albers, Seconded by Nd. F. Cousineau
 THAT leave be given to introduce the following by-laws: a) No.92-38, to amend Zoning By-law No.78-85, re: Landvest Marketing.
 b) No.92-39, to amend Zoning By-law No.78-85, re: Delplain Ventures.
 C) N0.92-40, to discharge the terms and conditions of a site plan agreement with Rottier. CARRIED (Council, June 1/92) -4-
 NO. 92-38. TO AMEND ZOUUY~!!IQJ~==~, RE : LUDYESWETI~
 Moved by Ald.F.Cousineau, Seconded by Ald.R.Kelly
 THAT By-law No.92-38 read a first time and being "A By-law to amend Zoning By-law No.78-85, re: Landvest Marketing", 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
 NO.92-19. TO AMEND ZONING BY-LAW NO.28-85, RE: !X&&SUIEW
 Moved by Ald.A.Danyluck, Seconded by Ald.R.Bilkszto
 THAT By-law No.92-39 read a first time and being "A By-law to amend Zoning By-law No.78-85, re: Delplain Ventures", 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 1
 N0.92-40, TO DISCHARGE: THE TERMS AND CONDITIONS OF A SITE PLAN AGREEMENT WITH ROTTIER
 Moved by Ald.A.Danyluck, Seconded by Ald.A.Gretsinger
 THAT By-law No.92-40 read a first time and being "A By-law to discharge the terms and conditions of a site plan agreement with Rottier", 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
 1. Lincoln Martial Arts Club, regarding a co-operative program with the Town for women's self defence. This item was referred to the Recreation & Parks Committee.
 2. St.Catharines Intermediate Fastball League, regarding its annual fastball tournament to be held at the Jordan Lions Park, June 12th to 14th 1992. This item was referred to the Recreation & Parks Committee.
 3. Canadian Auto Workers Fight Back Committee, to save the General Motors Foundry.
 Moved by Ald.A.Gretsinger, Seconded by Ald.A.Danyluck
 THAT a member of the Canadian Auto Workers Fight Back Committee to Save the General Motors Foundry, be invited to the June 15th, 1992, meeting of Council. CARRIED

4. Jack McLaren International Tour and Travel Incorporated, regarding his application to the Ontario Highway Transport Board. Moved by Ald.F.Cousineau, Seconded by Ald.J.Albers THAT the Town of Lincoln advise the Ontario Highway Transport Board that it has no objections to the operating licence submitted by Jack McLaren International Tour and Travel Incorporated. CARRIED

5. Trinity United Church, regarding its Great Canadian Flag Challenge.

Moved by Ald.R.Kelly, Seconded by Ald.F.Cousineau

Re: Great Canadian Flag Challenge, June 15th - July 1st, 1992. THAT Council advertise the matter of the above challenge and

encourage all citizens and businesses to fly the flag during the noted time period. CARRIED

Moved by Ald.F.Cousineau, Seconded by Ald.J.Albers

THAT the following lottery licences be approved:

a) Jordan Figure Skating Association, proceeds to be donated to cover the cost of a jumping harness, total value of prizes: \$3,500.

b) Senator Gibson Public School, proceeds to be donated for school material, total value of prizes: \$350.

c) Vineland Co-op Nursery School, proceeds to be donated to help run the Vineland Co-op Nursery School, total value of prizes: \$3,500.

d) St.Johns School, CPTA, proceeds to be donated to various equipment for school, total value of prizes: \$3,000. CARRIED (Council, June 1/92) -5-

TOURISM

Moved by Nd.A.Gretsinger, Seconded by Ald.P.Butcher Re: McLaren Tours THAT Mr.Jack McLaren be invited to include Town of Lincoln sights in his plans to transport tourists in Niagara Region, for example - Montrevin Cellars; Cave Springs Cellars; Balls Falls;

Vineland Estates; Jordan Museum; DeSousals Cellars. CARRIED

Moved by Ald.R.Bilkszo, Seconded by Ald.A.Gretsinger

WHEREAS:

1. The taxpayers of Ontario have experienced increases in taxes at both the provincial and local level of government, due to the enormous

increase in costs for general welfare assistance. 2. The Province of Ontario in introducing its STEP program through the Ministry of Cononunity & Social Services has canpounded the problem of the high costs of general welfare assistance by enabling more

persons to qualify for such assistance. 3. The program as introduced provides not only a subsistence living to those in need but instead goes far beyond minimum assistance required and provides a subsidy for persons not in need.

NDd THEREFORE, BE IT RESOLVED THAT: 1. The Town of Lincoln support social assistance for people in our community who are unemployed and are in need of assistance but that the Government of ontario be petitioned to repeal its STEP program introduced in October, 1991, regarding general welfare assistance. CARRIED

Questions were raised regarding the budget process followed in the Town. Opinion was expressed that the Finance Committee was to have had the opportunity to review and canment on each Department budget, but that instead a committee of the whole system was used.

Council entered into discussions regarding the budget process followed in the past and possible changes which could be made.

Questions were raised regarding approvals by the Planning Committee and whether certain areas were treated differently than others. It was questioned how much weight is given to precedence. Opinion was expressed that each application must be evaluated on its own merits and that precedence should not be taken into account.

Questions were raised regarding the appraisal process followed in the Town and opinion expressed that there is a certain amunt of ambiguity in the basis for appraisals. It was questioned whether the Recreation & Parks Committee would consider another system.

i Council entered into discussions regarding the current system, the appraisal process and the qualifications which should be required to perform appraisals.

G.E&BAL WELFARE COSTS

Questions were raised regarding the provincial proposal of assuning 100% of welfare costs provided the local municipalities

accept 100% of the cost of roads maintenance. It was questioned whether a position had been taken by the Region of Niagara. Council was advised that the Region has not yet presented a position, but that

the Association of Municipalities of Ontario is negotiating with the Province. (Council, June 1/92)

AGRICULTURAL LAND SUBCQ-

It was noted that the Ministry of Agriculture & Food is conducting a meeting on June 15th, 1992, at the Beacon Motor Inn, and that a member of Council would be present expressing the Town's desire to participate in the process.

Members of Council entered into discussions regarding the need for a four-way stop at the intersection of Jordan Road and Fourth Avenue. There was discussion of the history of applications to the Region regarding this matter.

WADA WST SUPER MAILBOXES

Members of Council advised that a super mailbox had been placed in Campden, but was placed in a no parking zone. It was noted that

Canada Post had agreed to discuss any placements with the Town ahead of time, Council requested that staff contact Canada Post regarding this matter.

On a motion by Ald. Bilkszto, and seconded by Ald. Cousineau, Council adjourned to Committee of the Whole in order to consider land issues.

Following discussions in Committee of the Whole, Council reconvened.

Moved by Ald. A. Gretsinger, Seconded by Ald. A. Danyluck

Re: disposal of land

THAT staff act in accordance with direction of Committee of the Whole with a counter offer for disposal of the old Town Hall. a&. Ald. Albers, Ald. Bilkszto, Ald. Cousineau, CARRIED

Ald. Danyluck, Ald. Gretsinger, Ald. Kelly, Mayor Konkle.

Ald. Bald, Ald. Butcher.

There being no further business to discuss, the Mayor declared the meeting adjourned. Beams 11 June 3, ig9Pom

Minutes of a meeting of the Recreation and Parks Committee held in the Beamsville Room at Town Hall on Wednesday, June 3, 1992 at 7:30 p.m.

Present were Ald. H. Bald, Chairman, Mayor R. A. Konkle,

Ald. A. Gretsinger, Ald. F. Cousineau, Ald. A. Danyluck.

Staff present were D. Wainman, Director, Recreation and Parks

Also in attendance were Jordan Lions members Derek Nesbltt, Chris Hansen,

Scott Nesbitt and Owen Corfield. Dick Catterall attended as a representative of the Rate Payers Association

ACCOUNTS

Moved by Ald. F. Cousineau, Seconded by Ald. A. Danyluck

THAT department payments in the amount of \$7,629.37 incurred in accordance with Council Policy A90-284 having now been audited by Committee be ratified by Council.

CARRIED

DELEGATIONS

Jordan Lions Club

The Jordan Lions Club represented by four of its members, outlined a proposal to the Recreation and Parks Committee that would have the club undertake a project to renovate and equip the kitchen in the Jordan Arena Hall. The project will include the purchase of appliances, materials for renovations and supply of the labor to renovate the kitchen area. the

Lions indicated that their intent to upgrade these facilities was to provide the hall with the ability to properly serve meals for Lions meetings, hockey tournaments and other community or private functions.

The Lions would however require some financial support from the Town to undertake this project. Mr. Wainman advised Committee that \$11,025.00 has been allocated in the Recreation and Parks Capital Budget for renovations to the kitchen.

It was suggested by Committee that the capital funding for this project as allocated in the 1992 capital budget could be transferred to a grant to the Lions club to complete this project.

Moved by Mayor Ray A. Konkle, Seconded by Ald. F. Cousineau

THAT the Town of Lincoln supports the Jordan Lions in its program of building and supplying equipment for the kitchen at the arena for the serving of hot/cold meals.

THAT the Town further agrees to place in the appropriate account from the current capital budget allocation and by means of proper Controls, the sum of \$11,025.00. The amount is to be a special grant allocated only for the equipment/repair/refurbishing of this kitchen. It is further agreed that the work shall be done according to all local fire and/or building codes and the Lions further agree to complete the project by or on September 30, 1992 and provide additional funds as and if required.

CARRIED

Sewer Line - Jordan Arena and Jordan Lions Park

The Lions Club also presented a proposal to take on the sewer line project at the Jordan Arena and Jordan Lions Park.

The Club indicated that through their sources and volunteers that they could have the sewer line installed in this location at a much lower cost to the Town.

Mr. Wainman advised Committee that \$23,333.00 has been budgeted for to complete this project in 1992.

Committee directed staff to continue meeting with the Lions club on the proposals and to work out the details and requirements on the sewer systems for this location and then submit any proposals to the Public Works Committee for their review. Moved by Mayor R. Konkle, Seconded by Ald. F. Cousineau THAT public works/recreation staff and Lions representatives meet at the earliest convenience to draft out the requirements for a new sewer system for Jordan Park.

THAT this information be brought back to a Public Works meeting.

THAT the cost for this project will come from the Recreation Capital Works budget.

CARRIED

REWRTS

Painting - Steel Trusses, Jordan Arena

Mr. Wainman outlined a report that indicated the need to remove the rust and paint the beams in the Jordan Arena. Mr. Wainman also advised Committee that project had been budgeted for a an estimated cost of \$16,900.00.

Moved by Ald. A. Gretsinger, Seconded by A. Danyluck

THAT the Recreation and Parks Committee recommend to Council that Hartlieb Bopkins Colton Limited being the low bidder at \$15,782.50 including all taxes be hired to do the restoration and painting of the steel trusses at the Jordan Arena.

CARRIED

Cash in Lieu of Parkland B557/91 Zois

Committee reviewed the report and felt that further clarification on the Cash in Lieu of Parkland was required from staff.

Cash in Lieu of Parkland

Edward and Helen Krzyzanowski

Committee reviewed the report and deferred it to staff for further information on the appraisal value.

CORRESPONDENCE . . .

Ministry of Citizenship

Letter from the Ministry of Citizenship re: Senior Month - June R & F

Letter received from A. S. Kimberley Limited responding to Council's request on the rationale for the values given for the properties of John Murre and Mr. Ransom. After reviewing the response and the rationale from A. S. Kimberley staff were directed to notify Mr. Murre by letter that appraisal would stand and also invite Mr. Murre to attend a Council meeting for further discussion should he wish to.

St. Catharines Intermediate Fastball

A request from the St. Catharines Intermediate Fastball League for a letter from Council stating that the Town would have no objection for the serving of alcohol at the Jordan Lions Park during their tournament June 12 - 14, 1992.

Mr. Wainman stated that he has concerns with this request as alcohol should be served in the Jordan Arena through liquor permit the Jordan

Lions member in attendance agreed that this was the intent of the original agreement between the Town and the Lions Club on the operation of the Park.

Moved by Mayor R. Konkle, Seconded by Ald. F. Cousineau
THAT this Committee instruct staff to contact the St. Catharines League and inform them that:

1. For liquor to be served the league must rent the Jordan Arena Hall as no liquor is permitted on the grounds.
2. That rental of the hall also gives access to the washrooms.
3. That the liquor license will be endorsed by the municipality when received.

CARRIED

Lincoln Elartial Arts

Letter received from Andrew Fraser offering his services as an instructor for a Self Defense course for women in the Town of Lincoln.

Mr. Wainman advised Committee that the Town and Mr. Fraser already have a co-operative program for self defense being offered in Town and that this program could be an extension of that program. Committee directed staff to proceed with setting up this self defense course for women through Mr. Fraser and the Lincoln Martial Arts Club.

St. Volodymyr Park

Letter received from Gary and Nancy Strupp of 4561 Cedarbrook Lane. The letter was to thank the Town for the addition of the basketball/road/hockey pad placed in St. Volodymyr Park. Mr. and Mrs. Strupp indicated that the play pad is being actively used and helps keep children active and off the streets.

Lincoln Chamber of Commerce

A request from the Lincoln Chamber of Commerce

A request from the Lincoln Chamber of Commerce to waive the deposit and rental fee for the Lincoln Centre on June 30, 1992 for the purpose of holding their June General Membership Meeting.

Moved by Xd. A. Gretsinger, Seconded by Ald. A. Danyluck

THAT the Recreation and Parks Committee recommend to Council that the rental fee be waived for the Lincoln Centre on Thursday, June 30, 1992 for the General Membership Dinner meeting of the Cnamber of Commerce. There being no further business the Chairman declared the meeting adjourned.

CHAIRMAN SECRETARY VINELAND PUBLIC SCBOffi GW June 4, 1992

Memorandum of a Public Meeting regarding the Vineland and Vineland East Secondary Plan held in the Vineland Public School gymnasium on Thursday, June 4, 1992, at 7:30 pm. In attendance were: Ald. B. Kelly (Chairman), Ald. R. Bilkszto, Ald. F. Cousineau, Ald. A. Danyluck and Mayor R. Konkle. Staff in attendance were: C. Reld (Twn Planner), Dennis Wainman (Recreation Services Coordinator) and Mark Daffre (Acting Assistant Director of public Works). Also in attendance was Judy Pihach, Miller O'Dell Planning Associates Incorporated.

FILE 9-38 (FILE 821

VINELAND AND VINELPND EAST SECONDAR- --

Mr. Kelly opened the meeting at 7:30 pm and welcomed those in attendance and introduced Councillors, staff members and Judy Pihach.

Be then explained that the Public Meeting was to consider the Vineland and Vineland Secondary Plan which had been prepared by Miller O'Dell Planning Associates Incorporated. Be explained that the meeting was to provide the public with an opportunity to provide comments regarding the proposed plan and to possibly receive answers to any questions they may have. He advised further, that no decision on whether or not to approve the Plan would be made that evening, rather it would be considered by Planning Committee on June 8, 1992,

At this point Judy Pihach was asked to explain the contents of the proposed Official Plan. Ma, Pihach began by explaining that this meeting was the third or fourth meeting to be held regarding the Plan. She briefly explained that the purpose of the Plan was to refine the general policies which are in the existing Official Plan passed by Council in January of 1990. She explained that the Secondary Plan would provide

more specific details for future development regarding residential, institutional, commercial, etc., uses.

Using the display map which had been provided by her for the Open Rouse which preceded the Public Meeting, Ms. Pihach indicated where the different types of uses within the Plan area were located.

She indicated that during the preparation of the Plan, it was determined that a neighbourhood park site was required in Vineland and that in addition, a church site to relocate the existing Pentecostal Church was required. It had been determined that a preferable location for each was in or contiguous with the existing urban area. She noted that, because B development application had been made to have the lands in the area bounded by Culp Road and Twenty-Third Street, located within the Urban Area Boundaries, this was an area examined for purposes of providing the required church site and park site area. The fact that it would provide a park site adjacent to an existing school yard and the fact that the lands were virtually surrounded by non-farm uses and would not require an extension of existing municipal services, made the site advantageous.

Ms. Pihach discussed the commercial policies and indicated that there was little room for expansion.

The Chairman asked John Ariens, of Planning Initiatives, consultant for the land owner in the northeast, to review how his clients' lands are proposed to be developed.

Mr. Ariens explained the land uses which are proposed and indicated that there is a firm offer by the Pentecostal Church to buy lands to relocate their existing church. He indicated that there would be approximately 36 single family detached lots, 26 of the units being on a proposed cul-de-sac. . -

Mr. Ariens explained that the urban expansion is not required as per the Urban Needs Study, however, it provides an opportunity to:

- 1 - permit a church relocation
- 2 - provide lands for a neighbourhood park
- 3 - provide an outlet for storm drainage problems which have been identified in the southerly area of the lands and the abutting area.

Minutes, Vineland Sec. Plan (92 06 04) Page 2/5

At this point the Chairman asked that the public make comments and ask any questions they may have.

Mr. Gary Fess, Pastor of the Pentecostal Church, began by stating that there is a misconception that the Church has been behind the establishment of new urban area boundaries in order to accommodate their church. He wished to make it clear that the Town had asked him to meet with the landowner and Town staff to determine whether or not it was possible to locate the church fronting onto Culp Road. - - Mr. David Whish indicated that he lives in Heritage Village and is of the

opinion that the Town should take steps to have the Region and Queens Park deal with the fact that Victoria Avenue is too busy in regard to truck traffic at the present time, and that use of Victoria Avenue for a route to deliver garbage to the proposed Ontario Waste Management site in West Lincoln, will make the situation worse.

The Chairman explained that the Town is, at the present time, conducting a traffic study which may address the problem.

Mark Daffre noted that, even if traffic signs for reducing speeds were installed on Victoria Avenue, there would be no guarantee that the speed limits would be enforced, Mr. Kelly reminded Mr. Whish that, regardless of what the Town does, the Region is responsible for Victoria Avenue.

Mr. Cec Bovaird then spoke and said that the southwest corner of Regional Road 81 and Victoria Avenue should be designated Commercial because there is a doctor's office permitted on one of the sites. He says that a harness shop and antique shop have been located on the lands in the past.

At a request from the Chairman, Ms. Pihach responded by saying that the residential designation has been retained because of the grade differential and concerns with traffic in the area. She advised that a separate review process to consider possible development of the area for commercial purposes would be required, prior to designation for that purpose.

Mr. Bovaird replied that the Commercial designation is required now in

order that the lands can be marketed to potential purchasers for commercial purposes.

Mr. Bovaird spoke about the park link to Vineland East and indicated that it will not work because it is across his client's property and would be too steep to navigate, in any event.

Mr. Bovaird noted that there is a 10' walkway located between Victoria Avenue, Rittenhouse Road and Highway 8 which has not been shown on the Plan.

Mr. Fred Paul spoke to say he represents landowners on the west side of Victoria Avenue, outside of the Urban Boundaries, who would also like their lands inside the boundaries. He said the Plan does not show a mixture of housing densities and does not consider changing demographics in Vineland and how an aging population can be served. Mr. Paul also commented that the proposed park next to the school may not serve all of the residents of Vineland.

Mrs. Joanne McDermott discussed commercial policies. She indicated that a 0.0 front yard for commercial purposes is desirable to ensure that parking is located at the rear. She indicated that this would be an advantage for seniors who are walking. She also suggested that strip development along Victoria Avenue could be considered and that wherever commercial development is taking place, a landscaped boulevard between the sidewalk and the street should be considered. Such boulevards, in her opinion, should not be limited to commercial areas, however.

Mrs. McDermott went on to indicate that additional pedestrian linkages between parks and open space and residential areas are required. Mrs. McDermott concluded that the maximization for open space for Vineland could best be achieved if the proposed northeast Urban Area Expansion is approved. Minutes, Vineland Sec. Plan (92 06 04) Page 3/5

Mr. Dick Catterall spoke next to say that it was obvious that someone hadn't heard what was said at the previous meetings. He said it was clear from the previous public meetings that Vineland does not need a neighbourhood park. He went on to say that, even if there is a need for a park, it is clear that the proposed area is not the correct area, as it will affect existing neighbours. He noted that he is insulted that the park issue is still at issue. He stated that the existing school yard serves the area, it looks good and will look even better in the future, and is accessible to all residents. He said that the Jordan Lions Park provides sufficient other parkland for the Vineland residents. He said that Lionsism is all about providing community services and that the Lions have provided the necessary community services for Vineland. Mr. Catterall asked why the Lions Club had not been asked to attend a meeting to consider the possibility of a park in this area, and Mr. Wainman replied that there was no particular reason why they weren't asked.

Mr. Tom Clarke stated that the Town should listen to the people, particularly the neighbours concerned, regarding urban expansion. Regarding the park, he stated that, because two libraries are being amalgamated, amalgamation of parks should also be considered. At the Chairman's request, Ms. Pihach replied by stating that this Plan was not intended to focus on whether or not a larger community park for the whole Town is required, rather it was intended that the need for a neighbourhood park for Vineland be addressed. Mr. Wainman also explained that the Town's Master Recreation Plan identifies the need for a neighbourhood park in Vineland.

Mr. Clarke said that the lands south of Brookside Drive, which are proposed for estate lot development, should be considered for a park and a link to the Bruce Trail. He said that this would be a better use of lands than the \$500,000 homes which are being proposed.

Mr. Clarke stated that the statistics in the Plan indicate that 29% of the land in the Urban Area is vacant, and that these lands should be used for a park. He commented that only 14% of the expansion lands will be used for park in the expansion area.

He said that, because the Plan indicates that Vineland needs a more affordable form of housing, the lands in the proposed expansion area could eventually be used for high density affordable housing. He said

that there is a high enough density of housing in Vineland in Heritage Village and the proposed Cherry Hill Gardens project, therefore, the expansion of the Mennonite home site is not a good idea.

Mr. Jake Friesen, Administrator of the Vineland Mennonite Home for the Aged, says that he wants to see access to the park for his residents. He also said that a park is required for the children in the neighbourhood.

Pastor Fess stated that Mr. Catterall neglected to state that he and others are using the park issue as a smoke screen because they are really only opposed to houses in their backyards and are saying they are opposed to the park, only to ensure that no development takes place in the area.

Gail Morley asked for clarification as to what the proposed densities and land designations would be. Ms. Pihach provided that information.

Mr. Catterall responded to Pastor Fess by saying that he is not using the parkland issue as a smoke screen, rather the Town is using it as a smoke screen. He stated that this is obvious when it is a fact that the Lions Park in Jordan provides sufficient parkland if people would only get in their cars and drive to it.

Tom Romaniuk responded to Mr. Catterall by saying that Mr. Catterall should be aware that the Board of Education property is private property and not accessible to all of the people all of the time. He said that Vineland needs a neighbourhood park without relying on Board of Education

property. He said that he and other people do not want to have to drive to a park all of the time, as they would to use the Jordan Park. He stated that having to drive to the lands south of Regional Road 81, as suggested by Mr. Clarke would not make sense when the subject lands in the northeast are of Vineland could be used. Minutes, Vineland See. Plan (92 06 04) Page 4/5

Fred Wiens, Chairman of the Vineland Mennonite Home for the Aged, stated that they have a plan to build additional seniors apartments at their site which will include apartments. He is in favour of a park to be accessible to the seniors and that meeting of seniors and children at such parks is beneficial to both the seniors and the children. 0

Mark Servos stated that there is an agreement in place to allow the school property to be used for park purposes and that his group has been working for about three years to develop the school lands for children and seniors. He said that it should be made clear that the proposed park in the northeast area is a neighbourhood park, not a community park. He also said that, if there is to be an urban boundary expansion, the park

should be included, but that the need for a park has not been identified.

Dennis Landry said that he represents a landowner in the Vineland area who would also like to have his lands located within the Urban Boundaries. He said that the criteria used to justify the urban area expansion bounded by Culp Road and Twenty-Third Street could be used in many areas outside the Urban Boundaries, including his clients' property.

He said these lands are no different than the lands of his client and should be separate from the Secondary Plan issue. He indicated that the owner of the lands should not get a free ride by not having a separate application. Mr. Beld explained that the landowner had made a formal application to the Town and an informal application to the Region.

Mr. Clarke stated that his wife is of the opinion that more parkettes should be permitted in Vineland rather than a larger neighbourhood park.

Mary Wiley, of the Library Board, stated that they are going to do a feasibility study to determine how best to serve the east end of Lincoln.

Mr. Cec Bovaird stated that the closing of the Vineland library is a moral issue because of the Rittenhouse Trust..

Eileen Catterall stated that the street caning into the proposed subdivision in the northeast area is an issue: how can the Town cross hydro lands? Mr. John Ariens responded at the request of the Chairman and stated that it is common for municipal roads to cross land owned by Hydro. The Mayor stated that the solicitor for the Town is of the opinion that the Town cannot serve two masters. He suggested that Mr. Ariens contact the Town's solicitor to verify this opinion.

Wrs. McDermott stated that it is clear that the proposed park in the northeast area is a neighbourhood park, whereas the Jordan Park is a

community park. She said that the neighbourhood park is needed to satisfy provincial requirements.

John Ariens noted that other candidate areas for urban expansion in the Vineland area do not have the attributes that these lands have. These attributes are: being next to a school for park purposes, infilling, availability of municipal services, provision of a church site and rounding out of existing boundaries.

Eilary Bald stated that: we shouldn't make the same mistake in Vineland that was made years ago in Beamsville, by not acquiring lands now when they are available. She is of the opinion that this will be a lost opportunity if it is not considered and acted upon now.

Fred Paul responded to Mr. Ariens' previous statement saying he does not agree that this is the best candidate site for urban expansion in the Vineland area.

John Albers spoke to say that, as a previous farmer had said at the last meeting, this is not a good area for farming. Because of this, in his opinion, an alternate use should be considered for the lands.

Ms. Pthach said that she agrees these lands are almost a 'hole in a doughnut' of surrounding residential development with municipal services readily available. In her opinion, even without the provision of a park site and school site, these lands would be a prime candidate for urban expansion.

Mr. Joseph Shemtov noted that he has lands on Regional Road 81, west of Victoria Avenue, and stated that, with imaginative design, a library and commercial uses should be permitted. Minutes, Vineland Sec. Plan (92 06 04) Page 5/5

. . Dick Catterall spoke to say that people in the area who have been there for twenty years have never had a problem with the existing farm or the farmer and there is no conflict. He said that this fact was stated at the previous meeting but has been ignored. Ms. Pthach said that the comment was not ignored, there is only a difference of opinion as to whether or not this is sufficient reason not to include the lands within the Urban Boundaries.

Mr. Catterall said that the former owner (Bill Smith) was turned down for development. He said that it isn't fair that a corporation can now develop the lands whereas Mr. Smith could not develop the lands in the past.

The Mayor explained that the Town defended the keeping of those lands in the Urban Boundaries in about 1981. This was the only site the Town had tried to defend to be within the Urban Area Boundaries, however, the Council had refused to permit those lands to be included,

A resident of Victoria Avenue spoke to say that more lands should be provided for commercial purposes or, at least, more lands should be provided for parking in the commercial area.

Randy Mewhiney said that he is concerned that the developer of the Cherry Hill Gardens project has suggested that the Town expropriate his lands for access onto Victoria Avenue. He said that the danger of crossing Victoria Avenue should also be considered and that a stop light should possibly be located wherever the access is located.

Mark Servos said that the parking lot in the Vineland commercial area had been donated to the Town and should be paved and better maintained.

Mrs. Catterall asked what the meeting on the following Monday night would accomplish. Mr. Kelly responded by saying that the meeting would allow the Committee to consider the comments which had been presented this evening and that a decision on whether or not to recommend that Council adopt the Vineland Secondary Plan as presented, he made.

Mrs. Bald said that the Town is trying to make sure that it adopts a plan which is best for Lincoln, particularly for the majority of people in Vineland.

Peter Dirksen stated that his farm was one of the first to fall to urban development. He stated that, in his opinion, the Council is doing a good job of planning. He said that it is evident from the Plan proposed, especially as it applies to the northeast area, that careful thought has gone into the process.

The Chairman asked if there was anyone who wished to comment on any

matter which had not been raised. Hearing none, the Chairman declared that the meeting was now over and that anyone who wished to address the Planning Committee regarding the Secondary Plan on Monday, June 8, 1992, should contact the Town Clerk and request to appear as a delegation at that time. The meeting adjourned at 10~15 gm.

SECRETARY CRAIM Lincoln Town Hall
COUNCIL CHAMBERS

June 8, 1992

Minutes of a meeting of the Planning Committee held in the Council Chambers on Monday, June 8, 1992, at 7:00 pm. Committee members in attendance were: Ald. F. Cousineau, Mayor R. Konkle, Ald. R. Kelly (Chairman), Ald. A. Danyluck and Ald. R. Btlkszto. Alderman J. Albers also attended the meeting. Staff in attendance were: C. Held (Town Planner) and G. Dal Bianco (Planner I).

ACCORDS --

NOTE: In response to an inquiry from a Committee member (regarding the OACA Conference fees), Mr. Dave Davies' accommodation allowance was paid to Mr. Davies in advance. The \$138 payments to Mr. Dal Bianco and Mrs. Martin represent meal allowances only. Accommodation expenses have not yet been submitted from Mr. Dal Bianco and Mrs. Martin.

Moved by Mayor R. Konkle, Seconded by Ald. P. Cousirieu
TEAT Planning Department payments in the amount of \$1,818.75 incurred in accordance with Council Policy A90-284 having now been audited by Committee be ratified by Council.

CARRIED

DELEGATIONS

1. DEAN HIGH & MICHAEL CULP

RE ZONING BY-LAW AMENDMENTS

FILE 10-2x92 (RAYNES) & FILE 10-284/92 (KOWALIK)

Dean High and Michael Culp provided the Committee with background details regarding the establishment of the Old Oak Country Barn and indicated that the planning and approval process took approximately two years. They indicated that they followed all steps and procedures required by Town staff and Council in order to legally establish a farm market. They indicated the process included negotiations with Town staff, Town Council, the approval of a zoning by-law amendment and, finally, a site plan agreement. Mr. High and Mr. Culp expressed their frustrations as it appears that the proposed fruit markets have not had to follow the required planning procedures.

A Committee member indicated that the planning procedures and the approval process are often ignored until the use is established and only at that time, the applicant makes the proper applications for approval. A Committee member noted that in all likelihood, the partners of the Old Oak Country Barn broke new ground and set the precedence for other similar farm markets in the Town of Lincoln, & Mr. High noted his frustrations with what appears to be the back door approach to planning and noted that it appears Council does little to enforce the planning policies.

A Committee member then expressed concern on how a site plan agreement can be enforced on an established business. The Town Planner indicated that it may be necessary for the applicant to make alterations to the existing development prior to site plan approval, but any such alterations would be minor.

In response to an inquiry from a Committee member, the Town Planner indicated that the Town's Official Plan policies have not yet been approved by the Province.

Mr. High questioned why he and the other partners of the Old Oak Country Barn were not contacted during the recent Official Plan farm market policy discussions. Mr. High indicated that they have no problem with the establishment of seasonal farm markets, but are opposed to large scale farm markets selling specialty and unique items prior to the passing of the appropriate by-law amendment and site plan approval. In response to inquiry from a Committee member, Mr. Raynes indicated that his operation has existed since the early 1980s. Minutes, Plng. Cmm. (92 06 08) Page 2/6

2. CEC BOVALRD - RE VINELAND AND VINELAND EAST SECONDARY PLAN

Mr. Bovaird requested that the Planning Committee consider his request to designate several properties located on the south side of Highway 8, on the west side of Victoria Avenue (including the Mukolick and Rothschild property) as Commercial in the Town's Secondary Plan. Mr. Bovaird noted that his clients would likely amalgamate the properties in order to facilitate the redevelopment of the lands. Mr. Bovaird noted that in many cases, a site specific official plan amendment is a lengthy process and is not economically feasible and that proper development of the property can be controlled through the zoning by-law amendment process and site plan agreement process. Mr. Bovaird noted that this property is isolated and would not impact on surrounding residential dwellings.

In response to an inquiry from a Committee member, the Town Planner noted concerns with pre-designating lands prior to reviewing a development proposal, especially when known development constraints exist. The Town Planner noted that a pre-designation gives the impression that the Town has no objection to a particular type of development, when, in fact, no workable plan has yet been reviewed to indicate that commercial development is viable. In response to an inquiry from a Committee member, the Town Planner noted that an official plan amendment takes approximately one year.

3. DICK CATTERALL - RE VINELAND AND VINELAND EAST SECONDARY PLAN

Mr. Catterall expressed his objections to the Urban Boundary expansion as well as the proposed neighbourhood park in the northeast corner of Vineland. Mr. Catterall noted that the original proposal to develop the northeast area of Vineland was tabled by Council and that taxpayers money should not be spent to aid developers in developing their property. Mr. Catterall questioned whether Council is aware of the costs of purchasing and developing a park in this location.

A Committee member indicated that Council has, in the past, lost several opportunities to secure parkland at a reasonable cost and this proposal appears feasible.

4. FRED PAUL - RE VINELAND AND VINELAND EAST SECONDARY PLAN

Fred Paul questioned why the Secondary Plan process and Urban Boundary expansion are being dealt with concurrently. He noted that Urban Boundary expansions should not be based on the need to provide a park and a church and that other factors, such as commercial core area improvements and urban/rural fringe development should also be considered in any urban boundary expansion application.

In response to an inquiry from a Committee member, the Town Planner indicated that a separate urban boundary expansion application has been made and all other persons interested in similar boundary adjustments have the right to make an application.

The Town Planner indicated that Council requested that this proposal be considered as part of the Vineland Secondary Plan process.

PLANNING DEPARTMENT REPORTS

(A) PDR 92-182 - PILE 10-283/92 - ROLL 040-011-17000

DONALD L. 6 E. GRACE BAYNES ZONING BY-LAW AMENDMENT APPLICATION
PT LT 16, CON 4 (LOUTH)

The Town Planner outlined the details of PDR 91-182. The Town Planner noted that similar standards as approved in By-law No. 90-112 (Old Oak Country Barn) will be required and that the zoning by-law amendment should not be passed until the Province has approved the related Official Plan farm market. Minutes, Png. Cnm. (92 06 08) Page 3/6
In response to an inquiry from a Committee member, Mr. Haynes indicated that the farm market is currently operating nine months out of the year and 80% of the produce sold is locally grown. Mr. Baynes indicated that this is a family run fruit market, established in conjunction with the family farm. He indicated that this structure was originally used in 1982 for the packing barn and stand for the selling of his farm produce. He indicated that in 1988 the building was used totally for fruit market

purposes and that in 1989 he made an application for rezoning. Mr. Haynes indicated that staff advised that the application be dropped until official plan policies are developed. Mr. Baynes indicated that the bakery and the selling of bakery goods (fruit pies) basically evolved over time.

In response to inquiry from a Committee member, the Town Planner noted that site plan approval is required in order to review drainage, access, parking and landscaping items. Mr. Baynes indicated that in his opinion, paving is not required or desirable for fruit markets. Mr. Haynes indicated that the main entrance area (approximately 30' x 85') has been paved.

In response to inquiry from a Committee member, the Town Planner indicated that if the application is not approved, the existing farm market would be considered an illegal use.

After considering the staff report, the Committee adopted the following recommendation:

Moved by Mayor R. Konkle, Seconded by Ald. F. Cousineau

Re: Zoning By-law Amendment Application 10-283/92

DONALD L. BAYNES AND E. GRACE HAYNES

"Regarding zoning amendment application 10-283/92, for the reasons and conditions outlined in PDR 92-182, it is recommended that:

1. The application BE APPROVED.
2. The by-law amendment not be prepared until the relevant Official Plan policies have been approved by the Ministry of Municipal Affairs.
3. The by-law amendment not be approved until a site plan approval application has been submitted and approved..

CARRIED

2. PDR 92-183/92 - FILE 10-284/92 - FILE 040-005-03800

ESTER & mnLIs K~LIK - PT LT 1, CON 2 (CLINTON)

ZONING BY-LAW AMENDMENT APPLICATION

The Town Planner outlined the details of PDR 92-183. In response to inquiry from a Committee member, Mr. Kowalik indicated that wide range of groceries, baked goods and handicrafts may be for sale in the future if Council approves the by-law amendment. Mr. Kowalik indicated that the original market was established approximately 12 years ago and no imported produce is currently sold.

A Committee member indicated that farm markets provide an opportunity for farmers to sell their own produce. In response to inquiry from a Committee member, Mr. Xawalik indicated that a building permit was obtained from the Town for a farm utility building and in his opinion, the building is nothing more than an accessory agricultural building for the sale of his produce.

In response to inquiry from a Committee member, the Chairman noted that Bram Radix, the By-law Enforcement Official, would be requested to attend Council to answer any questions the Cwnmittee may have. - -

Moved by Ald. A. Danyluck, Seconded by Ald. F. Cousineau

Re: Zoning By-law Amendment Application 10-284/92

CHESTER & mnLIs K~ALIX

"Regarding zoning amendment application 10-284/92, for the reasons and conditions outlined in PDR-92-183, it is recmmended that:

1. The application BE APPRWED.
2. The by-law amendment not be prepared until the relevant Official Plan policies have been approved by the Ministry of Municipal Affairs.
3. The by-law amendment not be approved until a site plan approval application has been submitted and approved,'

CARRIED Minutes, Plng. Comm. (92 06 08) Page 4/6

3. PDR 92-198 - FILE 9-38 (FILE (2)

VINELAND AND VINELAND EAST SECONDARY PLAN

Robert Hazra and John Ariens were in attendance.

The Town Planner outlined the details of PDR 992-1913 and provided the Committee with a letter from Mr. John King which supports the Secondary Plan and the proposed neighbourhood park.

In response to inquiry from a Committee member, the Chairman indicated

that the Parks & Recreation Services Coordinator will be requested to provide details with regards to the cost and development details of the proposed neighbourhood park.

In response to inquiry from a Committee member, the Town Planner indicated that the residential component of the proposed urban boundary expansion would be for low density residential development and that an appropriate zoning could be placed on the lands to ensure only single Emily dwellings are permitted.

A Committee member then indicated that the proposed park, church site and residential development represents a compatible development with the surrounding low density neighbourhood. A Committee member expressed that approval of the proposal will round out the urban boundary and rectify the 1981 Provincial decision to remove these lands from the Urban Area Boundary. In response to inquiry from a Committee member, the Town Planner indicated that several options including access onto Twenty-Third Street, provision of an emergency access, are available in order to rectify any concerns with regards to the long cul-de-sac are possible.

Moved by Ald. F. Cousineau, Seconded by Ald. A. Danyluck
Re: VINELAND AND VINELAND EAST SECONDARY PLAN

It is hereby recommended that:

1. The Vineland and Vineland East Secondary Plan prepared by Miller, O'Dell Planning Associates Inc., dated May 1992, BE ADOPTED with the changes provided in Appendix I attached to PDR 92-198.
2. The Regional Municipality of Niagara be advised that the Town of Lincoln requests that the Regional Policy Plan be amended to include those lands, southwest of the area bounded by Culp Road and Twenty-Third Street, within the Vineland Urban Area:

CARRIED

4. PDR 92-184 - FILE 38-52 - ROLL 020-001-20500

R.G. SGAMBELLURI DRAFT APPROVED INDUSTRIAL PLAN
OF SUBDIVISION sXTm~~~~ -

The Town Planner outlined the details of PDR 92-184.

Ms. Barbara Weins, Planning Consultant, was in attendance on behalf of the applicant, in support of the industrial draft plan extension. Ms. Weins indicated that the owners are in the process of trying to fulfill the conditions of draft plan approval. Ms. Weins suggested that the applicants are willing to enter into an agreement with the Town to relinquish their water allocation at this time until the new water treatment plant is operational. Ms. Weins indicated that the applicants wish to keep draft plan approval status and that the property will likely be developed in a two-year time period. The Committee had a general discussion on whether the applicants can legally waive their water allocation.

After considering the staff report, the Committee considered the following recommendation.

Moved by Ald. F. Cousineau, Seconded by ad. A. Danyluck

Re: Draft Plan of Subdivision - Request for Extension

MR. & MRS. G. SGAMBELLURI

"THAT, for the reasons outlined the Regional

Municipality of Niagara be requested to extend draft plan approval of the Durham Industrial Park (Regional File 26T-79022).

Subject to:

- (1) owners being able to give up their water allotment, or
- (2) staff be satisfied that water allotments are not required.'

CARRIED Minutes, Png. Cam. (92 06 08) .

5. PDR 92-185 - FILE 12-154 - ROLL 010-023-24300

SITE PLAN AGREEMENT - LETTER OF CREDIT

BEAMSVILLE FIURCB OF CHRIST ----- -

Page 5/6

The Town Planner outlined the details of PDR 92-185 and noted that the required landscaping has been completed. The final coat of asphalt and the delineation of parking space stall is not yet completed* After considering the staff report, the Committee adopted the following recommendations.

Moved by Ald. R. Bilkszto, Seconded by Ald. A. Danyluck

Re: Site Plan Agreement - Letter of Credit

BEAMSVILLE CHURCH OF CERIST

THAT, for the reasons outlined in PDR 92-185, regarding File 12-154, that the Letter of Credit be cashed if suitable alternative arrangements with the Church have not been completed by June 27, 1992. Alternative arrangements are to ensure that the works are completed by October 26, 1992, otherwise the Town is to retain any security to complete the works..

CARRIED

6. PDR 92-186 - DEVELOPMENT APPLICATION FEES

Moved by Ald. R. Bilkszto, Seconded by Ald. A. Danyluck

Re: DEVELOPMENT APPLICATION FEES

%BAT, for the reasons outlined in PDR 92-186, it is recommended that:

- 1) The revised Schedule of Fees - Planning Services, indicated on APPENDIX 2 attached thereto, BE APPROVED.
- 2) BY-LAW 91-20 be REPEALED and REPLACED by a new by-law as per APPENDIX 4, attached thereto.'

CARRIED

7. PDR 92-188 - STATUS OF LAND DIVISION COMMITTEE AND COMMITTEE OF ADJUSTMENT AP-&=TONS --

Moved by Ald. A. Danyluck, Ald. R. Bilkszto

Re: STATUS OF LAND DIVISION COMMITTEE AND COMMITTEE OF ADJUSTMENT APPLICATIONS

THAT PDR 92-188, being the status of active Committee of Adjustment and Land Division Committee Applications up to May 29th, 1992, BE RECEIVED as information..

CARRIED

8. PDR 92-187

STATUS OF ALL ACTIVE DEVELZWT APPLICATIONS

Moved by Mayor R. Konkle, Seconded by Ald. A. Danyluck

Rex STATUS OF ALL ACTIVE DEVELOPMENT APPLICATIONS

TEAT PDR 92-187, Status Sheets relating to all Active Official Plan Amendment Applications, Zoning By-law Amendment Applications, Site Plan Approval Applications, Plan of Subdivision and Plan of Condcnoinilnn Applications in the Town of Lincoln, BE RECEIVED as information:

CARRIED

9. CORRESPONDENCE

#1 - Letter from Regional Niagara Planning & Development Dept., re proposed Federal Environmental Assessment Review Process for Radiocommunication Towers . -

t2 - Letter from Regional Niagara Planning & Development Dept., (DPD 97-29 enclosed), re Review of Procedures of Subdivision Conditions.

t3 - Letter from Regional Niagara Planning & Development Dept., (DPD 106-92 enclosed), re Work of the Provincial Sub-Canmittee on Conservation Easements

#4 - Letter from Corporation of the City of Thorold, re Duplication of Services in the Planning Process - Regional Municipality of Niagara. e Minutes, Plng. Comm. (92 06 08) Page 6/6

Moved by ad. R. Bilkszto, Seconded by ad. A. Danyluck

Re: Regional Planning

TEAT the Town of Lincoln support the motion from the City of Thorold re8 Transfer of planning authority to the 12 area municipalities.

CARRIED

Moved by Ald. A. Danyluck, Seconded by AM. R. Bilkszto -

TJiAT this meeting do now adjourn to meet again on Monday, July 13, 1992, at 7:00 psn.

CARRIED

SECRETARY CEAIRMAN Lincoln Town Hall CWNCIL CRAMHERS

June 8, 1992

Memorandum of Public Meetings regarding proposed amendments to the Town's Zoning By-law No, 78-85, as amended, held in the Council Chambers on Monday, June 8, 1992, at 7:00 pm. Caamittee members in attendance were: Ald. F. Cousineau, Mayor R. Konkle, Ald. R. Kelly (Chairman), Ald. A.

Danyluck and Ald. R. Bilkszto. Alderman J. Albers also attended the meeting. Staff in attendance were: C. Beld (Town Planner) and G. Dal Bianco (Planner 1).

PUBLIC MEES --

(A) FILE 10-283/92 - ROLL 040-011-17000

ZONING BY-LAW AMENDMENT APPLICATION

DONALD L. & E. GRACE HAYNES - PT LT 16, ON 4 (LOUmL

The Town Planner outlined the details of the proposal,

Donald Haynes was in attendance in support of the application but had no comments to make at that time.

The Chairman asked if there were any questions or comments from the public. There being no further questions or comments from the public, the Chairman declared the Public Meeting closed.

(33) FILE 10-284/92 - ROLL 040-005-03800

ZONING BY-LAW mDMENT APPLICATION

CIESTER & PhYI&I_S-KCWALIK - -- PT LT IJ CON 2 (CLINTON) ----

The Town Planner outlined the details of the proposal.

Eileen Catterall, Gabe Xoscis, Len Xowalik and Dean High and Michael Culp were in attendance.

Dean High and Michael Culp requested to address the Plannng Committee after the Public Meeting as a delegation regarding this application.

In response to inquiry from the public, the Town Planner indicated that a building permit was issued for an agricultural accessory bu.tlding/farm utility building and that the sale of goods which are not grown on the farm is not permitted according to the Town's Zoning By-law.

A member of the public inquired why the sale of non-farm goods was permitted last year and why no action was taken to stop the process. In response, a member of the Kowalik family indicated that only produce grown on the family farm is sold from the property. Mr. Kowalik indicated that occasionally a mobile temporary roadside stand is moved inside the farm utility building during periods of inclement weather.

The Chairman then asked if there were any further questions or comments from the public. There being no further questions or comments from the Public, the Chairman declared the Public Meeting closed.

SECRETARY CHAIRMAN Beamsvi.1 le Room June loth, 1.992

Minutes of a meeting of the Town of i,incoln Public Works Committee, held in the Beamsville Room, on Wednesday, June IOth, 1992, at 7:30 p.m.. Present were: Ald.A.Gretsinger (Chairman), Ald.P.Butcher(Vice-Chairman), Ald.R.Kelly, Ald.J.Albers, Ald.H.Bald and Mayor R.Konkle. Staff present: G.Holman(Acting Director of Public Works).

ACCOUNTS

Moved by Ald.R.Kel.ly, Seconded by Ald.S.Albers THAT Department payments in the amount of \$1.27,270.48 incurred in accordance with Council pol.icy A90-284 having now been audited by Committee be ratified by Council. **CARRIED**

Moved by Ald.J.Albers, Seconded by Ald.R.Kelly THAT Department payments in the amount of \$11,192.63 incurred in accordance with Council policy A90-284 having now been audited by Committee be-ratified by Council, **CARRIED**

REPORTS

KIESWETTER WATER QUALITY COMPL,AINT, P.W. 92-3-95 --

Mr. & Mrs. Kieswetter were in attendance to discuss their concerns related to the potential contamination of the water table from the adjacent cemetery. Mr. Kieswetter requested that we defer the sale of cemetery plots so as to protect the integrity of the ground water quality. The Committee agreed that the staff recommendation would protect the interests of both the Town and the Kieswetters.

Moved by Ald.R.Kelly, Seconded by AId.J.Albers THAT the Public Works Committee recommend to Council that the municipality support the extensi-on of a waterline on Martin Road across the frontage of the Kieswetter property at the property owner's expense in order to permit a service connection to service the a buildings on their property.

FURTHER THAT staff be authorized to continue the sales of burial plots on the east side of Martin Road opposite the Kieswetter property once the watermain connection has been completed. **CARRIED**

WATER CONSERVATION PROGRAM, BDR 92-196

Bram Radix presented report BDR 92-196 and emphasized the recent trends to reduce water consumption and recent developments by the Ontario Building Officials Association. The Committee reviewed the water saving products and discussed the consequences in both cases but specifically related to distribution, administration, commercial business impacts, new development possibilities and long term effects.

Moved by Mayor-R.Konkle, Seconded by Ald.P.Butcher 1. THAT the Town of Lincoln take a proactive approach in

alleviating the problem of water shortages during the summer months by initiating a "Water Conservation Program".
2. THAT staff be instructed to prepare a tender for 3,500 water conservation kits. 0 3. THAT the funding for the Water Conservation Program be financed by the "Water Reserve Fund". 4. THAT a meeting be held with the appropriate store owners regarding distribution of the items, CARRIED Public Works Committee .2- June 10192

EXTENSION OF LETTERS OF CREDIT, VILLAGE GREEN SUBDIVISION, P.M. 92-189 -.

Moved by Ald.R.Kelly, Seconded by Mayor R.Konkle THAT the Public Works Committee recommend to Council that the letters of credit for the Village Green subdivision be extended for a period of one additional year. CARRIED

1992 CAPITAL WORKS PROJECTS - WATERMAINS AND SANITARY SEWERS, P.W. 92-190

The Committee discussed in detail the need to resolve the longstanding problem associated with basement flooding on Hixon Street, and recognized the need to develop and enforce a by-law that prohibits illegal sewer connections. The Committee also directed staff to prepare a project summary and schedule as soon as possible.

Moved by Ald.P.Rutcher, Seconded by Ald.J.Albers THAT Public Works recommend to Council that the Clerk be instructed to formulate a new by-law concerning the illegal hookups of storm water drains to sanitary sewer.

CARRIED

Moved by Mayor R.Konkle, Seconded by Ald.R.Kelly THAT the Public Works Committee recommend to Council that staff be authorized to prepare the necessary documents to engage the recommended consultant in accordance with the details and recommendations outlined in report P.W. 92-190. FURTHER THAT staff be directed to prepare the Terms of Reference and solicit proposals to address the sanitary sewer problem on Hixon Street between manholes #174 and 11176. CARRIED

REGIONAL NIAGARA SLUDGE HAULAGE: OPVRRITTON -- MUNICIPAL ROADS, - P.W. 92-191

Moved by Ald.R.Kelly, Seconded by Ald.J.Albers THAT the Public Works Committee recommend to Council that report P.W. 92-3-91 be submitted to the Regional Niagara Public Works Department for consideration of the comments contained herein. FURTHER THAT Town of Lincoln staff be consulted prior to the presentation of this document to the Regional Niagara Public Works Committee. CARRIED

BLUE BOX PROGRAM - PURCHASES, P.W. 92-192

Moved by Ald.P.Butcher, Seconded by Ald.R.Kelly THAT the Public Works Committee recommend to Council that 3,000 blue boxes at a unit cost of \$3.69 plus taxes and ten 90-gallon carts at a unit cost of \$85.00 plus taxes and delivery be purchased from A-1 Products. CARRIED

EXTENSION OF LETTERS OF CREDIT, CHESTNUT POINT ESTATES SUBDIVISION, JORDAN STATION, P.W. 92-194

Moved by Ald.R.Kelly, Seconded by Mayor R.Konkle THAT the Public Works Committee recommend to Council that the letters of credit currently on file for the Chestnut Point Estates subdivision be extended for a period of one year, effective July 1, 1992. CARRIED Public Works Committee June 10/92

17TH STREET ROAD IMPROVEMENTS, P.W. 92-200

Moved by Mayor R.Konkle, Seconded by Ald.R.Kelly THAT the Public Works Committee recommend to Council that staff be authorized to implement the recommendation provided by the residents living on 17th Street, between 7th Avenue and Niagara Road 81 and the cost of these installations be charged to account C351-0219 (Street Lighting) and account R311-0361 (Signs). CARRIED

CONSTRUCTION OF TOOL SHED, JORDAN YARD, P.W. 92-201

Moved by Mayor R.Konkle, Seconded by Ald.R.Kelly THAT the Public Works Committee recommend to Council that staff be authorized to prepare the necessary by-law that would permit the construction of a 24' x 24' tool shed on the Jordan Yard property by the Region of Niagara. FURTHER THAT staff have the area of the yard behind the residences cleaned up. CARRIED

REQUEST FOR REDUCTION IN LETTERS OF CREDIT, VINHAVEN SUBDIVISION, A-92-197 --

Moved by Ald.P.Butcher, Seconded by Ald.J.Albers THAT the letter of credit be reduced by \$138,600 CARRIED

MINUTES OF MEETINGS

1. Grimsby/Lincoln/West Lincoln INS Steering Committee - April 2nd 1992. R&F

2. Niagara Peninsula Conservation Authority Lake Ontario Shoreline Management Plan Steering Committee - April 23rd, 1992. R&F

3. Bartlett Creek Municipal Drain - May 12th, 1992.

4. Niagara Recycling Committee - May 26th, 1992.

R&F

CORRESPONDENCE

1. Roger Rice, Albright Gardens - Composters.

R&F

2. Region of Niagara - Regional Works in Your Municipality, R&F

3. Ministry of the Environment - Results of Stream Water Analysis, Quarry Road 1, landfill Site. R&F

4. Ministry of Transportation - 1992 Supplementary Subsidy Allocation. R&F

5. Region of Niagara - Water Flows for May 1992,

R&F Public Works Committee - June 10/92

NOTICE -- OF NEW BUSINESS

TAMARAC DRIVE SIDEWALKS, WOODLAND ESTATES SUBDIVISION

The Committee was informed that staff has received a petition from the residents on Tamarac Drive in the Woodland Estates subdivision to remove the sidewalk from the frontage of their property. The developer has been instructed to delay the construction of the sidewalk until the issue is resolved at the next meeting.

WALKWAY, ACADEMY GARDENS SUBDIVISION

John Rodey and Nick Basciano were in attendance to address a mutual concern related to the walkway between the Academy Plaza and Ivy Gardens Crescent. Staff were directed to notify the property owners affected and meet with the developer to discuss the options available.

SPEED LIMIT, C1, AUS ROAD

The Committee raised a concern related to the speed limit on Claus Road, and directed staff to investigate.

ADJOURNMENT

There being no further business, the Chairman declared the meeting adjourned,

-- -- CHAT RMAN SF:CRL?TARY Beamsville Roan June 8th, 1992

Minutes of a meeting of the Agricultural Subcommittee held on Monday, June 8th' 1992, at 5:00 p.m., in the Beamsville Roan. Present

were: Nd.F.Cousineau, (Chairman), Nd.A.Danyluck, Nd. R.Bilkszto, Regional Planner T.Whitelaw and K.Kruger (Town Clerk). Nso present:

Ald. J.Albers.

There was discussion regarding the upcoming Provincial

Agricultural Committee workshop to be held June 15th, 1992. Nd.F. Cousineau stated that representatives from Lincoln should take a

positive message to this workshop to share with the other delegates. He asked for the Committee's input as to what this message should be. The Committee discussed the Agricultural Land Protection Program

Discussion Paper, prepared by the Ministry of Agriculture & Food. Ald.Cousineau suggested that a portion of the Committee's message should include, for example, that the goal of the paper is commendable and that if the suggestions are to work, then they will need the co-operation of all the various communities involved. There was discussion regarding the different types of agricultural areas within Ontario.

Mr.White law supplied copies of the draft subission to the

Ministry entitled "An Agricultural Land Protection Program for Ontarion prepared by the Planning Services Committee of the Region of Niagara. He noted that the draft response emphasized that the protection of the agricultural land can be effective only when farmers

have an interest in such protection. The Committee discussed whether the protection to be supplied should be for the agricultural lands or

for the individual farmer and should one or both be protected. It was

also noted that the committee's presentation at the workshop should be in regard to local problems and concerns as members cannot represent the concerns of the diverse areas and crops throughout Ontario. It

was noted that the approach to preservation could be both for changes in the planning regulations and process at the local and regional

levels and for lobbying the Provincial and Federal governments for assistance and preservation programs.

There was discussion regarding farm severances and general

agreement that this was not a solution to the problem but would

provide only some short term help. The committee also discussed urban areas and the method used to establish these areas. The question arose regarding criteria, for example, were soil conditions considered in establishing urban area

boundaries. There was also a general discussion regarding the methods of farmland preservation and methods of compensation to farmers. In regard to the workshop, it was agreed that certain principles should be suggested to the

participants, for example that agricultural lands should be preserved but that there needs to be public support of that goal, due to the expense involved. The Committee considered three principles with

respect to the

Provincial Discussion Paper as follows.

1. preserve agricultural land but also provide economic support to support farmers.

2. support the concept of conservation easements and encourage further study.

3. implementation - provide a decentralized approach whereby local municipalities and regions implement general provincial guidelines.

The Committee discussed the possible implementation of programs and the regional approach. The regional approach is that municipalities should provide input to be correlated by the Region which in turn would be presented to the Province on a Region wide

basis.

The Committee entered into discussions regarding land uses in agricultural areas. It was discussed whether there should be methods

available for part time farmers to supplement income, for example, by the use of hane occupation permits, retirement lots and so on. It was noted that in this study, there must be a realization of: (a) the economic situation; (b)

continental economics; and (c) changing technologies. (Agricultural Subcommittee) -2- (June 8/92)

There was further discussion regarding temporary uses which could

be established on agricultural land and discussion on the flexibility of land use.

The meeting adjourned to Wednesday, June 17th, 1992, at 5:00 p.m. e - - CHAIRMAN SECRETARY- Lincoln Chambers June 15th, 1992

The Council of the Town of Lincoln met in regular session on Monday, June 15th, 1992, at 7:30 p.m., in the Lincoln Chambers.

All members of Council were present and the meeting was chaired by Mayor R.A.Konkle. Staff present: R.Heil (Administrator), K. Kruger (Clerk), D.Bakker (Treasurer), D.Wainman (Recreation Services Co-ordinator) , G. Holman (Acting Director of Public Works), G.DalBianco (Planner) and B. Radix (Chief Building Official) .

AMPTION OF MINUTES

Moved by Ald.H.Bald, Seconded by Ald. F. Cousineau

THAT the minutes of Council's regular meeting of June 1st, 1992, be adopted as circulated by the Clerk. CARRIED

DELEGATIONS -

CHESTER & PHYLLIS KQU

Chester Kowalik was present at the meeting and advised that he was seeking approval of his zoning by-law amendment application, Town File 10-284/92. Mr.Kowal2.k presented members of Council with a written presentation and proceeded to summarize the handout for members of Council. Mr.Kowalik outlined the history of the roadside market in question and described his plans for the market on his property. Mr.Kowalik further outlined the success of his business and highlighted the number of visitors from outside Canada who have visited his market. In response to Mr.KowalikTs presentation, members of Council asked questions regarding the past expansion of the farm produce outlet, in particular, the shed being used to house the market. Questions were raised regarding the building permit issued for a farm implement shed. Mr.Kowali.k advised that the building permit application was for a farm utility building and discussed the definition of utility. There was further discussion regarding the interpretation of a farm utility building.

DAVID aMTH TURNER

It was noted that Mr.& Mrs.Turner were not present at the meeting but had instead attended the special Planning Committee meeting of June 15th, 1992.

JAKE FRIE - SEI!!.,J!NITED MENNOUE HOME OFBE-&ED

Mr.Friesen was present at the meeting, to discuss the Vineland/ Vineland East Secondary Plan. Mr.Friesen spoke in support of the secondary plan, citing the benefit of establishing a park in the proposed area for use by seniors as well as children. He noted the lack of playgrounds currently available to children in the area.

Mr.Bovaird was present at the meeting to address the Vineland/ Vineland East Secondary Plan.

Ald.Butcher declared that she had an interest relating to property located on the southwest corner of Victoria Avenue and Regional Road ~0.81. Ald.Butcher subsequently did not take part in discussions and did not vote on any resolution associated with these lands.

Mr.Bovaird advised that he was present to discuss lots at the corner of Victoria Avenue and Regional Road ~0.81 and their designation under the proposed secondary plan. Mr.Bovaird distributed copies of a portion of an M2 Map which indicated the parcels in question. Mr.Bovaird advised that he represents several property owners on the southwest corner of Victoria Avenue and Regional Road ~0.81 and that these owners do not feel that their properties have been properly dealt with. Mr.Bovaird stated that these properties should be included in the secondary plan as commercial and that such a designation follows the intent of the recommended secondary plan. Members of Council entered into discussions regarding methods of control on the development of commercial properties through development agreements, site plans and so on. There was general discussion regarding the proposed commercial designations under the

zoning by-law which these properties may be eventually zoned. (Council, June 15/92) -2-

U-L

Mr. Catterall was also present regarding the Vineland/Vineland East Secondary Plan and expressed the opinion that citizens of Vineland have presented sufficient information to the Town's Planning Committee regarding the proposed expansion of the urban boundaries to warrant the removal of the urban boundary expansion contained within the proposed secondary plan. He stated that only one member of the Planning Committee inquired as to the costs related to the proposed parkland and that in his opinion too many unanswered questions exist regarding the proposal. He also stated the opinion that the information given to the Committee and Council is the Town Planner's and Recreation Director's interpretation of events at public meetings, noting that he had not said that there is no park required as quoted in the minutes, but instead had said, a park was not required at this location. Mr. Catterall discussed the minutes of the various planning committee and public meetings respecting the secondary plan. He further expressed opinion that there is no need for urban area expansion and that existing parks are already located in close proximity to the seniors home. Mr. Catterall further discussed the proposed density of development in the area, citing that the secondary plan provides an opportunity for medium or high density development in the expanded urban area. Mr. Catterall questioned what protection will be afforded to current residents that this will not happen. Mr. Catterall further stated that the proposed development does not benefit anyone but instead increases needs for water, sewer, schools and parks. There was a general discussion regarding the public meeting process and how information is received by members of Council.

Members of Council stated that the purpose of public meetings is to receive input from the interested parties, including the public, staff and any consultants. Members of Council further inquired as to the reason for the urban boundary expansion being included in the secondary plan.

There was further discussion regarding the process followed to date. Members of Council then entered into discussions regarding the urban needs report already done in the area. Mr. Catterall stated that in his opinion, no-one has listened to the area residents concerns, and that this is the main problem. There was general discussion regarding urban area expansion, parkland needs and the feelings of the residents throughout Vineland.

Mr. Hubert was present at the meeting regarding the Vineland/Vineland East Secondary Plan. Mr. Hubert expressed reservations about the proposed urban area expansion and presented several reasons why he believed that the area should not be developed at this time as follows - Vineland has grown rapidly in recent years and it is time to slow down that development, - there is no need for expansion due to the large number of for sale signs present throughout the Village, - residences in Heritage Village are unsold, - the land in question is good agricultural land in production, - the area in question is not as close to the downtown area as the maps would indicate, - the park is located too close to the school playground, - costs would be too high to develop such a park, - development should be postponed until needed in order that ecological and building requirements which are more stringent will be in place at the time of development.

There was general discussion regarding the proposed parkland and reasons for implementing the secondary plan at this time.

Mr. Ariens advised that his firm, Planning Initiatives, performed the urban land needs study done approximately 1 1/2 years ago. He noted that the urban needs study is basically a number crunching exercise and outlined the method used for arriving at its results. He then noted that the secondary plan is a more detailed look at a particular area. The need to expand the urban boundary was identified by Town staff and consultants, and Mr. Ariens provided reasons in support of the urban area expansion, as follows.

- provision of 3 1/2 acres of neighbourhood park within walking distance of a large residential area. (Council, June 15/92) -3-

- the park area is abutting a school grounds which is considered good planning.

- expansion will provide additional pedestrian linkages.

- it allows an existing church to remain within the urban area as the church was previously relocating into agricultural areas further from the residential core.

- the area is presently serviced therefore there are minimal costs needed to expand services.

- the proposal rounds out the existing urban area.

- the 60 units proposed equals a 6 month supply of units according to the urban land needs study which does not equal a large component.

There was discussion regarding municipal interest in establishing a secondary plan and of the costs associated with the park which can be a requirement accompanying a development if proceeded with by this method. It was noted that should the Town be required to strictly purchase a parcel, all costs are those of the Town, instead of the developer.

There was further discussion regarding the number of lots in the proposed subdivision and the type of development proposed.

JOHN MURRE

Mr. Murre was present to address an appraisal on his land for the purpose of cash in lieu of parkland. He advised that he still objects to the evaluation done on the basis that in his opinion, the appraiser

used different rules for his property than for a neighbour. There was discussion regarding the appraisal and the follow-up letter received from the appraiser in question.

There was discussion regarding the policy established by the Town and of the options available to Mr. Murre. Mr. Murre was advised that he has the option of obtaining a second appraisal at his own cost, or appealing to the Land Compensation Board of Ontario.

Moved by Ald. H. Bald, Seconded by Ald. F. Cousineau

THAT the Recreation & Parks Committee minutes of June 3rd, 1992, be adopted and the recommendations contained therein be approved and acted upon. CARRIED

With respect to these minutes, members of Council raised questions regarding statements made in the minutes. It was agreed that on page 2 of the minutes, Mrs. Jo-Anne McDermott's comments with respect to strip development should indicate that she suggested that strip development along Victoria Avenue should not be considered. In addition, on page 5 of the minutes, the comments made by Mayor Konkle should not indicate that this was the only site the Town had tried to defend, but should read, this was only one of 12 or 14 sites.

Moved by Ald. R. Kelly, Seconded by Ald. F. Cousineau

THAT the Public Meeting minutes of June 4th, 1992, re: Vineland/Vineland East Secondary Plan be adopted. CARRIED

-NG. PLANNING ACT

Moved by Ald. R. Kelly, Seconded by Ald. A. Danyluk

THAT the Public Meeting minutes of June 8th, 1992, re: proposed amendments to the Town's Zoning By-law No. 78-85, as amended, be adopted. CARRIED (Council, June 15/92)

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In regard to the Vineland/Vineland East Secondary Plan, members of Council entered into discussions regarding the possibility of separating the urban boundary expansion proposal from the secondary plan. Opinion was expressed that there had not been enough discussion at Council with respect to the urban boundary expansion, including the cost of developing the potential parkland. There was also discussion regarding the options available to the church in question. Other members of Council expressed opinion that there had been thorough

discussion regarding the urban boundary expansion to the point where most discussion has been in regard to the park and the urban boundary expansion and the secondary plan has been neglected.

There was discussion of the parkland need identified in the Recreation Master Plan, and of the sources of financing for the park.

Moved by Ald. P. Butcher, Seconded by Ald. A. Gretsinger Re : Secondary Plan, urban boundary expansion

THAT the urban boundary expansion be removed from the Secondary Plan (Vineland/Vineland East) and be dealt with as separate application. LU

Further to the Vineland/Vineland East Secondary Plan, members of Council entered into discussions regarding the designation of certain parcels located at the southwest corner of Regional Road ~0.81 and Victoria Avenue.

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Ald. Butcher restated her interest in the subject parcels, and did not participate in any discussion nor vote on any resolution related

to this matter.

Opinion was expressed that the lands should be identified in the secondary plan for the use which they are eventually intended. Further opinion was expressed that there are sufficient controls in place to regulate the development on these parcels. There was further discussion regarding the possible requirement for public notice which may be required for this amendment.

Moved by Ald.J.Albers, Seconded by Ald.H.Bald Re: Vineland/Vineland East Secondary Plan THAT Lots 297, 298, 299-A, 299 and 300, on the southwest corner of Victoria Avenue and Regional Road ~0.81 be included in the secondary plan as commercial. CARRIED

Further to the Planning Committee minutes, questions were raised with respect to the delegation by Mr.High and Mr.Culp, in regard to official plan farm market policy discussions. It was questioned as to why no information regarding this matter had been supplied to members of Council. There was discussion of the item and opinion expressed that there was ongoing staff research and a report forthcoming.

Members of Council also discussed the proposed development application fees approved at the Committee. It was suggested that these fees are

not necessarily reflective of actual costs. Members of Council further discussed fees for service and opinion was expressed that fees should be charged to the user rather than an averaging method.

Moved by Ald.R.Kelly, Seconded by Ald.F.Cousineau

THAT the Planning Committee minutes of June 8th, 1992, be adopted and the recommendations contained therein as amended be approved and acted upon.

That the necessary advertisements if required be issued regarding the added commercial zone, i.e. southwest corner of Regional Road No.24 and Regional Road ~0.81 in Vineland. CARRIED

Members of Council entered into discussions regarding the water quality complaint from Mr.& Mrs.Kieswetter. There was discussion regarding the number of lots available in the Vineland Cemetery.

There was also discussion regarding the possibility of extending the water service in order to allow a connection.

Members of Council also discussed the report regarding Vinehaven subdivision, and the amount of legal fees involved. (Council, June 15/92) -5-

Moved by Ald. P.Butcher, Seconded by Ald. A.Danyluck THAT the Public Works Committee minutes of June 10th, 1992, be

adopted and the recommendations contained therein be approved and acted upon. CARRIED

At this point, the Chair recognized the Acting Director of Public Works, who announced for those present that the Region has been experiencing problems in keeping the reservoir full and for this reason, partial water restrictions are to be placed in the Beamsville area only effective immediately.

There was discussion regarding the reasons for the water problem and activities at the reservoir.

A-92-207? DEVELOPMENT CH

Members of Council discussed the report and the opinions of various solicitors on the Act in question.

Moved by Ald. R. Kelly, Seconded by Ald.F.Cousineau

Re: Development Charges Act, application of development charge for vacant lots within the Town (Report A-92-207)

THAT the Clerk proceed with public notice under the Development Charges Act for a Council meeting to be held July 20th, 1992, in order

that Council can host a public meeting to consider proposed changes in the development charges by-law, utilizing the suggested changes in Report A-92-207 to deem vacant lots of record to have paid and be granted full credit under Section 14 of the Act, and further that

temporary seasonal farm helphouses constructed on the same lot as a main dwelling unit to be exempt from the provisions of the charge. CARRIED

OTHERREPORTS

PLANNING COMMITTEE.-G OF JUNE 25/21. 1992

Members of Council reviewed the minutes of a Planning Committee

meeting held June 15th, 1992, and noted that they should be amended to

include reference that a list of uses allowed in the zoning of this property, be sent to Mrs.Turner. It was also noted that pedestrian

crossings were referred to the Public Works Committee for review and comment.

Moved by Ald.R.Kelly, Seconded by Ald.F.Cousineau Re: Special Meeting of Planning Committee, June 15th, 1992,

re: Poursanidis THAT the minutes of the special meeting of the Planning Committee held June 15th, 1992, and the recommendations contained therein be adopted as circulated. CARRIED

FLKL&S

DUCTION OF BY - LAMS

Moved by Ald.A.Gretsinger, Seconded by Ald.R.Bilkszo

THAT leave be given to introduce the following by-laws:

a) No.92-41, to prescribe a tariff of fees for the processing of applications made in respect to Planning matters.

b) No.92-42, to adopt Amendment No.23 to the Official Plan for the Town of Lincoln.

c) No.92-43, to authorize the execution of a site plan agreement with 816109 Ontario Inc. (Erl-Nic Properties Ltd.)

d) No.92-44, to authorize the execution of a site plan agreement with Nick Poursanidis.

e) No.92-45, to adopt the estimates of all sums required and to strike the rates of taxation for the year 1992.

CARRIED

D0.92-41. TO PRESCRIBE A TARIFF OF FEES FOR PROCESSING APPLICATIONS

Moved by Ald.A.Danyluck, Seconded by Ald.P.Butcher

THAT By-law No.92-41 read a first time and being "A By-law to

prescribe a tariff of fees for the processing of applications made in respect to Planning matters, 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 (Council, June 15/92) -6- 1

Ald.P.Butcher again restated her interest in properties within

the proposed secondary plan.

Moved by Ald. J. Albers, Seconded by Ald. F. Cousineau THAT By-law No.92-42 read a first time and being IIA By-law to

adopt Amendment No.23 to the Official Plan for the Town of LincolnT1,

with amendments noted earlier in this meeting, 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

N0.92-43, TO AUTHORIZE EXECUTION OF SITE PLAN AGREEMENT WITH 816109 !2JamEuuc.

Moved by Ald.A.Danyluck, Seconded by Ald.R.Bilkszo

THAT By-law No.92-43 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 81 6109 Ontario Inc. , together

with any and all mortgagees that may be on title at the point of

registration of the agreementN, 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

N0.92-44, TO AUTHORIZE THE EXECUTION OF A SITE PLAN AGREEMENT WITH NU RSANIDIS

Moved by Ald.R.Bilkszo, Seconded Ald.A.Gretsinger THAT ~~~law No.92-44 read a first time and being "A By-law to

authorize the execution of a site plan agreement with Nicolas &

Alexandra Poursanidistl, 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

mam&D OF TAXATION FOR THE YEAR 1992

Moved by Ald. P.Butcher, Seconded by Ald.A.Gretsinger

THAT By-law No.92-45 read a first time and being 'A By-law to

adopt the estimates of all sums required and to strike the rates of

taxation for the year 199211, 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

1. Plain & Fancy Restaurant, re: Town Tent.

Moved by Ald.P.Butcher, Seconded by Ald.A.Gretsinger

Re: Plain and Fancy Restaurant, Tent Rental

THAT the tent rental fee of \$149.10 be waived for the Plain and

Fancy Community Barbecue, June 29th, 1992. CARRIED

2. Lincoln County Fair, re: special occasions permits.

Moved by Ald.A.Danyluck, Seconded by Ald.A.Gretsinger

THAT the Town of Lincoln support the Lincoln Agricultural Society

in its request for a special occasion permit during the upcoming Fall

Fair, September 10th to September 13th, 1992. CARRIED

3. Albright Centre, re: fireworks display. R & F.

It was noted by members of Council that the Town's Fire

Department should be advised of this fireworks display, and that

Albright Centre staff be advised.

APPLICATIONS FOR LOTTERY -

Moved by Ald. H. Bald, Seconded by Ald. F. Cousineau

THAT the following lottery licences be approved:

a) Teddy Bear Tymes, proceeds to be donated to all Ambulance Services in the Niagara Region, total value of prizes: \$300.

b) Head Injury Association of Niagara, proceeds to be donated to the rehabilitation, family support, research and education and preventative programs, total value of prizes: \$800.

c) Jordan Historical Museum of the itrenty, proceeds to be donated to the Heritage Building Fund, total value of prizes: \$400. CARRIED (Council, June 15/92) -7-
Questions were raised regarding the plaque placed at the former aerodrome and it was noted that there should be sane form of presentation.

On a motion by Ald. Bilkszt.o and seconded by Ald. Kelly, Council adjourned to Committee of the Whole in order to discuss property matters.

After discussions the Committee of the Whole rose without report.

There being no further business to discuss, the Mayor declared the meeting adjourned. , --\ Lincoln Town Hall

Beamsville Room

June 15, 1992.

Minutes of a Planning Committee meeting held in the Beamsville Room on Monday, June 15, 1992, at 6:00 p.m. In attendance were: Ald. R. Kelly (Chairman), Ald. r. Bilkszt.o, Ald. A. Danyluck, Aid. F. Cousineau and Mayor R. Konkle. Staff in attendance were: R. Heil, Administrator, G. Dal Bianco, k Planner 1, G. Holman, Acting Director of Public Works.

Delegations included Dan. George and Nick Poursanidis, Glen Code, Betty Snyder, Elizabeth Turner. The Administrator outlined the details of PDR 92-208. in response to a question from the applicant the administrator indicated that ideally all development should be located within the properly boundaries. in response to a question from the committee, G. Holman indicated that the drainage appears satisfactory. George Poursanidis indicated it was possible to achieve a 0.8 metre berm within the 1.5 planting strip on his property. He indicated that this area can properly control lights and debris through the use of landscaping and shrubs.

In response to a question from the Committee Mr. Poursanidis noted that a fence is required along the westerly property line by the Ministry of Natural Resources and that this had been a request by an abutting property owner at the related zoning by-law amendment.

Mr. Holman indicated that in an attempt to eliminate on-street parking as well as to define the entrance, a concrete curb should be provided. The area within the curb should be sodded. He further indicated that the curbing should extend to the limit of the existing shoulder of the road.

The Committee had a general discussion regarding what the applicant would be required to pay for and it -a was determined that once the plans have been revised the works could be coordinated between the owners and the Region.

Elizabeth Turner expressed concerns regarding traffic, pedestrian crossing and possible uses proposed. This matter was referred to Public Works Committee for discussion and possible action.

Glen Code noted no objection to the proposal.

In response to Mrs. Turner's question, a committee member indicated that an existing crossing guard is employed by the Municipality at the intersection of Regional # 8 and 19th Street.

In response to Mrs. Turner's question, the Planner noted that the Town Zoning By-Law does not permit arcades as a principle use. The Planner would forward a copy of the permitted uses to Mrs. Turner.

A committee member suggest that specific landscaping details (height and types of shrubs) should be noted on the revised site plan.

In response to a Committee member's question Mr. Holman noted the proposed berm and landscaping Should not interfere with the vehicle site lines provided they are located on the applicant's property.

The Committee had a general discussion regarding pedestrian traffic to the site and noted Lincoln Plaza and Academy Gardens Plaza provide no pedestrian access.

A committee member indicated that it may be necessary to extend the berm onto the Town's property in order to make it aesthetically pleasing.

In response to Mrs. Turner's question, the Mayor Indicated that traffic lights require traffic of approximately 10,000 per day and cost approximately \$80,000.

There being no further comments or questions the following motion was passed.

PDR 92-208 File 12-249192

Nicolas and Alexandra Poursanidis

Moved by Ray A. Konkle Seconded by Alvin Danyluck

THAT:

1. The Preliminary Site Plan attached to PDR 92-208 be approved in principle pending

submission of a final plan for staff approval.

2. The applicant be required to submit separate Site Plans and Drainage Plans to be reviewed and approved by staff. 0

3. That staff give the neighbours an opportunity to review the final plan prior to approval.

4. Council pass a by-law authorizing the Town to enter into an agreement with Nick & Alexandra

* Poursanidis.

CARRIED,

Secretary - Chairman Beamsville Room

June 17th, 1992

Minutes of a meeting of the Finance & Administration Committee held in the Beamsville Room on Wednesday, June 17th, 1992, at 7:30

p.m. Present were: Ald. R. Bilkszto (Chairman), Mayor R. Konkle,

Ald. J. Albers and Ald. H. Bald. Staff present: K. Kruger (Clerk),

D. Bakker (Treasurer) and W. Szakaly (Deputy Treasurer).

Moved by Ald. J. Albers, Seconded by Ald. H. Bald

THAT Department payments in the amount of \$1,141,099.36 incurred in accordance with Council Policy A-90-284, having now been audited by Committee be ratified by Council. CARRIED

Mr. Radsma was present to discuss his drainage problem insofar as when it would be repaired and the matter of compensation. Mr. Radsma discussed the Administrator's letter advising that the driveway would be repaired as soon as weather permits and the asphalt plants are operating and suggesting compensation in the amount of \$230, being the municipality's portion of interest on taxes withheld.

Mr. Radsma expressed the opinion that the compensation is not enough and questioned when the work would be done. He further advised that his impression was that the work would have been done as soon as weather permitted. There was discussion of the timing of the work and members of the committee advised that it is scheduled to be done as soon as the Town proceeds with its hot mix program. Mr. Radsma discussed the length of time taken to get the problem resolved.

There was further discussion regarding compensation. Opinion was expressed that members of the committee would not have gone to the lengths which Mr. Radsma had, but instead would have attempted to find a quick solution. There was also discussion that the Town has no

control over a large percentage of the tax dollars collected. The Committee further discussed the problem with respect to the engineer who certified that the subdivision was ready for assumption.

Moved by Ald. J. Albers, Seconded by Ald. H. Bald

Re: Radsma

THAT Mr. Radsma be informed that his driveway will be repaired when the hot mix program of 1992 begins.

And further, that Council on behalf of the Town of Lincoln offers its sincerest apology for the extended delay in this matter.

And further that the repair of the driveway constitutes full compensation for the issue. LL&x

Moved by Mayor R. Konkle, Seconded by Ald. H. Bald

Re: Frank Radma drainage problem THAT Mr. Radma be informed that the works on his driveway will be done in 1992 as soon as the hot mix program is awarded to a contractor for other work to be done in the Town of Lincoln.

Further that because of all the confusion in addressing this problem that a cheque in the amount of \$230 be forwarded as the interest that was charged on his account.

Further that this committee and council formally apologize to Mr. & Mrs. Radma for the inconvenience caused to them as a result of

this whole matter. CARRIED

Members of Council raised questions with respect to the amounts in certain reserves. The Treasurer noted that certain transfers will be in the next report since they could not be done prior to budget approval. The Committee further discussed the balance in the Mennonite Mountain Cemetery Trust Fund. (Finance,

June 17/92) -2-

Moved by Ald. H. Bald, Seconded by Ald. J. Albers Re: FIN-92-209, Investments, Reserves, Reserve Funds and Trust Funds

THAT Report FIN-92-209. investments. reserves. reserve funds and trust funds, -be received for the committee's information. CARRIED

FIN-92-210! MU-WEABEEBEKE

Moved by Nd.H.Bald, Seconded by Mayor R.Konkle Re: FIN-92-210, Municipal Finance Conference, September 23 -

25/92 THAT the Treasurer be authorized to attend the Municipal Finance Officers Association conference with the usual conference expenses to apply. CARRIED

The Committee discussed other possible avenues which may be attempted to assist the Rockway Cemetery Board.

Moved by Ald.J.Albers, Seconded by Ald.H.Bald Re: C-92-211, Rockway Cemetery

THAT the Town of Lincoln recommend to the Rockway Cemetery Board that they use the Ontario Public Trustee to establish a Trust Fund for their perpetual care, and that Town staff assist them in this matter.

Further that a meeting be arranged with the Rockway Cemetery Board and Ron Hansen and Committee members. CARRIED

Moved by Ald.H.Bald, Seconded by Ald.J.Albet-s

Re: C-92-212, Advertising Costs

THAT this Committee recommend that Town advertising continue under the current method but that members of the public attending future public meetings and those canpanies submitting tenders to the Town, be asked to indicate the source by which they were made aware of the meeting or tender. CARRIED

The Treasurer outlined scme corrections with respect to the extra columns now added to this report with res~ct to development charges.

Moved by Ald.H.Bald, Seconded by Mayor R.Konkle

Re: BDR-92-199, May Buildinn report THAT Report BDR-92-799, submitted by the Chief Building Official (May Building report) be received for the Cornittee's information. CARRIED

m&&XLsLMUEEUm@aBKAGW

There was discussion regarding the value of materials which could be extracted fran the lands in question and their availability.

Moved by Ald.J.Albers, Seconded by Ald.H.Bald

Re: C-92-99, road closing application, Nelson Aggregate Company THAT staff reply to Nelson Aggregate Company, requesting that

they amend their proposal to include the full appraised value of \$12,000 per acre based on extractive industrial lands for Parcel 1 abutting Vineland Quarries and if accepted, proceed with all necessary actions to close and convey this unopened road allowance. CARRIED

Moved by Ald.J.Albers, Seconded by Ald.H.Bald

Re: C-92-106, closing of unopened road allowance, Guttler/Kew Vineyards.

THAT By-law No.91-24 be amended to authorize the conveyance of Part 8 on Plan 30R-5858 to Kew Vineyards Limited, at a purchase price to be determined by a new appraisal to be obtained by the Town Clerk, which would consider the creation of a new lot by way of this conveyance. CARRIED (Finance, June 17/92) -3-

C-92-21?: HMERS AND PEI2IX&KLBY=LAbI

Cmittee members discussed the report and by-laws in other municipalities. It was noted that the City of Niagara Falls should be contacted to obtain conveys of its by-laws. There was a discussion regarding whether items such as hot dog carts should be prohibited in the Town.

Moved by Rld.H.Bald, Seconded by Ald.J.Albers

Re: C-92-213, hawkers and peddlers by-law

THAT By-law No.86-86, a by-law to licence, regulate and govern hawkers and peddlers be amended to establish fees of \$50 for residents of the Town of Lincoln and \$200 for non-residents. Also that the penalty for every hawker and peddler who carries on a business without a licence be established at not less than \$500 and not more than \$1,000. CARRIED

.A-92-214. POLICY FDR !!!LWGE.

Cmittee members discussed the policy proposed and the practices followed to date. There was a lengthy discussion regarding mileage to Town meetings at the Town Hall and Council business elsewhere.

Moved by Ald. J.Albers, Seconded by Ald.H.Bald Re: A-92-214, Policy for Mileage

THAT Report A-92-214, being the mileage policy, be recommended for approval by Council, except item which is to be deleted.

Ald.Albers, Ald.Bilkszto UXT NAYS: Ald.Bald, Mayor Konkle

The Committee agreed that this item should be considered at the next Finance & Administration Committee meeting.

The Clerk submitted the summary of correspondence forming part of the Committee's agenda with recommendations where deemed appropriate.

Moved by Mayor R.Konkle, Seconded by Ald.H.Bald Re: C-92-215, summary of correspondence

THAT Report C-92-215, being the summary of correspondence, be adopted and the recommendations contained therein be acted upon. CARRIED

The business before the Committee being concluded, the Chairman declared the meeting adjourned.

-- CHAIRMAN SECRETARY June 17th, 1992 C-92-2 15

REPORTTO: The Chairman and Members of the Finance & Administration Committee

FROM: Kyle S.Kruger, Town Clerk

RE: Correspondence, Committee's Meeting of June 17th, 1992

Ald.R.Bilkszto, Chairman and Committee Members:

The following is a summary of the correspondence for the Committee's meeting of June 17th, 1992, with staff recommendations.

1. Niagara Grape & Wine Festival, Information Brochure, and Festival Queen contest entry form.

RFCOMMENDATION: Receive and File

2. Ministry of Agriculture & Food, letter dated May 28th, 1992, providing a directory of the Niagara Agricultural organizations for 1992.

RECOMMENDATION: Receive and File

3. Michael Harris, MPP, Leader of the Progressive Conservative Party of Ontario, regarding a motion in the Ontario Legislature, April 22nd, 1992, regarding policing in Ontario. The letter outlines a motion put forth in the legislature by a member of the Progressive Conservative Party, calling on the government to introduce specific measures to resolve concerns of the citizens of Ontario respecting policing. The letter further outlines the debate which took place in the house, and identifies members voting for and against the motion which was defeated.

RECOMMENDATION: Receive and File

4. Jordan Historical Museum of the Twenty, minutes of its Board meeting, May 5th, 1992. Reference to the Book Sale, noting gross sales of \$38,759.67. Reference to the Challenge '92 grant, allowing the Museum to hire two high school students for the summer. Reference to the Treasurer's report noting that the Museum is in a deficit position, as a final payment of the internship, a grant has not yet been received. Reference to the donation of books valued at \$800 to be sold at the Museum by Mr. Bill Rannie.

RECOMMENDATION: Receive and File 5. Niagara Peninsula conservation Authority, meeting, May 20th, 1992. Reference to

the progress report of the Authority for 1992. Reference to the hiring of several students under the Environmental Youth Core Program and the Experience Program. Reference to a number of projects being carried out at various conservation areas.

RECOMMENDATION: Receive and File

6. Region of Niagara, Planning & Development Department, letter of June 1st, 1992, regarding 1991 census population figures. The letter presents a report to the Planning Services Committee at the Region of Niagara, comparing the results of the 1991 census figures with the 86 census counts and the 1991 assessment enumeration. Highlights include a total population in 1991 for the Region of 393,936, an increase of 6.4% from the 1986 census, a rate of increase of 12.8% experienced by the 3 municipalities closest to the Hamilton/Toronto area, being Grimsby, Lincoln and West Lincoln, and a 1991 population in the Town of Lincoln of 17,149, according to the 1991 census.

RECOMMENDATION: Receive and File

7. The AIDS Committee of Niagara, invitation to attend its annual meeting, Thursday, June 18th, 1992, at 7:00 p.m.

RECOMMENDATION: Receive and File

8. Association of Municipalities of Ontario, providing information and registration forms for the 1992 annual conference to be held August 23rd - 25th, 1992, at the Royal York Hotel, Toronto.

RECOMMENDATION: "That the information regarding the Association of Municipalities of Ontario, annual conference, be circulated to members of Council for their information".

9. Niagara College of Applied Arts and Technology, Master Plan, in review of

programs and services.

RECOMMENDATION: Receive and File

10. Ontario Government, Minister of Skills Development, letter of May 7th, 1992, regarding the Jobs Ontario Training Fund. The package announces the launch of the Jobs Ontario Training Fund and provides background information outlining the program components. The program is composed of elements including: a) a training credit for employers

b) pre-employment training

c) increase in the subsidized child care system and other employment supports

d) links to economic renewal

e) a network of brokers to deliver the program in all communities in Ontario

RECOMMENDATION: "That the information regarding the Jobs Ontario Training Fund, be referred to the Economic Development Subcommittee and the Lincoln Chamber of Commerce".

11. Canada Mortgage and Housing Corporation, Local Housing Market Report, for the Hamilton Branch, first quarter, 1992. The report provides summaries of local housing starts, national housing starts, statistics regarding re-sale housing market, new house price index, median new house price, economic indicators, multiple unit projects under construction and new residential construction activity.

RECOMMENDATION: Receive and File

12. Federation of Canadian Municipalities, copy of letter dated June 1st 1992, to the City of Stoney Creek concerning their resolution on the sale and rental of adult and Triple X rated videos. The letter advises that the resolution was endorsed by the FCM's National Board of Directors and a letter to that effect sent to the Minister of Justice and Attorney General of Canada, the Honourable Kim Campbell.

RECOMMENDATION: Receive and File

1

Administrator Beamsville Room

June 17, 1992

minutes of a meeting of the Fire and Public Safety Committee held in the Room on Wednesday, June 17, 1992 at 6:30 p.m. -

Present were: Chairman Richard Bilkszto, Mayor R. Konkle, Ald. John Albers, Ald. H. Bald, sitting in for Ald. P. Butcher was Ald. A.

Danyluck.

Staff present: Fire Chief C. G. Rouse and District Chief B. Bowen

In Camera Session

The Committee members moved to closed session to discuss personnel and property issues. The Committee members adjourned from the In Camera session to resume the regular Committee meeting with no resolve and no report.

Moved by Ald. H. Bald, Seconded by Mayor R. Konkle

THAT department payments in the amount of \$33,121.10 incurred in accordance with Council ~olicv A90-284 havincr now been audited by - - - Committee be ratified by Council.

REPORTS

CARRIED

The Committee reviewed the monthly activity report submitted by the Fire Chief dealing with the months of February, March, April and May of 1992. The report outlined statistical information as well as general activities performed by the Fire Chief.

Purchase of Used Air Compressor FD892-202

The Committee reviewed the report submitted by the Fire Chief and passed the following motion.

Moved by AZd. If. Bald, Seconded by Ald. S. Albers

THAT the Fire Chief be given approval to negotiate a price for a used air compressor with the City of Niagara Falls Fire Department and that the money be taken from the 1992 Capital Equipment Budget of the fire department.

CARRIED

from the Town of Pelham dated May 20, 1992 ~0892-203

members reviewed the report submitted by the Fire Chief and discussed different options in regards to the resolutions circulated by the Town of Pelham.

Moved by Ald. J. Nbers, Seconded by Mayor R. Konkle

THAT no action be taken on this matter due to the fact that there are regional emergency plans in place to provide assistance for other municipalities upon request from the Fire Chief when the other municipality is in need of assistance.

FURTHER THAT the municipal clerk address a letter to the Town of Pelham. The letter should suggest if the Town of Lincoln could be of assistance in the outlying area of Pelham, we could enter into an

agreement as per the provisions of the Ontario Municipal Act.

CARRIED

Letter to Mr. Ron Hansen, MPP for Lincoln FD892-204

The Committee members reviewed the submitted report and considered the information that was attached to the report and passed the following motion.

Moved by Ald. H. Bald, Seconded by Ald. J. Albers

THAT Council support this position taken on the attached correspondence in the pursuit of immunity from civil liability of participants in the Ontario Fire Service as well as funding for the fire service from the Province of Ontario.

CARRIED 1992 Ontario Association of Fire Chiefs FD#92-205

The Committee members reviewed the submitted report on the 40th Annual Ontario Association of Fire Chiefs conference hosted by the City of Sudbury on May 10 to 14 that the Fire Chief had attended. This report dealt with some of the major topics that were discussed at the annual conference and the Committee members passed the following motion.

Moved by N.d B. Bald, Seconded by Mayor R. Konkle

THAT the new technologies, processes and changes in legislation be implemented on an as need as budgeted basis.

CARRIED

Additional Personnel to the Fire Department FD#92-107/FD#92-125

The Chairman brought forth a report dated April 6, 1992 FD#92-125 and reintroduced the subject of additional personnel to the Fire Department. The Committee members reviewed and discussed the topic and passed the following motion.

Moved by Ald. 3. Albers, Seconded Ald. B. Bald

THAT a Training Prevention Officer be hired to assist the Fire Chief in the day to day duties of the Fire Department and give relief for after hour emergency calls and meeting attendance. That consideration should be given to filling this position from within the Fire Department.

CARRIED

CORRESPONDENCE

The Committee members reviewed the following correspondence.

1. A thank you letter from the Grimsby, Lincoln and District Association for Community Living dated April 3, 1992,

R & F

2. A thank you letter from the Lincoln Chamber of Commerce regarding the Fire Chief's attendance at their general meeting.

R&F

3. A letter from the City of St. Catharines advising of the possible rate increase in communications cost of 1992 and advising these costs would be retroactive to January 1, 1992.

R&F

4. Letter from the Ministry of Health Services and Ministry of the Solicitor General's office explaining automatic and semi automatic defibrillation equipment and the use by the fire service, also advising that neither ministry funds this type of equipment purchase but both support the use of it.

R & F

ADJOURNMENT

There being no further business the Chairman declared the meeting adjourned.

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CRAIRVIAN SECRETARY Beamsville Room

June 17th, 1992

Minutes of a meeting of the Agricultural Subcommittee held in the Beamsville Room on June 17th, 1992, at 5:00 p.m. Present: Ald.F. Cousineau (Chairman), Ald.A.Danyluck, Ald.R.Bilkszto, T.Whitelaw and K. Kruger.

The Committee discussed the recent workshop to review the Provincial Discussion Paper on Agricultural Land Protection in Ontario. Committee members were supplied with a copy of the draft submission to the Provincial Discussion Paper from the Town of Lincoln. Also supplied were progress reports on the work of the Provincial Committee on conservation easements prepared by Regional staff. Ald.Cousineau discussed the recent workshop and reviewed the comments made on the Discussion Paper at that workshop. He advised that at the meeting, the Ontario Ministry of Agriculture & Food advised that the premise to be followed was that given a choice between supplying funding or losing agricultural lands, the public would provide sufficient funding. He noted that this was used along with the premise that agricultural land should be preserved as much as is realistically achievable. Committee members then reviewed the Discussion Paper and Ald.Cousineau advised of the results and comments made at the workshop with respect to each section.

After reviewing the Discussion Paper, the Committee discussed further possibilities of assistance for farmers, including making available to farmers the purchase of hydro at non-peak times at discount rates, ensuring the availability of natural gas and the assistance in irrigation, for example, by using the Beamsville water plant pumping station for irrigation purposes, once the new treatment facility is established, instead of completely decommissioning and dismantling the plant. It was also discussed that the Committee support the position that the Province be made aware that if no assistance is to be provided to farmers, then legal avenues for farmers to help themselves should not be blocked.

It was agreed that Tom Whitelaw will provide a report summarizing the committee's full position at its next meeting, July 6th, 1992, at 5:00 p.m.

- CHAIRMAN SECRETARY Council Chambers June 24th 1992

Minutes of a meeting of the Town of Lincoln Public Works Committee, held in the Council Chambers, on Wednesday, June

24th, 1992, at 7:00 p.m.. Present were: Ald.A.Gretsinger (Chairman), Ald .P.Butcher (Vice-Chairman), Ald.K. Kelly, Ald.J.Albers and Mayor R-Konkle. Staff present: G.Helman(Acting Director of Public Works).

ACCOUNTS

Moved by Ald.R.Kelly, Seconded by Mayor R.Konkle THAT Department payments in the amount of \$34,231.14 incurred in accordance with Council policy A90-284 having now been audited by Committee be ratified by Council. **CARRIED**

Moved by Ald.R.Kelly, Seconded by Mayor R-Konkle THAT Department payments in the amount of \$40,911.41 incurred in accordance with Council policy A90-284 having now been audited by Committee be ratified by Council. **CARRIED**

DELEGATIONS

MAPLEGROVE SCHOOL - WASTE REDUCTION

MAPLEGROVE SCHOOL - WASTE REDUCTION

There were no representatives on hand to discuss the students' comments related to waste diversion strategies, however, the Committee noted that their comments were a valuable source of encouragement and the school should be congratulated for their efforts,

TAMARAC DRIVE - SIDEWALK PETITION

The Acting Director of Public Works introduced the concerns raised in the petition and provided additional background information in support of the property owners' request.

Mr. Brian King spoke in favour of the petition, citing his

concerns related to additional maintenance costs for the Town due to the on-street parking that would result from the sidewalk if installed at the proposed location. He also noted the potential danger of children playing or walking between the parked cars.

Mrs. Karen Young noted the advantages of locating the sidewalk closer to the street lights and inquired about tire safety if on-street parking was necessitated.

Mr. Wayne Tinson presented the Committee with photographs of other areas in Town where on-street parking causes problems (Carriage Road).

Mr. Cecil Bovaird spoke against the petition, noting that the sidewalk was intentionally placed at the proposed location to link the pedestrian accesses, without forcing pedestrians to cross the road. The Committee was shown drawings showing the linkage and the utility locations.

Mr. John Rodey was in attendance and noted that the developer has no preference as to the location, but advised the Committee that all residents currently living in the subdivision have an interest in the decision and according to his interpretation, each person would have to be a party to any amended subdivision agreement. Public Works Committee

Mr. Lee Young noted that the recent decision to preserve the woodlot at the north end of Tamarac Drive effectively reduces the amount of through traffic using the roadway, thereby reducing the risk to pedestrians.

Mrs. Cudmore expressed concerns related to the changes which had taken place in the neighbouring properties and suggested that the Committee should consider the residents' request favourably.

Further discussion related to the use of garages and their suitability was also added.

Moved by Ald. J. Albers, Seconded by Ald. P. Butcher THAT the Public Works Committee recommend to Council that staff be authorized to amend the subdivision agreement to reflect the relocation of the proposed sidewalk to the west side of Tamarac Drive in accordance with the residents' request. AND FURTHER THAT the costs associated with the registration of the amended agreement be borne by the municipality and charged to account (R31.1-0000-3851).

LOST YEAS: None -- NAYS: Mayor R. Konkle, Ald. R. Kelly, Ald. J. Albers, Ald. P. Butcher

Moved by Ald. R. Kelly, Seconded by Mayor R. Konkle THAT the sidewalks along Tamarac Drive be left as per the present subdivision agreement. FURTHER THAT Public Works be directed to review with the developer the means of moving the sidewalk as close to the road as safety and the present services will allow. CARRIED

REPORTS

AUTI-IORIZATION TO TENDER - VEHICzE REPLACEMENT PROGRAM, P.W. 92-21.6 -

The Committee inquired about the replacement program and discussed the vehicle tendering and disposal process. Moved by Mayor R. Konkle, Seconded by Ald. R. Kelly THAT the Public Works Committee recommend to Council that staff be authorized to invite public tenders for the supply of vehicles and equipment as specified in the 1992

Vehicle Replacement Program. CARRIED

REDUEIST FOR STOP SIGN. 23RD STREET AT MENNO DRIVE, P.W.

Mr. Klassen was in attendance to emphasize the need for this approach to controlling traffic. The Committee felt that this issue required immediate attention and passed the following motion.

Moved by Ald. R. Kelly, Seconded by Mayor R. Konkle THAT a stop sign be erected at the above location by the Public Works staff. CARRIED Public Works Committee -

REQUEST TO CONVEY PEDESTRIAN ACCESS, IVY GARDENS CRESCENT TO ACADEMY PLAZA, P.W. 92-219 -

Moved by Ald. P. Butcher, Seconded by Ald. J. Albers That the Public Works Committee recommend to Council that staff be authorized to facilitate the developer's request to convey the pedestrian walkway to the municipality and to secure the necessary easements for those services on the Academy Plaza property at no cost to the Town. AND FURTHER THAT the staff be involved in the final restoration plans at the west end of the walkway, CARRIED

QUARRY ROAD ItANDFI12L, SITE WORKS, P.W. 92-220

The Committee expressed concerns that the MOE were not specific in identifying their requirements and cautioned the staff to carefully monitor the costs of continued studies.

Moved by Ald. J. Albers, Seconded by Ald. P. Butcher THAT the Public Works Committee recommend to Council that Gore & Storrie Ltd., be authorized to proceed with the necessary field work and investigation with the Ministry of the Environment in accordance with their letter dated June 9th, 1992, and further that these costs be charged to account (C451-0141-3815). CARRIED

GARBAGE COLLECTION CONTRACT ADJUSTMENTS - 1987 TO 1991, P.W. 92-221

Moved by Ald. J. Albers, Seconded by Ald. P. Butcher THAT the Public Works Committee recommend to Council that staff be authorized to pay the balance of the garbage collection contract adjustments, being an amount totalling \$10,804.61 in accordance with the terms of the contract which expired in December 1991. AND FURTHER THAT these costs be to the 1992 Waste Collection budget (R441-0000-3832), CARRIED

CORRADO ESTATES/LINCOLN MEADOWS/CHAJKA EASEMENT AGREEMENT, P.W. 92-222

Moved by Ald. P. Butcher, Seconded by Ald. J. Albers THAT the Public Works Committee recommend to Council that the Mayor and Clerk be authorized to sign and seal on behalf of the Corporation: 1. an easement agreement with Mrs. Sonja Chajka for the purposes of a storm sewer easement; 2. subdivision agreement for Corrado Estates subdivision;

3. subdivision agreement for Lincoln Meadows subdivision. FURTHER THAT these documents be referred to the Town Solicitor for review and consideration prior to signing. CARRIED

LOCAL IMPROVEMENT, QUEEN ANNE STREET, C-92-223 a

The Committee was informed that the financing arrangements had to be finalized to initiate the constructed portion of the project and that continuing negotiations with one property owner would hopefully be resolved in the near future. Public Works Committee

Moved by Ald. J. Albers, Seconded by Ald. P. Butcher THAT the owners' portion of the subject work under the Local Improvement Act on Queen Anne Street, be financed through the issuance of a 10 year Region of Niagara debenture and that the owners be given the option of full payment up front available only until the Town authorizes

the issue of the mentioned debenture. CARRIED

MINUTES OF MEETINGS

1. Board of Management/Steering Committee - June 3rd, 1992.

Moved by Ald.P.Butcher, Seconded by Ald.J.Albers THAT the Public Works Committee recommend to Council that the minutes of the Board of Management/steering Committee meeting of June 3rd, 1992 be accepted as presented.

CARRIED

CORRESPONDENCE -

1. Region of Niagara - Sewage Flows for May 1992.

R&F

2. Maple Grove School - Waste Reduction (5 letters). R&F

3. Town of Grimsby - Tour of Waterloo Landfill Site. R&F

NOTICE OF NEW BUSINESS

PARKING ON FR1.ESEN BLVD. AT CE:DARBROOK ISANE

Staff were directed to investigate this matter and report back to the Committee.

SUMMER SCHlr:DUL,E

The Committee agreed to cancel the July 8th, 3.992 meeting in the absence of the Acting Director of Public Works and scheduled the next meeting for July 22nd, 1.992,

REGIONAL PROJECTS

The Committee were informed that the tender for the east end of the Jordan Hollow on NR8L was awarded to Stephens and Rankir Contracting Lrtd., and also that recent tenders for the intake line for the new water treatment plant were being investigated to ciari-fy the specifications of the pipe material to be used on the project.

SPEED ON C1,AUS ROAD

Moved by Ald.J.Albers, Seconded by Ald.P.Butcher THAT the issue of speeding on Claus Road be addressed by amending the appropriate Municipal Act or by-law and place 60 km/hr speed limit signs at the appropriate spacing.

CARRIED

ADJOURNMENT

There being no further business, the Chairman declared the meeting adjourned,

-- CHAIRMAN SFCRETARY Lincoln Town Hall

COUNCIL CHAMBERS

June 25, 1992

Minutes of the Planning Committee meeting held in the Council Chambers on Thursday, June 25, 1992 at 7:00 pm. Committee members in attendance were: Ald. B. Kelly (Chairman), Nd. A. Danyluck, Ald. F. Cousineau, Mayor R. Konkle, Ald. P. Butcher, Ald. H. Bald and Nd. A. Gretsinger. Staff in attendance were: C. Held (Town Planner), G. Dal Bianco (Planner 1).

PLANNING DEPARTMENT REPORTS

(A) PDR 92-206 - Files 10-262 & 12-233

Cherry Hill Gardens Project in Vineland

842617 Ontario Corporation

North Side of Rittenhouse Road, West Side of Victoria Avenue

Former Township of Clinton

The Planning Committee Chairman allowed Mr. Crossingham, Solicitor, and Mr. Greg Hynde, Planning Consultant, acting on behalf of the Cherry Hill Gardens project, the opportunity to address the Committee regarding the history and revisions made to the proposal.

Mr. Crossingham indicated that this proposal has been before Town Council for the past five years and his clients have recently referred the proposal to the Ontario Municipal Board. He indicated that the bearing date would likely be scheduled for October or November of 1992. He indicated that there have been many revisions to the plan and recently representatives of the Ministry of Municipal Affairs have been mediating negotiations between the Town staff and his clients in an attempt to define those issues which remain unresolved.

Greg Hynde noted that this area is within the Town's Urban Area Boundary and the Town's Official Plan supports a variety of housing types within the Neighbourhood Residential designations. Mr. Hynde noted the following issues were discussed at the recent meetings between his clients, Town staff and Ministry of Municipal Affairs officials.

1. The inclusion of a major east/west corridor built to Town standards (66 ft.);
2. Provision for possible future access to those lands located to the west of the subject lands currently outside the Urban - Boundary;

3. Provision of a north/south corridor (50 ft. wide) which would link up with the proposed east/west corridor;
4. Relocation of the recreation/retirement complex;
5. Provision of 24 foot wide internal roads;
6. Provision of an internal walkway which would separate pedestrian traffic from vehicle traffic;
7. Potential impact on Rittenhouse Road;
8. Agreement to pay their fair share of upgrades required to Rittenhouse Road;
9. Official Plan conformity;
10. Provision of access onto Victoria Avenue;
11. Unit size - Mr. Hynde indicated that his client is not willing to compromise on the proposed design and size (1,000 to 1,300 sq. ft., full basement) units.

With regards to the emergency access issue, Mr. Crossingham noted that there is right-of-way in favor of his clients which can be used to provide access on to Victoria Avenue. He indicated that in his opinion this emergency access would be utilized a maximum of one or two times per year. 4., Minutes, Planning Comm. (92 06 25) Page 2/3 Mr. Crossingham also noted that his clients are in the process of securing a servicing easement with the Heritage Village complex that could possibly be used to provide a mutual walkway between the two retirement communities.

The Town Planner outlined the details of PDR 92-206. The Town Planner noted that in his opinion, one permanent access is not appropriate or acceptable for a proposal such as this and that the proposed emergency access on to Victoria Avenue should be a second permanent access.

The Committee had a general discussion regarding those issues and items outlined by Mr. Greg Hynde however considerable time was spent discussing the following issues:

1. Lack of a second access;
2. Ownership (lot lease concept);
3. Parkland dedication - it was felt that cash-in-lieu of parkland contribution should be paid to the Town in addition to the establishment of open space areas within the development;
4. The provision of private snowplow, garbage pick-up and other services within the complex;
5. The applicants responsibility to pay for those costs necessary to upgrade Rittenhouse Road and other impacted roads;
6. The perceived density of the development;

With regards to the above noted concerns Mr. Crossingham noted that the density of this development is approximately 8 units per acre whereas Heritage Village is approximately 17 units per acre. He noted that the intensification of existing urban land is necessary in order to preserve agricultural land.

Mr. Crossingham noted that the second access issue has been inherited by his clients because the Town did not require the Heritage Village complex to provide a north south link to their lands.

He noted that negotiations to secure the necessary second access with the Mewhiney family have failed. Other negotiations requiring land exchange and financial compensation is not possible. Mr. Crossingham noted that expropriation by the Town is the only way to achieve fair market assessment on those lands required as a second access.

A Committee member noted that although five years have passed since the initial application, there have been no major changes made to the original plan. A Committee member noted that applicant has not tried to incorporate the established Town standards. It was also noted that there is a definite need for a second permanent access to the property as the increase in traffic would have a negative impact on Rittenhouse Road if no second permanent access is provided on to Victoria Avenue.

A Committee member noted that the many concerns noted by the citizens who attended the public meetings have not been addressed. A Committee noted that the proposal represents a new concept in the Town Of Lincoln and based on the comments expressed at the public meeting,

this type of development has not been accepted by the citizens of the Town of Lincoln.

After considering the staff report, the Committee adopted the following recommendation:

Moved by, Ald. A. Danyluck, Seconded by, Ald. F. Cousineau

RE: CHERRY RILL GARDENS

'It is hereby recommended that option #1 in PDR 92-206 be adopted and the applicant be so i-nformed.'

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2. NEW BUSINESS

The Committee had a general discussion regarding the recent approval of recommendations supporting the establishment of several fruit stand/fruit markets in Vineland. The intent of the recommendation was discussed and it was determined that the establishment of such markets have the support of Planning Committee and Town Council.

After discussing the Kowalik and Baynes zoning by-law applications, the Committee adopted the following recommendation:

Moved by, Ald. F. Cousineau, Seconded by, Mayor R.A. Konkle

'THAT, staff report to Council in August, on the status of farm market/fruit stands and their operations and that no action be taken in consideration of the new Council's policies respecting such uses and policies, by Town staff to enforce existing policies which would have the effect of not considering the new and draft policies.'

CARRIED

The Chairman then declared the meeting adjourned.

SECRETARY CA AIRMAN