

The Council of the Town of Lincoln met in regular session on Monday, May 2nd, 1994, at 7:30 p.m., in the Lincoln Chambers. All members of Council were present and the meeting was chaired by Mayor R. Konkie. Staff present: K. Kruger (Clerk), D. Bakker (Treasurer) and G. Toimman (Director of Public Works).

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

THAT the minutes of Council's regular meeting of April 18th, 1994, be adopted as circulated. CARRIED

Regional Councilor Hildreth was present and updated Council on the following activities at the Region.

1. Councilor Hildreth advised that Regional Council has approved Market Value Assessment and that this is scheduled to be implemented for the 1996 tax year, the assessment to be based on 1992 values. Members of Council questioned the option of phasing in the changeover to market value assessment and there was discussion that this would be up to the individual municipality and that the timeframe has not been set, Councilor Hildreth further advised that the affect on the apportionment for the Town of Lincoln amounts to a minor change only.

2. Councilor Hildreth advised of the Regional Planning Committee's comments to the Province regarding proposed changes to the Niagara Escarpment Plan. She advised that the committee had concerns with respect to the short time frame allowed for public comment and requested an additional 60 days for input from interested parties, and also advised that a letter has been sent to the Ministry of the Environment & Energy requesting that the Province delegate the Niagara Escarpment area development approval to the Region of Niagara on a test basis.

3. Councilor Hildreth discussed the budget shortfall for the Regional Police Services Board and advised that the Finance Committee at the Region has recommended supporting a loan provided it be paid back by November 30th, 1994. She further advised that Regional Council has also requested an update on the OMERS surplus issue which is intended to be used by the police to pay back the loan, and that a further motion is coming forward to Regional Council requesting an independent audit of the Police Services Board administrative capabilities.

4. Councilor Hildreth advised that rabies is going to be a problem in the Niagara Region again this year and noted that the Medical Officer of Health has suggested that all pets be vaccinated for rabies.

5. With regard to the Canada/Provincial Infrastructure Works program, Councilor Hildreth advised that the Region has passed a program which includes construction of a home for the aged to a maximum of \$10 million. She also advised that a full priority list was presented which includes a number of projects in the Town of Lincoln.

6. Councilor Hildreth advised of the general welfare statistics, noting that the general welfare and family benefits decreased by 39 cases and now totals 60,839 beneficiaries.

REPORTS

BIA BOARD OF MANAGEMENT

Moved by Ald. J. Aibers. Seconded by Ald. H. Baid

THAT the BIA Board of Management minutes of April 7th and April 12th, 1994, be adopted as circulated.

CARRIED

FIRE & PUBLIC SAFETY COMMITTEE -

Moved by Ald. J. Aibers. Seconded by Ald. I. Baid

THAT the Fire & Public Safety Committee minutes of April 20th, 1994, be adopted, and the recommendations contained therein be approved and acted upon.

CARRIED FINANCE & ADMINISTRATION COMMITTEE

With respect to these minutes, questions were raised regarding whether reducing the position of By-law Enforcement Officer to part-time would be sufficient or effective for by-law enforcement in the Town. It was noted that the Town's Chief Building Official has come forward with this recommendation and feels that it can be done. It was also noted that the provision of a dog licensing service as included in the report would be helping in this area, it was also suggested that should problems arise, then the position may need to be reviewed.

Questions were also raised regarding refusal of the grant application to the Agricultural Society, it was noted that negotiations are currently in progress with respect to the use of the Society's lands for sports fields and that this may result in an end to those negotiations. The Treasurer advised that the motion refusing the grant application is specific to the Society's application for an operating grant but that Council may look at a number of issues and financing possibilities in its negotiations with the Society for the use of their lands.

Moved by Aid.J.Aibers, Seconded by Aid.R.Bilkszto

That the motion by Mayor Konkie and seconded by Ald.Danyiuck, regarding the Jordan Historical Museum contained within the Finance & Administration Committee minutes be lifted for discussion.

CARRIED

Members of Council discussed the proposed grant and the original intent of the safety net, it was noted that the letter from the Museum stated that the required funds are to help them through a time of heavy expenditures and little revenue and therefore this is a short term cash problem for the Museum. Opinion was expressed that the safety net as originally approved was not intended as a grant to cover a short term problem. It was suggested that instead a loan to the Museum to see them through their current short fall would be appropriate. Further opinion was expressed that the intent of such a loan would be to enable the Museum to continue Operating. It was noted that it should be recognized that the Museum is working to reduce its reliance on municipal grants and that this should also be recognized. Further that a loan would be appropriate at this time.

Moved by Aid.J.Aibers, Seconded by Aid.R.Bilkszto

That as the Jordan Museum Board finds itself with a short term cash deficit required to purchase inventory.

Whereas the Town Council has undertaken to provide a safety net of \$15,00 for the Museum Board.

Therefore be it resolved that the Town of Lincoln provide the Museum with a \$7,500 loan in order to facilitate the purchase of inventory with the said amount to be repaid by October 31st, 1994.

CARRIED

Following passing of the resolution, questions were raised with respect to whether this was sufficient direction for the Treasurer. The Treasurer advised that there currently exists an outstanding amount from the Museum relating to their regular payroll which is currently receivable from the Museum. It was questioned whether this loan amount would be over and above that amount due and also over and above their usual draws on their annual grant. Members of Council suggested that the subject loan is required for the purchase of inventory and should be forwarded over and above any current amounts due from the Museum.

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

THAT the Finance & Administration Committee minutes of April 20th, 1994, as amended, be adopted, and the recommendations contained therein be approved and acted upon.

CARRIED

With respect to these minutes, questions were raised regarding the Bartlett Creek Drain proposal and it was noted that the schedule for the final decision on the matter is not scheduled until January of 1995. It was questioned whether it would be possible to have the consultants involved hold the necessary meetings and finalize the issue and have a final decision prior to the end of the term of this Council. (Council. May 2/94) -3. The Director of Public Works advised that the consultants have laid out the steps needed to achieve the storm water objectives of the Town. He stated there may be an opportunity to speed up the process however there are a number of comments required from other agencies over which the Town has little control. He advised that even though the Town would like to have the issue resolved before November, the schedule as submitted may be the most realistic. It was agreed that the issue would be pursued with the consultants and if possible the project completed before the end of the term of Council.

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

THAT the Public Works Committee minutes of April 27th, 1994, being its report to Council, be adopted and the recommendations contained therein be approved and acted upon. CARRIED

CONFIRMATION OF COMPLIANCE WITH L.N.H.U.N.G&T -

In consideration of this matter, members of Council entered into discussions regarding the proposed Official Plan Amendment No.5 and the proposed rezoning by-laws associated with the Niagara Reformed Christian Education Association.

Members of Council questioned whether the Town by adopting such by-laws would be facing an OMB Hearing since it has not yet resolved the issue of connection fees to the East Lincoln Sewer Area. In response to questions from members of Council, the Director of Public Works indicated that a staff suggestion with respect to servicing would be coming forward likely within 3 to 4 weeks to finalize the issue of servicing. Members

of Council questioned whether there would be problems with waiting until that issue is resolved prior to passing the Official Plan and zoning amendments. There was discussion of the appeal period to any rezoning by-laws and to Official Plan amendments.

A number of concerns were expressed by members of Council with passing the Official Plan Amendment and rezonings prior to resolution of the servicing Issue. Other opinion was expressed that the zoning by-laws implement holding provisions to address those outstanding concerns, and those issues would need to be resolved before any by-law removing the holding designation would be passed. Opinion was expressed that passing these by-laws tells the public where the Council stands on these land use issues in order that they get dealt with. Further opinion was expressed that the holding provision provides the time required to deal with the servicing issue and then allows the resolution of the zoning and official plan issues.

There was discussion of the ramifications of these by-laws and the intent of the proposal. It was noted that the Regional Official Plan amendment has been completed and is in the process of being circulated. Further that the Town has in the past indicated to the school that the Town will proceed with their by-laws once the Regional Official Plan Amendment is completed. Opinion was expressed that passing the by-laws at this time does not deny the public their right to be heard in any way. There was discussion of the land use issue versus the servicing issue in this particular case. It was noted that the land use issue [has already been dealt with by Council and supported and that the servicing is separate. Further that by passing these by-laws, Council would be agreeing to the land use, however prior to any construction taking place. the Issue of servicing would need to be completed.

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

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 amendments to Zoning By-law Nos.78-85 and 93-14-2 1:

(a) No.94-95, to amend Zoning By-law No.78-85, as amended of the Town of Lincoln (Niagara Reformed Christian Education Association)

(b) No.94-96-Z 66, to amend Zoning By-law No.93-14-Z 1, as amended of the Town of Lincoln (Niagara Reformed Christian Education Association)

CARRIED (Council, May 2/94) -4

INTRODUCTION OF BY-LAWS

Moved by Ald.A.Danyiuck, Seconded by Ald.R.Rilkszo

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

(a) No.94-94, to adopt Official Plan Amendment NO% (Niagara Reformed Christian - Education Association),

(b) No.94-95, to amend Zoning By-law No.78-85, as amended of the Town of Lincoln (Niagara Reformed Christian Education Association).

(c) No.94-96-Z 66, to amend Zoning By-law No.93-14-2 1, as amended of the Town of Lincoln (Niagara Reformed Christian Education Association)

(d) No.94-97, to authorize execution of an agreement with the City of Niagara Falls for the provision of emergency fire dispatching services.

(e) No.94-98, to provide for participation of the Town of Lincoln Fire Department in the Niagara Regional Emergency Fire Service Plan and Program.

(f) No.94-99, to authorize execution of a contract agreement with Jagger Hims Limited (Quarry Road Yard Site Remediation Project).

(g) No.94-100, to authorize execution of a contract agreement with C.C.Parker Consultants Limited (Jordan Harbour Watermain and Sanitary Forcemain Project).

CARRIED

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

THAT By-law Nos.94-94,94-95 and 94-96-2 66, read a first time, be now read a second and third time and finally passed, and that the Mayor and Clerk sign and seal the said by-laws.

CARRIED AYE: Ald.Albers, Aid.Cousineau, Aid,Danyluck, Aid.Keiiy, Mayor Konkle
NAYS: Ald,Bald, Ald.Bilkszo, Aid.Butcher, Aid.Gretsinger --

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

That By-law Nos.94-97,94-99 and 94-100, read a first time, be now read a second and third time and finally passed, and that the Mayor and Clerk sign and seal the said by-laws.

CARRIED

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

That in recognition of all Lincoln World War Two Veterans and other citizens who

participated in the war effort, that June 6th, 1994. to November 11th, 1995, be declared "Canada Remembers. the 50th anniversary".

CARRIED

OTHER BUSINESS

BUDGETS -

The Chairman of Finance confirmed with members of Council the schedule for overall budget meetings to be held at 4:00 pm, Tuesday, May 17th, 1994. and Wednesday, May 18th, 1994.

There being no further business to discuss, the Mayor
(Dictation Date: May 3/04) Beamsville Room

May 4, 1991

Minutes of a meeting of the Recreation and Parks Committee held in the Beamsville Room at Town Hall on Wednesday, May 4, 1994 at 7:30 p.m. Present were Ald. tl. Bald, Chairman, Mayor R. A. Konkle, Ald. A. Gretsinger, Ald. F. Cousineau, Ald. A. Danyluck,
Staff Present: D. Wainman, Director, Recreation & Parks

DELEGATION

Scheduled delegation Kathleen Legget from the Society for Creative Anarchism cancelled. Mr. Wainman advised that the Society will probably be back in September to speak to Council on their proposal.

ACCOUNTS

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

THAT department payments in the amount of \$61,364.47 incurred in accordance with Council Policy A90-284 having now been audited by Committee be ratified by Council.

CARRIED

REPORTS

Grant Applications 13P1194-I 25

Mr. Wainman reviewed each individual grant application and advised Committee that the recommendations were based on the grants policy and the Council direction on no increase or decrease in grants and subsidies for 1994. -

1. Lincoln Minor Soccer Association

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

THAT the Recreation and Parks Committee recommend to Council that the Lincoln minor Soccer Club request of \$9,000.00 be approved.

CARRIED

2. Beamsville Minor Baseball Association

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

THAT the Recreation and Parks Committee recommend to Council that \$8,312.50 for a grant for the Beamsville Minor Baseball be approved.

CARRIED

3. Jordan Lions Minor Softball Association

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

THAT the Recreation and Parks Committee recommend to Council that \$5,225.00 for the Jordan Lions Minor Softball Association be approved.

4. Beamsville Lawn Bowling Club

CARRIED

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

THAT the Recreation and Parks Committee recommend to Council that \$190.00 for a grant for the Beamsville Lawn Bowling Club be approved.

CARRIED

5. First Vineland Boy Scouts

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

THAT the Recreation and Parks Committee recommend to Council that \$300.00 for a grant for the First Vineland Boy Scouts be approved.

CARRIED

6. Beamsville Strawberry Festival

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

THAT the Recreation and Parks Committee recommend to Council that a grant of \$3,325.00 for the Beamsville Strawberry Festival be approved.

CARRIED ... 2 7. Lincoln Concert Band

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

THAT the Recreation and Parks Committee recommend to Council that a grant of \$5,700.00 for the Lincoln Concert Band be approved.

CARRIED

8. Rockway New Horizons

Moved by Ald. A. Gretsinger, Seconded by Ald. A. Danyluck
TI-IAT the Recreation and Parks Committee recommend to Council that a grant of \$1,425.00 for the Rockway New Horizons be approved.

CARRIED

9. Club of the Twenty

Moved by Ald. A. Gretsinger, Seconded by Mayor R. Konkle
THAT the Recreation and Parks Committee recommend to Council that a grant of \$2,992.50 be approved for Club of the Twenty.

CARRIED

10. Lincoln Garden Club

Mr. Wainman advised the Committees that this was a new organization and that Town staff have been working very closely with the organization and that the grant request was for funds to help support projects that the club was undertaking in 1994.

Moved by Ald. A. Danyluck, Seconded by Ald. A. Gretsinger
THAT the Recreation and Parks Committee recommend to Council that a grant of \$800.00 be approved for the Lincoln Garden Club.

CARRIED

Mr. Wainman then advised Committee that the minor sport organizations will require funding at the start of their seasons in order to pay for various pieces of equipment etc.

Moved by Mayor R. Konkle, Seconded by Ald. A. Gretsinger
TI-IAT the Recreation and Parks Committee recommend to Council that the payment of grants for the minor sport groups be made immediately after final budget approval.

CARRIED

Linear Walkway Concept Plan - Beamsville RPH4-126

Mr. Wainman outlined to Committee a map that he has prepared that outlines a linear walkway system throughout the town of Beamsville. The map includes all existing walkways, proposed walkways, existing parks, proposed parks, schools and proposed schools. It also includes sidewalks that also act in the linkage system. Mr. Wainman explained that the purpose for developing such a map was to be able to provide it to the public so that they are aware of what is available to them for a walkway system and also it can be made available to the development community so that they are aware of what the Town's expectation is in providing a linear walkway system throughout the community.

Moved by Ald. F. Cousineau, Seconded by Ald. A. Danyluck
THAT the Recreation and Parks Committee recommend to Council that the attached concept plan for linear walkways - Beamsville be approved for use in the Town of Lincoln.

CARRIED

CORRESPONDENCE

I. Letter received from the Lincoln Agricultural Society.

Mr. Wainman advised Committee that he had received a letter from Mr. Murray Pink, president of the Lincoln Agricultural Society. The letter outlining a couple of concerns first being the issue of an outstanding bill for fire services from the 1992 fall fair. Mr. Pink explained in his letter that it was understood by the agricultural society that the Town had waived the charges for the fire service. Mr. Wainman advised the Committee that he had discussed this matter with the fire chief and the clerk and both indicated that they were not aware of the Town ever waiving the charges for this 1992 bill.

The second concern addressed in their letter was in regards to the arena and the condition of the washrooms during their home and garden show in April. The final point in their letter was a request that the Town investigate the possibility of purchasing a portable stage, possibly in partnership with the agricultural society. The agricultural society is aware of such a stage made available through Kenpo Karate Canada.

The Committee then discussed each of the concerns firstly the outstanding fire bill service and it was pointed out that the Town had also been billed for repairs and work at the agricultural society in the summer of 1993 and it was felt by Committee that the issue could be resolved by both parties giving forgiveness to each other on the respective invoices. Committee also discussed the possibility of looking into the portable stage and that they felt it warranted some investigation into its availability.

Moved by Ald. F. Cousineau, Seconded by Ald. A. Gretsinger
THAT the Recreation Director and the Treasurer (or his designate) be authorized to negotiate a mutual write off of sums allegedly owed to the Lincoln Agricultural Society by the Town and sums allegedly owed to the Town by the Lincoln Agricultural Society with respect to bills of the Fair of 1992 and the several physical damages on the fairgrounds and buildings.

FURTHER THAT the amounts involved not be in excess of \$1,200.00 in either case.

CARRIED

OTHER BUSINESS

Environmental Assessment - Proposed Municipal Sports Park

Mr. Wainman advised Committee that he had Arcturas Engineering perform an environmental assessment phase one on the proposed municipal sports park site and that the results of this study

indicated that there were no major environmental concerns with this property.

Mr. Wainman advised that any works as a result of the recommendations regarding the environmental assessment could be handled during the development of the park.

ADJOURNMENT

The Committee then moved into closed session regarding a land issue. Committee rose without report.

- CHAIRMAN SECRETARY Council Chambers

Town Hall

May 9, 1994

Minutes of a meeting of the Town's Planning Committee held in the Council Chambers on Monday, May 9, 1994, at 7:00 pm. Committee members in attendance were: Ald. R. Kelly (Chairman), Ald. F. Cousineau, Ald. R. Bilkszto, Ald. H. Bald and Mayor R. Konkle. Staff in attendance: C. Held (Director of Planning & Development) and K. Dale (Deputy Director of Planning and Development).

ACCOUNTS

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

THAT Department payments in the amount of \$2,376.92 incurred in accordance with Council Policy A93-342 having now been audited by Committee be ratified by Council.

CARRIED

SCHEDULED DELEGATIONS

None Scheduled

PLANNING DEPARTMENT REPORTS

(A) PDR 94-127 - FILES 16-4-1 & 16-35

ANNUAL MONITORING REPORT. MUNICIPAL HOUSING STATEMENT

AND URBAN NEEDS STUDY

After considering PDR 94-127, the Committee adopted the following recommendation:

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

Re: Annual Monitoring Report, Municipal Housing Statement and Urban Needs Study

"THAT PDR 94-127 be received as information and that staff continue to monitor the Municipal Housing Statement and the residential land supply, commercial floor space potential and industrial land supply on all annual basis."

CARRIED

(B) PDR 94-128 - FILE 38-79

REQUEST TO REMOVE PART-LOT CONTROL

After considering PDR 94-128, the Committee adopted the following recommendation:

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

Re: Request to Remove Part-Lot Control (Dave Gowans)

For the reasons outlined in PDR 94-128, it is hereby recommended:

That a by-law be prepared to remove Part Lot Control from Lots 14 to 23, 48 to 51 and 52 to 55, 30M-218 and that the Region be requested to approve the said by-law.

That following the sale of all semi-detached units, that Part Lot Control be reinstated.

CARRIED

(C) PDR 94-132 - FILE 1-21

STATUS OF ALL ACTIVE DEVELOPMENT APPLICATIONS

up to and including April 28, 1994 -

After considering PDR 94-132, the Committee adopted the following recommendation:

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

Re: Status of All Active Development Applications to April 28, 1994

"THAT PDR 94-132, 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 Condominium Applications in the Town of Lincoln, up to and including April 29, 1994, BE RECEIVED as information."

CARRIED

(D) PDR 94-131 - FILE 1-21

STATUS OF MAJOR SITE PLAN AND SUBDIVISION DEVELOPMENTS up to and *

including December 31, 1993.

After considering PDR 94-131, the Committee adopted the following recommendation. Moved by Ald. R. Bilkszto, Seconded by Mayor R. Konkle

Re: Status of Major Site Plan and Subdivision Developments to December, 1993

"THAT PDR 94-131 be RECEIVED as information."

CARRIED

(E) PDR 94-130 - FILE 1-21

STATUS OF ACTIVE LAND DIVISION COMMITTEE AND

COMMITTEE OF ADJUSTMENT APPLICATIONS -

After considering PDR 94-130, the Committee adopted the following recommendation

Moved by Mayor R. Konkle. Seconded by Ald. R. Bilkszto

Re: Status of Active Land Division Committee and
Committee of Adjustment Applications
"THAT PDR 94-130 being the Status of Active Land Division Committee and Committee of Adjustment
Applications up to April 29, 1994, BE RECEIVED as information."

CARRIED

CORRESPONDENCE

The following correspondence were received for information

(A) Copy of letter dated March 31, 1994, from the Mayor of Mississauga, directed to the Minister of Housing -
re Bill 120 - Basement Apartments -Right of Entry

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

Re: Basement Apartments

THAT the Council of Lincoln supports Resolution 91-94 passed by the Council of the City of
Mississauga on March 30, 1994 and that, in particular, action be taken to allow right of entry to basement
apartments for Municipal Fire Prevention Officers and the registration with the municipality of all such
apartments by their owners.

R&F

(J3) Copy of letter dated April 11, 1994, from Regional Niagara Planning and Development Department, to
Town Clerk - re Sketching the Niagara Region's Development Pattern for 2041 (DPD 46-91).

R&F

UNSCHEDULED DELEGATIONS

There were no unscheduled delegations.

NOTICE OF NEW BUSINESS

o Blair Ontario Municipal Board Hearing

Carl advised that the Hearing was adjourned until November 1994 because the applicant had not completed
all the required studies.

o Liollick Ontario Municipal Board Hearing

Carl advised that the Liollicks have withdrawn their referral request to the Town's Official Plan and therefore
the Ontario Municipal Board Hearing has been cancelled.

ADJOURNMENT

The Chairman then declared the meeting adjourned.

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SECRETARY CHAIRMAN

Prepared by: K. Dale, Deputy Director of Planning and Development

Dictation Date: 94 05 10

Circulation Date: 9405 10 Beamsville Room May 10th, 1994

Minutes of a meeting of the Campden On-Site Correction Study Steering Committee, #94-03, held on May 10th
1994, at 1:30 p.m., in the Beamsville Room. Those in attendance were: A. Braithwaite (Ministry of the Environment
and Energy), K. Jobic (Ministry of the Environment and Energy)* L. Killins (Region of Niagara Health Services
Department), G. Murray (Region of Niagara Health Services Department), T. Whitelaw (Region of Niagara Planning
Department) # D. Cherrington (Region of Niagara Public Works Department), Ald. A. Danyluk (Ward 4 Alderman),
C. Held (Director of Planning) and G. Holman (Director of Public Works)*

REVIEW OF MINUTES FROM PREVIOUS MEETING - MARCH 7TH, 1994

The Committee reviewed the minutes and noted that no revisions were necessary.

REVIEW OF FINANCIAL FEASIBILITY STUDY -----

At the last Committee meeting* the group decided to review the financial feasibility study and provide comments
related to its completeness, its compliance with the EA requirements, its compliance with the Ontario Clean Water
Agency, funding criteria and the accuracy of estimated costs.

A. Braithwaite pointed out that although it is suggested in the report that the intention is to comply with the EA
requirements, there are a number of considerations which have not been properly addressed*. She noted that in
particular, the do nothing alternative had not been properly pursued. In addition, there was no consideration for
natural* social, cultural or technical factors in the final evaluation. It was pointed out that the intention was to
provide a Financial feasibility study, with a specific objective of determining whether or not a communal approach to
this problem could be afforded.

L. Killins pointed out that the costs are fairly representative for on-site corrections, as no major changes have been
experienced in costing over the past couple of years.

T. Whitelaw indicated that the costs used for the analysis are based on the conventional construction methods for
water and sewer installations, and that there may be a suitable alternative involving a communal system with
reduced design criteria. In particular, he noted that there were a number of solutions provided at a seminar
discussing problem environment for septic systems and communal treatment options. We noted that this document
should be used as a resource document for the ongoing study.

Ald. A. Danyluk pointed out that in his review of the financial feasibility study, there have been a number of changes
and that the inventory should be updated, so that an accurate assessment of the necessary works is provided.

Campden On-site Correction Study Steering Committee -2- May 10/94

LEGAL AUTHORITY TO ENFORCE ON-SITE SEWAGE TREATMENT

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Mr. Keith Anderson, Ministry of the Environment, ..-
637 Niagara Street North, w rz i: :r Welland, Ontario. -- -, ii; ~ . . , .X^C -7 -:; ~ . . .", - . . , -, RE: Hamlet of
Carnoden - Report :o, of Defective Sewaae Disoosal LRritsi i: --.-- ::, . - :? 17 . . . : -I ." Dear Mr. Anderson:
8-, ;j .. -4 i.,... ?I l' As per your request, please Find enclosed my "Gz; =I :Z comments regarding the defective
sewale disposal units in the ~iim%t -"
of Campden.
Yours truly,
Lyle Killins, C.P.M.I. (C) For: J.N. Surkholder, M.D. ,D.P.H., %edlcal Officer of Health TO: iir. Kei ti1 Anderson,
ilministrv of the E~iviro~li~ient:
TR0t.l: Lyle Killins
RE: Hamlet of Campden, Defective Tewa~ Disposdl Untt~
UATt: June 26, 1991
Please be advised that in response to your request, site visits iiere con- ducted on the 19 lots identified as having
defective sewaqe disposal units in 1988 Health Services Report,
Under consideration was possibility of whether the mal-functionin? systems could be repaired utilizing Class IV or
V1 sewaqe systems. e
Four lots with direct discharges contain insuffjcient area to alloii for the installation of a Class IV or VI system in
compliance with Ontario Regulation 374/81 as amended. The sites are unable to meet minimal distance
reuirements.Thirteen lots had sewage ponding. These lo.t~ have fnsufficient land area to allow for compliance with
the Regulations. Substantial area
is covered with a building (house) and building amenities including qaraaes, sheds, swimming pool, boat and
equipment storage. Also, randon tir.illed wells are scattered throughout the area. it is not possible to maintain
minimal separation distances. There is one lot 'located on north side Fly Road, west of Campden intersection. The
potential for a Class VI system would require a raised filter bed. Additional suitable fill material would be required.
Potential exists f3r irr~act on existing drainage patterns. With proper engineering design and construction, the lot
would appear adequate to maintain an on-site sewaqe disposal system,
Another lot located on the east side of Campden Road North (ex.treme north) has sufficient area to allow for the
installation of a Class IV or VI system which would require the addition of suitable fill material, Potential exists to
impact on existing drainage patterns,
In summary, existing mal-functionin? sewaqe disposal systems (except "ihe 2 individual lots) could not be updated
or repaired by the installation of a Class IV or VT sewaqe system as per Ontario Regulation 374/81. Available land is
such that insufficient area exists to allow for minirnai distance separation to be maintained ie water supplies, lot
boundaries, house set hacks etc. Defective Sewaqa Disposal Units iarilet of aden bnt'dl - .- - A-.-- 9 --
in addition, the increased on-site loading may tend to allow and/or create increased ground water contamination, kt
present, a substantial amount: of effluent appears to be discharoed off ssite via surface drains. Desiqning and
enqineering individual systems to neqate surface water drainage problems would be most difficult due to the
aresence of building amertities, fence, building a'nd well locations.
As indicated in previous reports, the installation of a communal municina? sewaqe disoosal system would appear to
be the desired means of resolving the existing sewaqe problems in the Hamlet of Campden,
K~specLfully submitted Tilt: overi3li trbjeciives of rlrri sriiciy are gerleraliy described as follows:
a) To identify site specific improveii~ent options related to failed septic systems
(or anticipated failed systems) and grouid water quality in Campden. One
should address the requirements far f~iture private services within The hamlet
area. Remediation) measures to be considered an long term basis for existing
arid proposed sewage systems.
Reference previous reports and recommendatinn so as not to reiterate issues
by:
Con.iirming study recommendations, ie.
il address long term viability of system repair;
ii)? develop implementation strategy;
iii) monitor and advise.
51 Recognize existing storm drainage patterns and the potential to contribute to
existing sewage disposal problems. Develop a master drainage plan for tho

minutes of a meeting of the Town of Elgin, held in the Beamsville Room, on Wednesday, May 11, 1994, at 7:00 p.m., Present were: Ald. A. Grelsinger (Chairman), Ald. P. Butcher (Vice-Chairman), Mayor R. Konkle, and Ald. J. Albers (Director of Public Works).

ACCUSED - - - - -

Moved by Ald. J. Albers, Seconded by Mayor R. Konkle, That Department payments in the amount of 618,660.24 incurred in accordance with Council policy A-93-2M2 having now been audited by Council be ratified by Council. CARRIED

Moved by Ald. J. Albers, Seconded by Mayor R. Konkle, That Department payments in the amount of \$264,942.06 incurred in accordance with Council policy A-93-342 having now been audited by Committee be ratified by Council. CARRIED

PIPES. Christy was interviewed, however, the Committee discussed the complaints they have received concerning the quality of drinking water and damages resulting from hydrant flushing.

The Director explained that this complaint was symptomatic of old cast iron water mains, and although it left some occasional inconvenience and minor damages, the drinking water quality and pressure still meet normal standards.

Ald. Vacca questioned how and when water mains are replaced, and noted that the frequency of damaged washing and other inconveniences has increased.

Hillview Drive watermain is scheduled to be replaced in 1994.

Ed Christie spoke regarding similar concerns for water quality and damages in laundry.

The residents submitted a petition to the Committee which summarizes the neighborhood's concerns (attached).

The Committee directed staff to undertake a complete investigation and report back the results.

PEDESTRIAN ACCESS, ONTARIO STREET TO HARTWOOD AVENUE, P. 12-94-34

The Committee discussed the need to expedite efforts to achieve a result that already existed, and noted that the property owner must have been fully aware of the legal and practical issues related in the property's public works.

Committee - May 11, 1994

Moved by Mayor R. Konkle, Seconded by Ald. J. Albers, That the Public Works Committee recommend to Council that the need to continue existing use of the pedestrian access between Ontario Street and Hartwood Avenue be confirmed.

The staff be authorized to arrange for a legal survey and property appraisal for a 2*3 metre wide strip along the north limit of Lot 12 of the Academy Gardens Sags 1 development, also known as 504.2 Hartwood Avenue.

FURTHER INFORMATION staff be authorized to negotiate with Mr. & Mrs. Finlay for the acquisition of these lands and that the results of the negotiation be brought to the Public Works Committee for consideration.

I.O.S.

ASSUMPTION OF THE GLEN ELGIN SUBDIVISION, P*W- 94-135

The Committee questioned the potential for precedence, and discussed other matters related to Mr. Delaat's satisfaction with the work on the outlet.

Moved by Ald. J. Albers, Seconded by Mayor A. Mookle, That the Public Works Committee recommend Council that in recognition of the circumstances affecting the completion of the outstanding deficiencies in the Glen Elgin subdivision that staff be authorized to inform the developer to complete the following works: 1 + submit an undertaking guaranteeing the municipality that T Street investments will be responsible for all costs incurred with the installation of a storm sewer lead and catch basin, including appropriate lot grading; 2. that upon successful completion of this work, staff be authorized to prepare the by-law authorizing tile assumption of the Glen Elgin subdivision for future consideration of Council; 3. that the easement agreements prepared affecting this work be registered by the Town Solicitor at the earliest possible opportunity.

CARRIED

CONSULTING ENGINEERING PROJECT ASSIGNMENTS, REQUEST FOR PROPOSALS, P.U+ 94-136

Moved by Ald. P. Bulcher, Seconded by Mayor R. Konkle, That the Public Works Committee recommend to Council that Public Works staff be authorized to request

proposals for capital works projects identified in the draft capital budget in order to accommodate the construction schedule for these projects.

CARRIED

MAPLE MEADOWS SUBDIVISION AGREEMENT P. W - \$4-137

Moved by Mayor R. Konkle, Seconded by Aid. J. Albers THAT the Public Works Committee recommend to Council that staff be directed to prepare a by-law authorizing the amendment of the existing Maple Meadows subdivision agreement.

FURTHER THAT the Solicitor review the amendment prior to re-registration*

CARRIED OTHER REPORTS - - - - - " * -

May 11, 1994

APPLICATION 70 CLOSE: PART OF TIE UNOPENED ROAD ALLOWANCE

BETWEEN LOTS 10 & 11, CONCESSION 4 (CANTON) C-94-129 - - - - - " . .

The Committee requested clarification of the status of the road allowance in Concession 4 affecting the Wiersma property, and the "risk" of refusal provisions of the Municipal Act*

Moved by Aid. P. Butcher, Seconded by Mayor R. Konkle

THAT the Public Works Committee recommend to Council that the Clerk be authorized to proceed with the necessary steps and by-law to close the subject road

allowance between Lots 10 & 11, in Concession 4 of the former township of Clinton and thereby the subject lands pursuant to the Municipal Act at the value determined by an appraisal to be set by the Clerk of Council.

FURTHER THAT the applicant, Mr. Lienk Sypkes, be advised that he will be responsible for all costs involved in proceeding with closing and conveying the subject road and all other legal appraisal and advertising costs*

CARRIED

MEMORANDUMS - - - - - " -

1994 INTERIM REQUEST FOR NORMAL AND SUPPLEMENTARY SUBSIDIES

This memorandum prepared by the Director of Public Works was received and filed.

NOTICE OF MEETING

- - - - - " -

PARKING - SENATOR GIBSON SCHOOL

Committee was informed that parking problems at Senator Gibson School continued, and that consideration of this issue should be a major concern when the school plans to expand.

UNIVERSITY DRIVE AND LINDEN STREET

The Committee directed staff to investigate the condition of University Drive and Linden Street, and take appropriate action.

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

*

(dictation date: May 12th 1994) Lincoln Chambers

May 16th, 1994

Memorandum of a Public Meeting regarding a proposed by-law under the Development Charges Act held in the Lincoln Chambers, on Monday, May 16th, 1994, at 6:30 p.m. All members of Council were present and the meeting was chaired by Mayor R. Konkle. Staff present: K. Kruger (Town Clerk).

PUBLIC MEETING, PROPOSED BY-LAW UNDER THE DEVELOPMENT CHARGES ACT

Mayor Konkle opened the public meeting and advised that the meeting is being held as required under the Development Charges Act and is to provide an opportunity for members of the public to review the information and ask questions and make presentations regarding proposed development charges for the Lincoln Hydro Electric Commission.

Mr. John Alton, Manager of the Lincoln Hydro Electric Commission was present to review information before Council and respond to any questions. Mr. Alton introduced Mr. Craig Binning of C.N. Watson & Associates Limited, the Hydro Commission's consultants who prepared the development charges study. He also advised that Mr. Phil Andrewes and Mr. Bill Rennie, Commissioners with the Lincoln Hydro Electric Commission were present, as well as staff member, Gerry Hagar.

Mr. Alton advised those present that at the Open House held from 4:00 pm - 6:00 pm

earlier in the day, two guests had attended to ask questions regarding the proposed development charges. He advised that for this public meeting, the draft report prepared by C.N. Watson as well as a draft development charges by-law were before members of Council and the public for discussion and input.

Mr. Binning then outlined the reason for the public meeting under the Development Charges Act. He stated that the report before the Town is a draft report for establishing development charge calculations. Mr. Binning then outlined the basic summary of the report including a description of the development charge, the development charge components, a description of growth related services, LHEC load growth forecast, net growth related capital cost analysis, growth related expansion of electrical grid, development charge calculations and a comparison of the proposed development charge with other hydro commissions.

Following Mr. Binning's presentation, Mayor Konkle inquired if there are any members of the public wishing to ask questions or speak with respect to the proposed development charges.

Mr. Alex Robertson of 4329 West Avenue was present and expressed some concerns. Mr. Robertson advised that he called the LHEC office with questions and could not receive satisfactory answers. He advised that from the information he has heard this charge relates to new development but that he was not under that impression from the advertisement in the local paper but rather thought it would be with respect to rates and so on. He raised a concern with respect to the notice of public meeting in that there was no details in the ad on what was being proposed for discussion at the public meeting.

Following Mr. Robertson's presentation, Mayor Konkle confirmed that there was no-one else present who wished to speak from the public regarding the proposed development charges.

Members of Council then raised questions regarding the development charges. Ald. Cousineau raised concerns with respect to the affect of development charges on attracting new industry to the municipality. He questioned whether development charges may further discourage new industry. He also asked for an estimate of the amount of the development charge as proposed on a sample commercial business and asked how they may compare with for example, New York State. Mr. Alton noted that in comparison to other hydro areas in Ontario, the development charges as proposed are average. With respect to sample costs, he outlined the amounts which would have been collected from the recent Comisso development. He also noted that the capital cost to the hydro commission to supply the new Comisso development was funded by all of the LHEC ratepayers since there was no authority for the Hydro Commission to collect those capital costs from the developer.

Members of Council expressed further concerns with the affects on industry and the Town's ability to attract new commercial/industrial development. There was further discussion of the situation with Ontario Hydro and their difficulties. (Pub. Meeting, May 16/94) -2-

Ald. Albers raised questions regarding the figures in the draft report regarding the development charge for KVA. He clarified that the intention of the development charge is to recover capital costs but noted that in the case of Comisso's, the development charge would have been \$127,000. He questioned whether the development would have been built if that cost had been in place.

John Alton reviewed the figures and noted that the conversion done in the draft from the square foot basis to KVA was in error and that in the case of the Comisso development, the development charge should have been in the neighbourhood of \$12,500. He noted that the intent is that the overall net capital costs are to be recovered over time from all new development and their various requirements.

Member; of Council discussed amounts which would be collected through development charges and further discussed Ontario Hydro. Mr. Alton discussed the impost fees which were in place prior to the Development Charges Act and also outlined the differences between Ontario Hydro and the Lincoln Hydro Electric Commission.

Ald. Kelly questioned if the development charges were not approved then what method could be utilized to do the work by the LHEC. Mr. Alton advised that the Commission would have the choice to increase its rates to all its customers or not supply the capital equipment needed for new development. Ald. Kelly further discussed attracting new industry and possible affects of a new development charge. Mr. Alton noted some examples of fees in surrounding municipalities and the respective development progress. He expressed opinion that the issue was largely one of supply and demand regardless of the development charge.

Ald. Cousineau suggested that there are differences between residential and

commercial/industrial fees and further discussed the figures in the draft. In response to questions, Mr. Alton noted that he believed the development charge for a 1.500 KVA service would be approximately \$12,000 and not the \$127,000 which the figures would indicate. He stated that this would need to be revisited. Ald. Aibers then discussed the rationale in the calculation of development charges for both residential and non-residential uses.

There was discussion and general agreement that the KVA requirements is the proper basis for calculating development charges in the case of hydra.

Upon conclusions of discussions with members of Council, Mayor Konkle confirmed that there was no-one else present who wished to speak with respect to the proposed development charges. There being no-one present wishing to raise questions or make presentations, the Mayor declared the meeting closed.

CHAIRMAN

(Dictation Date: May 18/94)

SECRETARY I I I [. It . ii I lil,tt 1, . t'li~t!~ u~I;\,! ,,,,I I\,IZ~~,UI,~~I t ,TI lib-

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Mr. Keith Anderson,

Ministry of the Environment,

637 Niagara Street North, . * 3 :: :> !,; : " Welland, Ontario. - *-- 11,a : . : , ;z . - :

" ~... --. '3 RE: !+amled of Canloden - Report :~> , _I

of Defective Sewage Disposal IF?74 tsl:: ::* . z ,... Dear Mr. Anderson: ...- ..+ :: ; ,

C>" . . . ; , 9

"3 f2 As per your request, please find enclosed rnv "-* c, := cornvients regarding the defective sewage disposal iin-its in the nam%t -"

of Canpden.

Yours truly,

,I 1 / ./ . GG-5 C r&?" *'.-----.... J

Lit: jz

Encl.

Lyle Killins, C.P.I.I.(C)

Far: J,N. Burkhalder, M.D.,D.P.H.,

Medical Officer of Health rROL: Lyle Ki llins

RE: iianlet of Canipden, Defective? Sewafle Disposal Units

DATL: June 26, 1991

Please be advised that in response to your request, site visits were conducted on the 19 lots identified as having defective sewage disposal units in 1988 Wealth Services Report.

Under consideration was possibility of whether the mal-functioning systems could be repaired utilizing Class IV or VI sewage systems.

Four lots with direct discharges contain insufficient area to a"iIOi.i for the installation of a Class IV or Vi system in compliance with Ontario Regulation 374/81 as amended. The sites are unable to meet minimal distance requirements. Thirteen lots had sewage pondina, These lots have insufficient land area to allow for compliance with the Regulations. Substantial area is covered with a building (house) and bui lding amenities includiw qaraqes, sheds, swimming pool, boat and equipment storage. Also, randon drilled wells are scattered throughout the area. It is not possible to maintain minimal separation distances. There is one lot located on north side Fly Road, west of Campden intersection, The potential for a Class VI system would require a raised filter bed. Additional suitable fill material would be required. Potential exists for impact on existing drainage patterns, With proper engineering design and construction, the lot would appear adequate to maintain an on-site sewage disposal system.

Another lot located on the east side of Campden Road North (extreme north) has sufficient area to allow for the installation 0% a Class IV or VI system which would require the addition of suitable fill material, Potential exists to impact on existing drainage patterns.

In summary, existing mal-functionin? sewage disposal systems (except the 2 individual lots) could not be updated or repaired by the installation of a Cla?is IV or VI sewage system as per Ontario Renulation 374/01. Available land is such that insufficient area exists to allow for minimal distance separation to he c~aintained ie water supplies, lot boundaries, house set backs etc. Defective Sewage Disi)osnl . Units L . Harilel: of Cam~den kontkd)

In addition, the increased an-site loading may tend to allow and/or create increased ground water contamination. At present, a substantial amount of effluent appears to be discharged off site via surface drains. Designing and engineerins individual systems to negate surface water drainage problems would be most difficult due to the nresence of building amenities, fence, buiiding and well Incat'ians.

As indicated in previous reports, the installation of a communal municipal sewage disposal system would appear to be the desired means of resolving the existing sewage problems in the Hamlet of Campden.

Respectfully submitted

LK: The following objectives of this study are generally described as follows:

a) To identify site specific improvement options related to failed septic systems (or anticipated failed systems) and ground water quality in Campden. The study should address the requirements for future private services within the hamlet area. Remedial measures to be considered on a long term basis for existing and proposed sewage systems.

Reference previous reports and recommendations so as to reiterate issues by:

Confirming study recommendations, i.e.

- i) address long term viability of system repair;
- ii) develop implementation strategy;
- iii) monitor and advise.

5.1 Recognize existing storm drainage patterns and the potential to contribute to existing sewage disposal problems. Develop a master drainage plan for the target area.

c) Develop a cost effective strategy for implementing site specific corrections referred to in items (i) and (iii).

d) Develop comprehensive policies for the installation, administration and monitoring of the action plan.

Specific Terms of Reference -

1. Collect, examine and verify completeness of all available background reports, plans, statistics and publications that have relevance to the study including but not limited to:

Town of Lincoln Official Plan

Town of Lincoln Zoning By-law

Canadian Sanitary Survey, Regional Health Services Department, July 1988

Sanitary Survey, Village of Lincoln - Town of Lincoln, Niagara District Council Unit, July 1970

Regional Niagara Policy Plan

Regional Niagara Act

Campden Water and Sewer Servicing Feasibility Study, February 1994. (If acceptable, proceed from here, also include Town of Lincoln Storm Water Master Plan)

Incorporation of the Reasonable Use Concept into MOEE Groundwater Management Activities, No. 15-087-01, May 1986

Guidelines for the Remediation of Groundwater Quality Interference Problems, No. 15-10-01, November 1986

The Use of Holding Tanks in Sewage Systems Under Part VI of the Environmental Protection Act, P.J.N. 08-05-01, May 2, 1988.

Region of Niagara Reports

a) BEP-3250, June 11, 1991

b) BEG-394 (119), March 26, 1991

c) DEC-342 (289), November 8, 1988

d) DEA-264 (17), September 10, 1985

e) RIMN Planning Report DPD 146, Item 92 dated January 24, 1992

Town of Lincoln Storm Water Master Plan

Regional Municipality of Niagara, Financial Feasibility Study for Water Supply Alternatives for the Town of Grimsby and Communities of Bealville and Smithville by Bore and Starrie Ltd., dated June 1988.

Regional Municipality of Niagara, Consultation and Comments on Water Supply Study for Grimsby, Lincoln and West Lincoln by Gore and Sforza Co., dated September 1989

2. Collect information sufficient to prepare a hydrogeological profile of the study area. The objective of the hydrogeologic survey is to include:

- a) determination whether private system replacement or upgrade is technically feasible;
- b) determination whether private onsite program will provide a long term solution for sewage disposal;
- c) determination if upgrade to area wells would render potable water supply.

The study should also include a determination of the need for remedial repairs to the water supply system if sewage disposal problems exist, and to provide a recommendation for the remedial actions to be given to long term

4 Provide an overview of storm water trends and the development of a strategy for controlling surface water run-off to reduce the impact on existing proposed sewage disposal systems.

5. Collect necessary field data sufficient to produce a master lot grading plan which includes the determination of outlets and the assessment of downstream affects.

6 Work co-operatively with Steering Committee established for this study within a maximum 8 month period.

7. Provide a study schedule that will allow the achievement of all identified in these Terms of reference.

8. Prepare, submit and present ten (10) copies of the study report to the Steering Committee and make any refinements necessary prior to presenting the final report to the Town of Lincoln Council. Lincoln Chambers

May 16th, 1994

The Council of the Town of Lincoln met in regular session on Monday, May 16th, 1994, at 7:30 p.m. in the Lincoln Chambers. All members of Council were present and the meeting was chaired by Mayor R. Konkle. Staff present: K. Kruger (Clerk), C. Held (Planner), G. Hoiman (Director of Public Works) and D. Wainman (Recreation Services Co-ordinator).

Moved by Ald. R. Keily. Seconded by Ald. F. Cousineau

THAT the minutes of Council's regular meeting of May 2nd, 1994, be adopted as circulated. CARRIED

DELEGATIONS -

BEN PARISI, REVENUE & A.D.A.

Mr. Parisi was present to advise members of Council and the public of the single business registration number pilot project being undertaken by Revenue Canada in the St. Catharines area. He advised that he is the co-ordinator for the project in the area and that the new numbering system is intended to replace the multiple numbers that the businesses now need to conduct business with the Federal Government. He then outlined the general program and advised that the initial services will include an integrated accounting registration, a streamlined approach for opening additional accounts, a consolidated approach to changing account information and integrated business program inquiries. Mr. Parisi invited the Town to have representatives at one of the information sessions on May 24th, 25th, or 26th, 1994.

Members of Council raised questions regarding the GST and affects on the numbering system in light of the fact that it is likely to be changed or replaced by the Federal Government. Members of Council also raised questions regarding confidentiality in the numbering system and the potential to extend the numbering system further to include other Federal and Provincial programs as well. Mr. Parisi advised that it is the intent of the project to possibly extend to both other Federal programs as well as provincial ones. Members of Council suggested that although this program is a step in the right direction, a pilot project should be done to integrate all programs as is finally intended and therefore all levels of government should be involved. Mr. Parisi discussed the difficulties in co-ordinating for the three departments of Revenue Canada and suggested that the project does propose to expand.

AMBRICK. RE: BARTLETT CREEK DRAIN ..

Mr. Philbrick was present to speak to Council regarding proposed works for the Bartlett Creek Municipal Drain. Mr. Philbrick discussed some information which he has received from the Town with respect to the Town's abilities to clean up the ditch. He advised that he has walked a large stretch of the creek and that it is clear from the lake for a stretch. He also advised that he believes the various culverts and the creek can handle sufficient water if the creek is simply cleaned up. Further that the culvert installed by the Town under Greenlane is the smallest and worst culvert. He questioned what the Town's plans were for construction of the drain and whether the Town intended to widen the creek. Finally, Mr. Philbrick suggested that if the Town cleaned out the roots and trees and so on, the creek could handle sufficient water for any storm. Members of Council discussed whether the Town had the legal right to undertake works on the creek on private property and whether any by-law could be passed requiring property owners to keep the portion of the creek on their property cleared. In response to questions from members of Council, the Director of Public Works outlined where the project stands currently and engineering works being carried out.

Mrs. Austin addressed Council and noted the letter which she had submitted to the members of Council earlier in the day. She expressed opinion that the proposed Zoning By-law imposes the Bartlett Creek Municipal Drain and Master Drainage Plan in disguise, in response to questions from Mrs. Austin, the Chairman of the Planning Committee confirmed that the proposed by-law has been recommended by the Planning Committee to Council. He further suggested that this is a land use situation and not implementation of the Master Drainage Plan. (Council, May 16/94) -2-

Mrs. Austin expressed further concern that the proposed amendment implements the Bartlett Creek Drain and could be implementing it under the Drainage Act. Mrs. Austin further discussed information received from the Town's Planning Department regarding floodplains being shown by way of environmental conservation zones in other areas and stated that she could not find where floodplains have been shown anywhere else on official documents in either the Town of Lincoln or the Town of Grimsby. Mrs. Austin stated that floodplains as depicted in the Master Drainage Plan are not accurate and are discriminatory, as they use full development of the Town which has not happened yet. She stated that development should not be affecting other properties. She expressed further difficulty with the wording in the by-law using reference to the Master Drainage Plan.

In response to questions from members of Council, the Director of Planning stated that there are other areas where the floodplain is included in an environmental conservation zone for example, lands surrounding the Konkle Creek. There was discussion of the differences in the new Official Plan with respect to the former Hazard designation and the environmental conservation designation. The Director further stated that an EC zone would be established where flooding occurs. He further stated that floodlines are determined by the NPCA and the Town relies on their information for these boundaries. He further stated that the proposed amendment before Council is the result of the NPCA response to the Town's initial comprehensive Zoning By-law No. 93-14-2 1. He stated that the NPCA has identified these other areas which should be in EC zones. Members of Council further discussed similar zonings within the Town of Lincoln and also discussed the Town's Master Drainage Plan.

REPORTS

RECREATION & PARKS COMMITTEE

Members of Council noted that following this Committee meeting, there was discussion with respect to driver examination days for seniors and that although there was agreement to request certain actions from staff, such requests should be done by formal resolution. They noted that this may come up under "Other Business" at tonight's meeting.

Moved by Ald. H. Baid. Seconded by Ald. J. Aibers

That the Recreation & Parks Committee minutes of May 4th, 1994, being its report to Council, be adopted and the recommendations contained therein be approved and acted upon.

CARRIED

BOARD OF MANAGEMENT/STEERING COMMITTEE

Moved by Ald. J. Aibers. Seconded by Ald. H. Baid

That the Board of Management/Steering Committee minutes of May 4th, 1994, be adopted as circulated.

CARRIED

Members of Council noted that on page 2 of the minutes, there is a motion regarding Bill 120, Basement Apartments, which should be indicated as having been "carried", not "received and filed",

Moved by Ald. R. Keily. Seconded by Ald. F. Cousineau

That the Planning Committee minutes of May 9th, 1994, being its report to Council, be adopted and the recommendations contained therein be approved and acted upon. CARRIED

Members of Council inquired as to what actions would take place if the minutes were adopted with respect to Report P.W. 94-134. There were questions as to what would then be the direction for staff. Comments were made that there would be no direction for staff to proceed in any way in the matter.

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

That the Public Works Committee minutes of May 1st, 1994, being its report to Council be adopted and the recommendations contained therein be approved and acted upon. CARRIED (Council, May 16/94) -3

Members of Council suggested that an appropriate time for discussion of possible projects for this grant program would be at the special budget meeting to be held

Tuesday, May 17th, 1994.

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

THAT Council has considered the requirements of Paragraph i 7 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 amendments to Zoning By-law Nos. 78-85 and 93-14-2 1:

(a) No. 94-101-Z 67. to amend Zoning By-law No. 93-14-2 1, as amended of the Town of Lincoln (NPCA, general amendment)

(b) No. 94-102% 68. to amend Zoning By-law No. 93-14-2 i. as amended of the Town of Lincoln (NPCA, floodplain)

(c) No. 94-103-169, to amend Zoning By-law No. 93-14-2 1, as amended of the Town of Lincoln (NPCA, 100 year erosion limit)

CARRIED

BY-LAWS

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

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

(a) No. 94-101-Z 67, to amend Zoning By-law No. 93-14-Z 1, as amended of the Town of Lincoln (NPCA, general amendment)

(b) No. 94-102-Z 68, to amend Zoning By-law No. 93-14-2 1. as amended of the Town of Lincoln (NPCA, floodplain)

(c) No. 94-103-2 69. to amend Zoning By-law No. 93-14-2 1. as amended of the Town of Lincoln (NPCA, 100 year erosion limit)

(d) No. 94-104, to authorize the execution of a contract agreement with Patricia Atkinson with respect to the provision of door licencing collection services

(e) No. 94-105, to authorize the execution of a lease agreement with Cirilaco & Mada D'Archi for the purposes of a municipal parking lot

(f) No. 94-106, to exempt certain lands in Registered Plan No. 30M-218 from part lot control pursuant to Section 50 of the Planning Act,

(g) No. 94-107, to authorize the conveyance of certain lands in Part of Lot 20, in Concession 5 of the former Township of Louth, to the Regional Municipality of Niagara

CARRIED

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

THAT By-law Nos. 94-101-Z 67, 94-102-2 68, 94-103-2 69, 94-104, 94-105, 94-106 and 94-107, read a first time, be now read a second and third time and finally passed. and that the Mayor and Clerk sign and seal the said by-laws.

CARRIED

Members of Council noted that on the maps to By-law No. 94-102.268, the title indicated the "Township of Beamsville" which would need to be corrected.

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

That the following lottery licences be approved:

(a) St. Catharines General Hospital (Nevada), total value of prizes: \$19,200 (\$800 x 24 units)

(b) United Mennonite Home (Raffle), total value of prizes: \$340

(c) Lincoln Public Library (Raffle). total value of prizes: \$18

CARRIED

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

That the month of June be declared "Awareness Month" the Town of Lincoln

CARRIED (Council, May 16/94 -4-

APPLICATIONS FOR TILE DRAINAGE i.OANS

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

That the following tile drainage application be approved:

968549 Ontario inc., Part Lot 13. Concessions 4 & 5 - \$3,000

CARRIED

DRIVER EXAMINATION DAYS

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

Re: Drivers Examination for Seniors

That the Fire Chief be directed to obtain information regarding the provision of periodic driver examination days, specifically geared to seniors within the Town of Lincoln and bring this information back to the June 1st meeting of Parks & Recreation Committee.

CARRIED

Members of Council further discussed pedestrian access from Ontario Street to Clartwood Avenue as was contained in Report P.W.94- 134. There was discussion of the original intent of the access, costs, and benefits of retaining such access and possible

costs for the purchase of the involved land and construction of the privacy fence. Opinions were expressed that the cost of the purchase is too great for the potential benefit. Other opinion was expressed that Council must make a decision to either close the walkway or to acquire it and properly improve it to protect the rights of its neighbours. There was discussion of the linear walkway plan recently approved by Council and of additional lands which would need to be acquired to get access to Ontario Street. There was further discussion and concerns expressed with respect to the rights which the Town currently has to the lands and the possible expiry of easements. Further concern was expressed with expending funds when the issue of the rights which the Town currently has not yet been fully examined. It was suggested that the first item should be clarification of the existing Town rights on the lands and after that possible actions if needed to secure the lands.

Moved by Ald. A. Gretzinger, Seconded by Ald. A. Danyluk

That Council instruct staff to investigate the possible acquisition of a 2.3 metre wide strip along the North limit of Lot 12 of the Academy Gardens, Stage 1 development, also known as 5042 Harwood Avenue.

Further that staff be authorized to negotiate with Mr. & Mrs. Finlay for the acquisition of this strip and that the results of the negotiation be brought to Public Works for future consideration and recommendation to Council.

CARRIED

AYX: Ald. Cousineau, Ald. Danyluk, Ald. Gretzinger, Ald. Kelly, Mayor Konkle - NAYS: Ald. Albers, Ald. Baid, Ald. Bilkszto, Ald. Butcher

Members of Council were presented with a proposed resolution which will be brought forth at Council's regular meeting, June 20th, 1994, regarding proposed Provincial legislation extending spousal rights to same sex couples.

BICYCLE PATHS

Members of Council noted that the Region of Niagara is undertaking a bicycle path review and there was discussion of possible Town input. Members of Council were advised that the Town's Recreation & Parks staff are reviewing this item and will be providing comments.

CLOSED SESSION

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

That Council adjourn to closed session to consider a legal issue. CARRIED (Council, May 16/90) -5-

On conclusion of discussions in closed session, Council reconvened with report

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

Re: Beacon Sewer Connection

Be it resolved that a 4 person special committee plus staff be set up to review all aspects of this issue and report back to Council as soon as possible. The Committee to consist of: Mayor Konkle, Ald. Gretzinger, Ald. Cousineau and Ald. Kelly.

CARRIED

Moved by Ald. J. Albers, Seconded by Ald. I. Uald

That Council approve a temporary use permit to the Plain & Fancy Restaurant for the hook-up to the North Service Road force main.

Further that the temporary use continue until Council has dealt with and approved all issues including capacity at Laurie Avenue pumping station, East Lincoln sewer area capacity and capital requirements and Beacon Motor Inn servicing alternatives.

CARRIED

ADJOURNMENT

There being no further business to discuss, the Mayor declared the meeting adjourned.

(Dictation Date: May 17/94) Beamsville Room

May 17th, 1994

Minutes of a meeting of the Budget Review Committee held in the Beamsville Room on Tuesday, May 17th, 1994, at 4:00 p.m. All members of Council were present and the meeting was chaired by Ald. R. Bilkszto. Staff present: K. Kruger (Town Clerk), D. Bakker (Treasurer), C. Heid (Town Planner), G. Hoiman (Director of Public Works), C. Rouse (Fire Chief), W. Szakai (Deputy Treasurer) and D. Wainman (Recreation Services Co-ordinator).

Members of Council met as the Budget Review Committee pursuant to the Town's budgeting policy adopted in 1993. The Chairman noted that the intent is to review the documents as submitted by the Treasurer dated May 17th, 1994, for the purpose of establishing 1994 capital and operating budgets.

Those present reviewed the memorandum of the Treasurer regarding the overall budget intended to explain the documents submitted and provide highlights of the

budget. In review of the Treasurer's memorandum, there was discussion of the switch Of MTO grants from the operating to the capital budget and also discussion of the reduction in the MTO grants.

The Director of Public Works discussed the reasons behind the change and the Department's intent in this change to the method of budgeting. He noted that in the past as much of the MTO allocation as possible has been used for maintenance and the remainder for capital. He stated that the philosophy is now to try to apply a fair amount of this allocation to capital projects in order to get a more realistic view of actual expenditures from year to year. He noted that it is the goal to establish the required service level for capital requirements and maintain that each year and that if there are fluctuations in expenditures, they should be in the operating budget due to items such as extra snowplowing and so on.

In response to the memorandum from the Treasurer, the Chairman noted that in order to obtain a 0% Increase in the 1994 budget. approximately \$184,000 would need to be cut.

CAPITAL BUDGET REVIEW

The Committee proceeded with a review of the capital project summary for 1994 as supplied by the Treasurer. it was suggested that the Committee should ensure that they are comfortable with the projects as listed and if necessary, discuss whether specific projects should be added or deleted. The Committee discussed whether the Town should first determine if a 0% increase is the goal. There was discussion of possible expenditure cuts, of the increase in revenue resulting from increased assessment in the Town, budgeting for supplementary taxes and write-offs, and of the capital rate stabilization fund. Suggestions were made that in attempting to achieve the 0% increase, Council must not cut beyond the point of diminishing return whereby it would just be deferring costs which would result in additional expenditures in the future. As a result of discussions, there was general agreement that the attempt of the committee this evening would be to achieve a 0% mill rate increase for 1994. Committee members proceeded with further review of the specific projects in the capital budget. There was discussion of the following specific items.

1. Replacement of Pump 3 - in response to questions, the Fire Chief noted that this is the scheduled replacement of a 34 year old vehicle as has been provided in the capital forecast.

2. Small Tool Acquisition - questions were raised regarding whether the Town is properly looking after and securing these types of items. The Director of Public Works noted that the amount of \$16,000 in the budget includes a number of items such as a new sewer rodder. It was noted that the amount was comprised of tools which cannot easily disappear such as chain saws, push powers and so on. Concerns were expressed with whether tools were going missing and there was discussion that less than 10% to 20% of the costs are tools which have actually gone missing.

3. High Road Bridge - it was noted that the High Road bridge was not included in the budget for 1994 and the Committee discussed whether it should be. In response to questions, the Director of Public Works noted that in reviewing the priorities; this project was not seen as a priority for 1994 in the overall capital levy however it could be considered for the Canada/Provincial infrastructure program. (Budget, May 17/94) There was discussion of the reason why it was recommended for inclusion in the budget by the Public Works Committee. it was noted that this proposed replacement is seen as a test case for a new type of bridge replacement which may save the municipality funds in the future, since the replacement is half the cost of the usual forms of construction. Opinion was expressed that there could be examination of other municipalities who have installed this type of bridge to use as a test case. There was further discussion of the safety concerns which were an important reason for recommending the inclusion of this bridge in the budget.

4. Hot Mix program - there was discussion of projects which would be done for the amount included in the budget. The Director of Public Works noted that this is mainly for spot repairs only. With regard to this item, there was further discussion of the total MTO subsidy program. it was noted that the Region of Niagara is using funds from the infrastructure program on resurfacing programs. The Director of Public Works advised that if it is a priority of Council. there could be some resurfacing done under that program. There was further discussion of the total MTO subsidy of \$825,900 which is forwarded to the municipality and is spent in accordance with general guidelines. It was noted that the expenditure level in the proposed budget would allow for substantial cuts in these types of expenditures before resulting in a reduction in the possible receipt of MTO grants. There was further discussion of the hot mix program and

the priority setting by the Public Works Department. It was stated that the Department wishes to set an annual amount in the capital budget to establish a long term program for resurfacing. With regard to this item, it was further noted that roads grants have decreased by 6% and this is likely a sign of further things to come. Members of Council discussed the possibility of increasing the hot mix program by \$60,000 to be funded from a reduction in the transfer to the capital rate stabilization fund or by elimination of another capital program. There was discussion that it would likely be the capital rate stabilization fund which would be used to fund the Town portion of any roadway works done under the infrastructure works program.

5. Library - committee members discussed the capital costs as proposed in the draft budget, There was discussion of the specific costs outlined and of future maintenance costs which should be considered in suggested capital projects proposed,

6. Springcreek Road Realignment -committee members discussed the possible cut of this item from the capital budget.

7. 21st Street at Cuij Road - committee members further discussed this project and the possibility of cutting it from the 1994 capital budget.

8. Sidewalk program - committee members discussed spot repairs versus overall replacement of stretches of sidewalk and possible efficiencies. There was discussion of being more selective in any spot repairs done in order to try to establish a greater amount of effective replacement projects.

9. Storm sewer projects - questions were raised regarding whether there should not be an indication of expenditures for the Gavora Ditch. It was suggested that this perhaps would be in the operating section of the budgets.

10. Sanitary sewer and waterworks -there was discussion with respect to the Beacon sanitary forcemain and Jordan Harbour watermain and suggestion that the name of the project in the budget should be changed to "QEW sanitary forcemain" and "QEW forcemain repairs" and not referred to as the Beacon forcemain.

11. Recreation & Parks - With regard to the projects under the Recreation & Parks portion of the capital budget, it was questioned why the projects indicated were being funded from reserves raised through previous taxes instead of the parkland reserve fund, There was discussion of the reserve fund amounts and of the method of financing in the capital forecast. it was noted that the reserves indicated are actually unexpended capital from the previous year. There was discussion if whether capital improvements to Recreation & Parks facilities should not be funded through the parkland, reserve fund. There was discussion of the intent of that levy being to acquire parklands. (Budget. May 17/94) -3-

it was noted that the Town must ensure that sufficient funds are available for needed parkland acquisition. There was further discussion and a suggestion that the amount totalling \$121,200 from reserves not be transferred to the park reserve fund from the sale of the old Town Hall to account for these reserves being used.

12. Libraries - there was discussion of the transfer to the park reserve fund as indicated in the library section of the capital budget, There was discussion of whether this \$60,000 should be going to the park reserve fund or to other projects such as capital improvements to the new Town Hall, There was suggestion that if this amount was not transferred from the sale of the old Town Hall then the Town would need to either levy taxes to raise those funds or reduce its transfer to the capital rate stabilization fund. Committee members completed their review of all sections of the capital budget as presented.

Committee members then reviewed each departmental operating budget as follows,

flun_nj.nqg.ep.~rfmen! - committee members discussed recuperating more of the cost of staff time involved in various applications. The Director of Planning noted the increase

in application fees established this year. it was noted that this was likely the only way to recover costs excepting items such as subdivision agreements. There was discussion of the establishment of application fees which are based on an average cost, and is not a rate specific to each application received, The Director further suggested that there are some municipalities which bill out directly for staff time however this involves a large amount of administrative time. Committee members further discussed membership fees and conferences and conventions as contained in the budget,

Parks & Recreation - questions were raised regarding the differences between total expenditures at the Jordan and Beamsville Arenas. The Director of Recreation & Parks noted that there is a longer season and more hours of operation per week at the Jordan Arena. There was discussion of community grants and of subsidized rates for ice time for various groups. Committee members also discussed the budget for the Lincoln Centre as submitted.

&&De~artraent - in relation to this budget. there was discussion of Regional dispatching.

Administrator - the Treasurer noted that this budget was established on the basis of replacing the Administrator for 112 year at the rate which was paid to the former Administrator. He noted that the budget may be short on the possible relocation expenses being suggested, however it should be under on certain other items which will be sufficient to accommodate those expenditures. The Treasurer highlighted that this is a savings of \$50,000 which will not be available for the budget in 1995.

Roadways - committee members reviewed the major increases and decreases in the roadways portion of the budget. There was discussion of possible future contracting out of works and discussion of the possible elimination of positions for this budget year.

There was discussion of overall reorganization and staffing levels. With respect to the resurfacing, hot mix, cold mix and pulverized sections of both the operating and capital budget, It was noted that this item is up approximately \$200,000 from the 1993 actual.

There was discussion of possible cuts in this section and of the method by which any cuts would be achieved. It was suggested that instead of reducing the budget number, a decision should be made to cut specific resurfacing projects which would in turn result in a reduction in the expenditures. Further to this item, there was discussion of the 21st Street intersection, discussion of patching and possible savings if that is not done, and discussion of the increase in snowplowing and decrease in sanding and salting costs to date in 1994. It was suggested that this results from the change in the winter maintenance policy. Waste Collection and Waste Disposal - committee members reviewed the Items in these budgets.

~~ - questions were raised regarding the amounts of transfers to perpetual care and the fees for lot purchases.

Sanitary sewers - committee members reviewed both the East Lincoln and Beamsville sanitary sewer operating budgets and discussed the actions with respect to infiltration problems and flows in the East Lincoln system. The Director of Public Works discussed actions being proposed and expressed opinion that the action to be pursued may be a public education program and co-operation in order to achieve disconnection of downspouts etc that are hooked in to the sanitary sewers.

Water work - with respect to this project, the Director of Public Works noted the increase in budgeted emergency watermain repairs.

Clerks budget - committee members reviewed the items in this section of the budget

Terrace and General - committee members reviewed this item and

further note was made of the possible rental of the house on the Town Hall property

Residential development - with respect to this item, there was discussion of the Conado - Estates legal fees and the manner in which they were budgeted. Committee members

completed review of the remaining portions of the draft operating budgets.

Millage - committee members reviewed the summary of mill rates submitted by the

Treasurer, based on the current proposed budget. The Treasurer noted that he had received the school board requisitions this day which provided for an increase in the mill rate over 1993 for elementary school taxes of 1.08% and a decrease in secondary school taxes of .4%. Also that the Regional mill rate was an increase of 1.66%. Finally,

he noted that as the budget is proposed, the result would be a 4% increase in the Town's mill rate. The combined general mill rate increase would be 1.58% for 1994.

Committee members noted that the increase is largely due to the \$200,000 increase and overall roadways works. It was noted that previous discussions had determined that this expenditure level is what the Town needs for an acceptable service level for road works.

There was opinion expressed that the basic choice facing the Town could be a reduction in the capital rate stabilization transfer which is against the policy previously established by Council to levy a consistent amount each for capital works, or to make reductions to the operating portion of the budget. There was discussion of several items within the capital budget including Spring Creek Road realignment and 21st Street intersection and whether these projects should be eliminated and a corresponding reduction in the overall capital levy pursued. There was further discussion of the increase in the roadways portion and whether the municipality should be attempting to slowly increase this financing level by, for example, \$50,000 per year until an acceptable level is reached. There was further discussion of phasing in any such increases. Further opinion was expressed that the Town needs to establish the appropriate level of financing to provide a service level which will be suitable and save funds in the long term on items such as patching and other maintenance. There was further discussion of financing parkland expenditures from the parkland reserve fund

instead of previous reserves. There was discussion as to whether that method of financing should also be examined. There was further discussion of proceeding with the budget as proposed in the May 17th, document.

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

That the 1994 capital and operating budget be accepted as presented at the Committee of the Whole meeting on May 17th, 1994. CARRIED

There being no further business to discuss, the Chairman declared the meeting adjourned.

CHAIRMAN SECRETARY Beamsviii Room

May 17th, 1994

Minutes of a meeting of the Finance & Administration Committee held in the Beamsviii Room, on Wednesday, May 17th, 1994, at 7:30 p.m. Present were: Ald.R.Biikszto (Chairman), Mayor R.Konkle, Ald.J.Aibers, Ald.P.Butcher and Ald.A.Danyiuck. Staff present: K.Kruger (Clerk), D.Bakker (Treasurer), B.Radix (Chief Building Official) and C.Rouse (Fire Chief).

EMERGENCY ACCESS REQUIREMENTS, Vinewood Park. EMENSIV

Ald.R.Biikszto advised those present that he had an interest relating to this issue.

Ald.Biikszto requested Ald.J.Aibers assume the Chair and subsequently did not take part in any discussions nor vote on any resolutions associated with this issue.

Mr.Cec Bovaird was present representing the proponents of Vinewood Park, Extension 3. Mr.Bovaird discussed the proposed subdivision and events regarding road dedication and emergency access since it was initially proposed. He suggested that Vinewood Park Extension 3 would compose of 16 lots of a total of 96 lots in the whole development area. He suggested that the developer for Vinewood Park Extension 3 could not pay for the improvements to Brookside Drive for the secondary access due to the small size of the proposed development. He further noted that current Regional actions regarding 4th Avenue and Ministry of Natural Resources' actions may further reduce the size of the subdivision and it would not therefore be profitable. He stated that he doesn't see a secondary access is really necessary but if the Town does wish it to be installed, then the developer would be willing to pay 17% of the costs, this being based on the development being 16 of the total of 96 lots in the area affected.

Committee members raised questions regarding the secondary access. There was suggestion that although the earlier subdivision did not provide for secondary access, recent standards for emergency protection do require it. There was discussion that in the previous subdivisions, 4th Avenue was to be the secondary access and that the Town even required land dedications from those developers for that access. It was suggested that since the 4th Avenue Extension is not going ahead as was requested and supported by a number of people including developers in the area, that the Town now needs an alternative secondary access. There was discussion of impost fees on the previous developments and what those impost fees consisted of.

Committee members discussed in general, situations which could cause the need for a secondary access. Opinion was expressed that the Town has levied impost fees on those developments in Phases 1 & 2, and therefore should not be levying on those lots again for the secondary access. Committee members discussed alternative accesses to the Brookside Drive widening and the reasons for Council's preference for the Brookside Drive widening. It was stated that Council has several decisions to be made, the first being whether the access is required, the second being the preferred access and lastly, the method of financing. It was suggested that Council had previously decided the first two and that the decision now is to determine whether the Town wishes to contribute to the secondary access or require the developer to pay the full amount. There was discussion of the risks assumed if the secondary access is not provided versus the cost of providing such secondary access.

Moved by Ald.P.Butcher. Seconded by Ald.A.Danyiuck
(C-94- 140)

That the Town include in any subdivision agreement for Vinewood Park Extension 3 that the developer be required to provide the secondary access to the subdivision at their cost, the preferred access to be the Brookside Drive widening, w

Moved by Ald.P.Butcher, Seconded by Mayor R.Konkle

Committee recommends to Council that third lane widening of Brookside Drive not be pursued due to the inability of the Town to charge the cost equitably to the whole subdivision. 1951

Committee members further discussed whether a secondary access was in fact needed. There was suggestion of requiring a contribution from the developer of Vinewood Park Extension 3 to be held in Trust to be applied to the secondary access

project when carried out. (Finance, May 18/94) -2-

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

That the Town include in any subdivision agreement for Vinewood Park Extension 3 that the developers be required to provide the secondary access to the subdivision, the preferred access to be the Brookside Drive widening. That the developer contribute his fair share with the rest being budgeted for in future capital budget.

CARRIED

Upon conclusions of discussions on this matter. Ald.Bilkszto assumed the Chair.

ACCOUNTS

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

THAT Department payments in the amount of \$189,578.31 incurred in accordance with Council Policy A-90284, having now been audited by Committee be ratified by Council.

CARRIED

REPORTS

BDR-94- 133, APRIL BUILDING REPORT

Moved by Mayor R.Konkie, Seconded by Ald.P.Butcher

That Report BDR-94-133, as submitted by the Chief Building Official, being the April Building Report, be received for the Committee's information.

CARRIED

CLOSED SESSION: PERSONNEL ISSUE

Committee members met in closed session to discuss possible plans for downsizing through early retirement under the OMERS Type 7 supplementary downsizing agreement. Committee members reviewed a confidential report regarding specific employees who would qualify and a proposed incentive program. There was discussion of the amounts required for payout for any incentive program and of the long term cost savings through the downsizing. Upon conclusion of discussions in closed session, committee members rose with report.

Moved by Aid.J.Albers, Seconded by Mayor R.Konkle

That the Type 7 Supplementary Early Retirement Program plus the Incentive Package be offered to those employees who are 60 years or over and those employees who have an 80 factor of age plus years of service.

CARRIED

Moved by Aid.J.Albers, Seconded by Mayor R.Konkle

(FIN-94-1 38)

That the investment, Reserve and Trust Fund Status report, as submitted by the Treasurer, be received for the Committee's information.

CARRIED

Committee members raised questions regarding the projects proposed and the estimated amounts. It was clarified that prior to any of the proposed works going ahead, the required tender or quotation procedure as required in the Town's purchasing policy would be carried out. There were questions regarding options to the installation of a vestibule at the Council Chambers area, of reducing the scope of the lighting conversion and of whether other roofers should be asked for opinions on recommended repairs to the Town hail roof. (Finance, May 18/94) -3-

Moved by Aid.A.Danyiuck. Seconded by Mayor R.Konkle

(C-94- 142)

1. That Council approve capital expenditures of up to \$68,875 for roof restoration project, heating and cooling system replacement project, Town Hail drainage project and energy efficient lighting conversion project, and that the vestibule installation as outlined in this report be included in the capital forecast for future years be considered with other Council priorities.
2. That the remaining amount of \$33,500 due with respect to the sale of the unopened road allowance to Nelson Aggregate be transferred upon receipt to the Miscellaneous Building Reserve.
3. That Council transfer from the Building Reserve funds in the amount of \$68,875 to the capital fund for the projects in recommendation #1.
4. That staff initiate a full capital forecast for the Town for completion in 1995. CARRIED

C-94- 143. SUMMARY OF CORRESPONDENCE

With respect to the information on the Regional infrastructure Program, questions were raised regarding how the resurfacing projects qualified under the program. The Treasurer noted that such projects meet some but not all of the criteria under the program, however as the program itself states, it is not necessary to meet all of the criteria in order to qualify for funding.

Moved by Aid,P,Butcher, Seconded by Mayor R.Konkie
(C-94- 143)

That the Clerk's summary of correspondencer report, be adopted and the recommendations contained therein be approved and acted upon.

CARRIED

OTHER BUSINESS -

Committee members discussed possible proposals for projects for application of the Infrastructure Grant Program. Proposals were put forward for consideration for the special meeting of members of Council to be held Thursday, May 19th, 1994.

COMMUNITY ECONOMIC DEVELOPMENT CONFERENCE

The Clerk forwarded information supplied by the Lincoln Public Library Board regarding a community economic development conference to be held June 7th to 9th, in Thorold, which advises that they have received funding for registration costs and inviting the Town to have members of Council or staff attend.

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

CHAIRMAN

(Dictation Date: May 19, 1994)

SECRETARY C-94- 143

May 18th, 1994

REPORT TO: The Chairman and Members of the Finance & Administration Committee

FROM: Kyle S. Kruger, Town Clerk

Re Correspondence, Committee's Meeting of May 18th, 1994

Aid. R. Bilkszto, Chairman and Committee Members:

The following is a summary of the correspondence for the Committee's meeting of May 18th, 1994, with staff recommendations.

1. Region of Niagara, Council highlights, April 21st, 1994, Reference to public meeting held under the Retail Business Holidays Act for the Towns of Fort Erie.

Niagara-on-the-Lake and the City of Niagara Falls, noting that Regional Council did not approve openings on Good Friday or Easter Sunday in any of the municipalities.

Reference to a Region wide Market Value assessment and passing of a motion requesting the Province to approve implementation in the Region of Niagara in 1995, for the taxation year, 1996, the basis of the reassessment to be the 1992 market value of properties. Reference to the Region's response to the Niagara Escarpment 5 year review. Reference to the amalgamation of Economic Development Functions at the Region and reference to the 1993 Police Budget whereby Regional Council approved a loan of \$1,068,500 from the Region's contingency reserve to the Niagara Regional Police Services to fund its 1993 year end shortfall to be paid with interest no later than November 30th, 1994.

RECOMMENDATION: Receive and File

2. Region of Niagara, letter dated April 22nd, 1994, advising of Regional Council's resolution in support of Region wide reassessment in the Region of Niagara in 1995 for the taxation year 1996,

RECOMMENDATION: Receive and File

3. Region of Niagara, letter April 11th, 1994, providing a status report on the review of the Regional Tree Cutting By-law. The letter advises that a Technical Advisory Committee has been formed to assist in the review of this by-law which committee includes representatives from the local municipalities. Also attached to the letter was the committee's progress report #1 outlining actions of the committee's initial meeting.

March 3rd, 1994. The committee resulted in the formation of 3 task forces of 3 members each to review the following topics:

(1) issues of concern respecting tree cutting in Niagara;

(2) tree cutting by-laws in other municipalities and the Trees Act, and;

(3) other means of protecting trees and woodlots such as through subdivision agreements;

RECOMMENDATION: Receive and File 4. Association of Municipalities of Ontario, letter April 12th, 1994, regarding proposed

changes to AMO's structure. The letter discusses the concerns which have been identified by urban and regional municipalities regarding AMO's operations and notes that it has become apparent that smaller municipalities also feel that the policy positions taken by AMO in the past did not always reflect their views. As a result of its review, the task Force presented its final report, March 25th, 1994, recommending a number of changes. The key recommendation approved by the Board is that AMO

adopt a new approach to decision making which provides safeguards for municipalities represented by each section within the Association, This results in a policy where if any section of AMO disagrees with a position taken by the Board and a compromise cannot be reached, AMO would not take an official position on the issue. Instead the Association will assist the affected sections in presenting their points of view to the Province. Other changes recommended by AMO's Board on March 25th. include:

(a) the current upper tier section which includes both counties and regions would be split into separate county and regional sections;
(b) each of AMO's sections would be more involved in the policy development process;
(c) municipalities submit resolutions to AMO's annual conference would be required to do so at least 14 days prior to the conference to provide AMO with an opportunity to advise any affected municipalities and conduct any necessary background research.

RECOMMENDATION: Receive and File

5. Lincoln Public Library Board, minutes of its meeting, March 21st, 1994, reference to the presentation of the W Ontario trustee training video featuring the Lincoln Public Library Board, Reference to the Board's development objectives and time frames. Reference to the 1994 operating budget, noting a 070 budget increase. Reference to the work of the public relations committee and the purchase of promotional materials. Reference to the Heritage Village proposal and the Infrastructure Grants program application and to the Beamsville Library expansion and community self-help centre.

RECOMMENDATION: Receive and File

6. Jordan Historical Museum of the Twenty, minutes of its Board meeting, March 23rd, 1994. Reference to fundraising efforts. Reference to the 1993 financial statements. Reference to the 1994 budget.

RECOMMENDATION: Receive and File

7. Region of Niagara, letter of April 14th 1994, regarding the Canada Ontario Infrastructure Works Program. The letter includes the report respecting the grant program approved and adopted by Regional Council, April 7th, 1994. Included in the 1994 infrastructure program priority list is a new Home for the Aged at an estimated cost of \$10 million. Also included are \$23,000,000 in requests for water, sewer and roads projects. and also a recommendation that the Niagara Regional Police Services Board, be requested to determine if the balance of the project to relocate the fleet and stores facilities of the NRP in the estimated amount of \$2,275 million, identified in the 1995 capital budget would meet the Canada/Ontario Infrastructure Works program. Specifically In the Town of Lincoln, the projects include as follows:

(a) Transportation/Hot Mix program - Ontario Street, from King Street to the South Service Road; King Street from 20 Mile Creek to 19th Street; King Street from Ontario Street to the Lincoln reconstruction;

(b) Waste Water Treatment program -trunk sewer installation across the QEW; water supply program. Decew Falls water treatment plant improvements; Beamsville reservoir Improvements.

The estimated cost of these projects in the Town of Lincoln totals \$2,797,300,

RECOMMENDATION: Receive and File

8. Region of Niagara, letter April 12th, 1994, to all area Clerks regarding procedures for appointments to the Niagara Peninsula Conservation Authority, The letter advises that Regional Council has approved procedures for appointments to the Conservation Authority as follows:

(1) that the Regional Clerk place advertisements in all local newspaper within the Region by November 15th of an election year, requesting all interested citizens including members of area Municipal Councils and Regional Councils interested in seeking appointment to the NPCA to submit their applications by December 15th, outlining background and experience for consideration by Regional Council.

(2) that area municipalities be advised of the application period and be requested to submit applications to the Regional Clerk by December 15th.

(3) that a report be submitted to Regional Council providing a list of candidates and any background information required for the selection of appointees.

(4) that a minimum of 5 Regional Council members be appointed to the Authority.

(5) that appointments to the NPCA be effective for a 3 year term commencing January 15th.

It should be noted that prior to the 1991-94 term, incoming area municipalities forwarded the names of their respective nominees for appointment by Regional Council. In 1991 Regional Council resolved to alter this procedure in order that it could

become more directly involved with the selection of its appointees. Therefore, commencing January 16th, 1992, Regional Council appointed 5 Regional Council members and the remaining 10 appointments were selected from the list of candidates compiled as a result of advertisements. Procedures now being implemented provide for involvement by Regional Council in the selection of appointees rather than as previously where nominees were recommended solely by area municipal councils. RECOMMENDATION: "That since the Council of the Town of Lincoln is duly elected to represent the interests of the Town's constituents and since the Town of Lincoln is heavily impacted by the policies and procedures of the Niagara Peninsula Conservation Authority and since the Council of the Town of Lincoln will continue to have concerns with those actions taken by the NPCA, therefore, the Council of the Town of Lincoln encourages the Regional Municipality of Niagara to strongly consider recommendations forwarded by area municipalities for appointment to the Niagara Peninsula Conservation Authority to represent the interests of those area municipalities.

9. Niagara Peninsula Conservation Authority, minutes of its meeting March 23rd, 1994. Reference to approval of the delegation to approve permits under Section 28 - Regulations, Reasons for the recommendation are to provide improved service to persons requiring a simple permit. The change allows permits to be processed in a number of days where the work is in accordance with the policies and directives approved by the Authority. Reference to member per diems and expenses and a request by the Region of Hamilton/Norfolk to amend remuneration of policies so that members of Council would not be entitled to a per diem. Response from the NPCA advising that the Authority is unable to support their request to Change remuneration policies for members of Council who are members of the Authority.

RECOMMENDATION: Receive and File

on May 19, 1994 at 7:30 p.m., Beamsville Room

May 18, 1994

Minutes of a meeting of the Fire and Public Safety Committee held in the Beamsville Room on Wednesday, May 18, 1994 at 7:30 p.m.

Present were: Chairman John Albers, Mayor R. Konkle, Ald. A. Danyluck, Ald. R. Bilkszto, Ald. P. Butcher

Staff present: Clair Rouse

REPORTS

1994 Capital Purchase of a New Fire Pumper FM4-145

The Fire Chief brought forth a report proposing that the Town of Lincoln Fire Department buy a demonstrator fire pumper from ALMONTE FIRETRUCKS Limited.

Moved by Mayor R. Konkle, Seconded by Ald. R. Bilkszto

It is therefore recommended that the proposal from ALMONTE FIRETRUCKS Limited including the suction option and the side valves option be accepted at a price of \$202,384.00 plus taxes for a total of \$216,550.88 with payment terms as per the proposal.

CARRIED

ADJOURNMENT

There being no further business the Chairman declared the meeting adjourned

--

CHAIRMAN SECRETARY Mearns - Beamsville Room

May 19th, 1994

Minutes of a special meeting of the Town of Lincoln Finance

Committee, held in the Beamsville Room, on

May 19th, 1994, at 4:30 p.m. in discussion of the Canada/Quebec

Infrastructure Works Program. In attendance were: Ald. R. Bilkszto (Chairman), Ald. J. Albers, Ald. A. Greisinger,

Ald. H. Bald, Ald. K. Keily, Ald. A. Danyluck and Ald. P. Bulcher*

Staff in attendance were: L. Sims, E. Mings, D. Bakker

(Treasurer) and G. Hironani (Director of Public Works) *

The Chairman introduced memorandums distributed to Council,

dated May 10th, 1994-

The Finance Committee reviewed the report which

determined that the municipality should submit at least one

arranged meeting the funding criteria in the financial, recreational and

service categories- The

Committee ruled that while sanitary sewer services and water mains were key components of the Town's

infrastructure, it is important to recognize other cultural

and recreational components which have been neglected over

the previous years*

The funding of the projects will be revisited and reported

that the Lions Club had made a contribution for \$50,000 in 1944, and then 610,008 in 1995, 1996, 1997 and 1998, making

a total contribution of \$90,000. The Treasurer pointed out that the funds were set aside for the purchase of land this

year*. Questions were raised concerning whether or not the development of the sports park fit the criteria for the infrastructure program, and it was agreed that the grants could be applied to the "Twin" project, thereby reducing the need for actual tax dollars being allocated to this

project.

The Chairman discussed the East Sewer System and the concerns that have been raised over the past couple of

years*. The Director of Finance explained that operational issues should not be confused with the need to identify capital projects in the East Sewer System*.

The Chairman presented a chart showing one option for allocating the cost associated with the candidate projects. In particular, there was discussion related to the amount allocated in donations and contributions by volunteer groups*.

The group also had considerable discussion about the issue of the rate stabilization fund.

Options were expressed that other sources; OC revenues are available for libraries and parks through park funds and development charges, and that servicing issues should receive a higher priority.

It was noted that it was important to distribute the subsidy across the needs of the community, and that the municipality has knowingly or unknowingly assumed responsibility for the recreation services it provides*.

Question was raised concerning the practicality and

realizability of the volunteer effort and donations*. In this regard, it was proposed that the chart be amended to reflect the following allocation of costs (see attached). Finance & Administration

Committee - May 19, 1994

The Committee considered the following motion

Moved by Ald. R. Meier, Seconded by Ald. A. O'Connell Re: Infrastructure Projects

THAT the above monies be allocated as follows:

Library - \$37,000

Sports Park \$200,000

King Street Watermain - \$167,000 Hixson Street - \$200,000 Ontario Street Watermain - \$167,000,

FURTHER THAT the Public Works Director includes additional projects to the list:

Main Street Storm

George Street Watermain Vinehaven Watermain Barileit Greek Drainage-

Construction

There being no further discussion, the Committee adjourned at 5:45 p.m.,

"CHURMAN SE:CREIAI?V

(dictation date: May 25th, 1994) THE CORPORATION OF THE TOWN OF LINCOLN

MOVED BY: RECORDED VOTE

SECONDED BY:

RE:

Cousineau

Danyluck - -

Grelsingor Council Chambers

Town Hall

May 24, 1994

Minutes of a meeting of the Town's Planning Committee held in the Council Chambers on Tuesday May 24, 1994, at approximately 8:00 pm. Committee members in attendance were: Ald. R. Kelly (Chairman), Ald. F. Cousineau, Ald. R. Bilkszto, and Ald. H. Bald. Staff in attendance: C. Held (Director of Planning & Development) and K. Dale (Deputy Director of Planning and Development). Also in attendance: Glen Barker of Miller O'Dell Planning Consultants.

ACCOUNTS

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

THAT Department payments in the amount of \$226.64 incurred in accordance with Council Policy A93-342 having now been audited by Committee be ratified by Council.

CARRIED

SCHEDULED DELEGATIONS

(A) Hennf Svazas and gar^ Fras!xAppeal by Tim Donuf

The above noted delegation did not appear.

(B) Cheryl Groom - GrimsbyLincoln Association for Comrrlunity Living

Augeal by Realen of Niagara -. -- -0 The above noted delegation did not appear.

(C) Brian Davies and Michael Bonomi - Bethesda Home

Appeal by Region of Niaaara

Mr. Bonomi stated that the Region has appealed a number of Institutional zonings in the Town's Zorling By-law. He stated that Bethesda Home is privately owned and is entirely government funded and currently they provide services for the developmentally challenged, and provide related vocational employment. He stated that they have six or seven separate buildings on the property. He stated that Bethesda Home is concerned about the narrow list of permitted uses proposed because it reduces their options for the future. He stated that Bethesda Home was content with the Institutional zoning of By-law 93-14-21 as it allows a wide range of uses. He stated that the old Zoning By-law 78-85 also zoned the lands as Institutional. He stated that the property will never revert back to agricultural uses. He stated that given the Region's appeal, Bethesda is prepared to accept a list of permitted uses as outlined in the draft by-law previously circulated and also would like a number of additional uses including home for special care, government buildings, community centre or community hall, public or private hospital and, a religious retreat or conference facility. He stated that the uses proposed are a considerable compromise, and it is his understanding that the Region is willing to accept the existing uses and a number of similar and compatible uses. He stated that the home for special care has been agreed to by the Region and Town staff and that the other uses have been agreed to, provided they are accessory uses.

The Director stated that there is some concern on the part of Town staff in regard to government buildings and that the types of government buildings need to be narrowed down. Glen Barker stated that staff had agreed with all the uses as free standing except government buildings as they need to be further defined. In response to inquiry from a Csmm@tee member, the Director stated that if no changes were made to the Institutional zoning, that the issue would have to be dealt with at the Ontario Municipal Board. Another Committee member indicated that it may be preferable to compromise in order to avoid an Ontario Municipal Board Hearing.

Glen Barker stated that possibly the use of the property for government buildings can be tied down to a percentage of the total floor area because there are limitations due to the sewage lagoons on the property. The Director suggested that this issue can be tabled and a further report could be made to the Town's Planning Committee at a later date.

PLANNING DEPARTMENT REPORTS

(A) PDR 94-139 - FILE 36-11(7)

OBJECTIONS TO ZONING BY-LAW 93-14-21

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After considering PDR 94-139, the Committee adopted the following recommendation: Planning Comm. Minutes (94 05 24)

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

Re: Objections to Zoning By-law 93-14-21

"THATfor the reasons outlined in PDR gf139, it is hereby recommended:

1. THAT the Draft By-laws listed in Attachment Nos. 1 to 6 and 8 to 12 be presented to Council for approval, with the exception of Attachment No. 2 and 12 which is to be tabled until further reports from staff."

CARRIED

CORRESPONDENCE

There were no items of correspondence.

UNSCHEDULED DELEGATIONS

There were no unscheduled delegations

NOTICE OF NEW BUSINESS

o The Director stated that %ram Radix, Glen Barker and himself will be attending the Regional Planning Committee meeting to be held on Wednesday, May 25, 1994 at 2:00 pm to address the Region in regard to their report on the outstanding Zoning By-law 93-14-21 issues.

o The Director advised that the Vineland Urban Area expansion issue will also be considered at the Wednesday, May 25th Regional Planning Committee meeting.

o The Director advised that the Hollick OMB Hearing has been re-scheduled to November of 1994

ADJOURNMENT

The Chairman then declared the meeting adjourned,

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SECRETARY CHAIRMAN

Prepared by: K. Dale, Deputy Director of Planning and Development

Dictation Date: 94 05 25

Circulation Date: 94 05 25 Comments re: proposed Zoning By-Law Anendment involving Part of Lot 11,

Concession 1 in the former township of Clinton, Town

For planning meeting dated Tuesday May 24, 1994

File No. 36-13. 8

MI- Chairman,

Thank you for allowing me to speak to this Proposed

My name is Dirk Vermeulen, co-owner with my wife Wilma Vermeulen of the property under discussion. Let me give you a short history of the property.

We purchased the dilapidated school building from the Lincoln Board of Education in 1977. In the seventeen years that have followed, we have continued to look after and improve the property and building. During this time, we have spent a great deal of money upgrading the property.

Thus the building and the property have moved from being a neighbourhood eyesore and potential trap for vandals, to a functioning building and property which reflect the standards of the neighbourhood.

One must realize that older buildings such as this one are extremely expensive to operate and maintain.

Currently the building houses an Indian Art Gallery as well as Vermeulen Studios, which is involved with the development of Native Language School Curricula. This gallery is the only highly respected art gallery between Toronto and New York.

It is this unique nature of the gallery which draws collectors from afar which makes it financially viable.

Over these years we have not only drawn many tourists from all around the world to Lincoln, but have also hosted well over 100 excursions for school children, women's groups, girls' clubs, boy scouts etc.

The proposed zoning amendment of the property to Agricultural type A with special provision is simply not acceptable to us.

Severely limiting the uses of this property, will reduce the number of viable options for it. This in turn will devalue the property significantly. The rezoning to Agriculture type A poses a major risk that this property will

return to a derelict state, if and when we need to sell the property upon our retirement. Not only would it again become an eyesore and danger, but also would be reflected in a significant loss of property tax dollars to the town.

Our recommendation to the planning committee is instead to change the property zoning to Rural Commercial without restrictions. There are several reasons for this. A number of other Rural Commercial properties exist in this specific area. For example, right across the Tufford Road the truck transfer station is zoned Rural Commercial. As well, zoning Rural Commercial would allow for a wider number of viable options.

There are good precedents for such a change to Rural Commercial without restrictions. Mr. Janzen's property on the south service road near 15th Street, with Mitchell's Carpet outlet, which incidentally has much less of a community service element to it, was granted Rural Commercial very recently. It is such a decision is not at all out of the norm.

Changing the zoning to rural commercial without restrictions is the ONLY acceptable change to us. Any other would necessitate an appeal from us. Wilma and myself hope you will consider, and find yourselves agreeable to our suggestion.

Thank you for your attention,

Dirk and Wilma Vermeulen. , , , , , , , , April 1994 File No. 26-11(8)

ROII No. 010W3-05?a0

Imm.EwuTmG

I-E&W-NEI-NN-WI-Y

PROPOSED AMENDMENT TO THE ZONING BY-LAW OF THE CORPORATION OF THE TOWN OF LINCOLN PURSUANT TO SECTION 34 OF THE PLANNING ACT. 1994

The Planning Committee of the Town of Lincoln invites you to attend a public meeting in accordance with the Town's Zoning By-law.

The Public Meeting will be held as follows:

DATE: TUESDAY May 24, 1994

TIME: 7:00 pm

LOCATION: COUNCIL CHAMBERS

Town of Lincoln, Municipal Office

48 Caspary Street

Lincoln, Ontario

The proposed Zoning By-law Amendment Involves the following lands:

: TOWN OF LINCOLN

EL APPROVED by the Resolution of Council

Zoning Ordinance 93-14-21 of the Town of Lincoln

Location

Lot 11, Block 1 of the subdivision of

Lot 11, Block 1 of the subdivision of

Town of Lincoln

"LOCATION MAP Council Chambers

Town Hall

May 24, 1994

Memorandum of a Public Meeting regarding proposed amendments to the Town's Zoning By-law 93-14-21 held in the Council Chambers on Tuesday, May 24, 1994, at 7:00 pm. Committee members in attendance were: Ald. R. Kelly (Chairman), Ald. R. Bilkszto, Ald. H. Bald and Ald. F. Cousineau. Staff in attendance: G. Held (Director of Planning & Development) and K. Dale (Deputy Director of Planning and Development). Also in attendance: Glen Barker of Miller O'Dell Planning Consultants.

Also in attendance (signed Public Meeting sheet and/or spoke at Public Meeting) for this Public Meeting were: Dirk Vermeulen, Wilma Vermeulen, M. Stark, M. Bonomi, Carl and Bev Cudmore, G.E. Bovaird, Thomas Daley and Mr. & Mrs. Wright.

PUBLIC MEETING

(A) TO CONSIDER APPEALS TO ZONING BY-LAW NO. 93-14-21 AND TO CORRECT ERRORS CONTAINED IN ZONING BY-LAW NO. 93-74-21

(i) File 36-1 1(9) - Storage/Parking of Recreational Vehicles

The Chairman asked if there was anyone present who wished to speak in regard to this Public Meeting and as a result, the following comments were received:

o Bev Cudmore stated that she agrees with the changes

o Mrs. Stark then questioned whether or not you could leave your recreational vehicle on the property for 12 months at a time. In response, Glen Barker stated that no, you cannot leave your trailer on your property for 12 months at a time, however you could leave it on your property between May 1st and October 31st and that during the off-season it could be parked on the property if it was in a garage or in the rear yard.

o In response to inquiry from Mrs. Stark, Glen Barker stated that if there is a complaint regarding the storage of recreational vehicles, that the By-law Enforcement Officer will investigate.

o In response to inquiry from a Committee member, Glen Barker stated that during the off-season you could park your recreational vehicle within the back yard.

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

(ii) File 36-1 1(8) - ROLL 010-003-005500 - 4834 Tufford Road North, PT LT 11. BF CON

1-3 to A to recognize artisan shop - Appeal by Region of Niagara

The Chairman asked if there was anyone present who wished to speak in regards to this Public Meeting and as a result, the following comments were received.

o Dirk Vermeulen stated that he purchased the old school in 1977 from the Lincoln County Board of Education. He stated that the property was an eyesore and that they have improved the property. He stated that old buildings are very expensive to maintain. He stated that there is an Indian art gallery in the building and the use has encouraged tourism in the area. He stated that the proposed rezoning of the property to Agricultural is not acceptable as it will reduce their options in the future. He stated that they are concerned that the Agricultural zoning may make it difficult to sell and therefore they recommend that it be zoned as Rural Commercial. He stated that there are a number of other Rural Commercial zonings in the area. He stated that Mr. Janzen's property on the South Service Road was recently rezoned to a Rural Commercial Zone.

o The Deputy Director stated that if the property were rezoned to a Rural Commercial Zone, it is expected that the Region of Niagara would object to that zoning.

o A Committee member noted that when the Janzen property was rezoned to Rural Commercial that the uses were very site specific.

o The Deputy Director stated that if the property was to be zoned as Rural Commercial that the uses would have to be further defined and reviewed with the Region.

o In response to inquiry from a Committee member, the Deputy Director outlined the permitted uses of the Institutional Zone and the Rural Commercial Zone.

o In response to inquiry from a Committee member, Mr. Vermeulen stated that he would prefer that the property be zoned as Rural Commercial rather than Institutional, however the Institutional zoning is a second option because it is still better than Agricultural zoning. He stated that the property had been Public Mtg. Minutes (94 05 24) Page 213

used for Institutional purposes since 1918. He stated that when they first purchased the property it was an art school.

o in response to inquiry from a Committee member, the Deputy Director stated that when the Town Zoning By-law 93-14-21 was passed, the subject property was zoned as Institutional and it there is no direction by Planning Committee to change the zoning to Agricultural it will be left as institutional. The Chairman asked if there were any further comments or questions from the public. There being no further comments or questions from the public, the Chairman declared the Public Meeting closed.

(iii) FILE 36-11(8) - ROLL 010-002-29000 - 4650 John Stree, PT LT 13,6ON.3, - I to A to recognize existing dwelling - to correct a mapping error

The Chairman asked if there was anyone present who wished to speak in regard to this Public Meeting and as a result, no comments were received. The Chairman then declared the Public Meeting closed.

(iv) File 36-11(8) - ROLL 040-005-04200 - 4406 Victoria Avenue, PT LT 1, CON.2
I to A to recognize existing dwelling - to correct a mapping error

The Chairman asked if there was anyone present who wished to speak in regard to this Public Meeting and as a result, no comments were received. The Chairman then declared the Public Meeting closed.

(v) File 36-11(9) - Schedule 'A6'
To replace Zoning with Niagara Escarpment Commission Development Control (NEC), and to Zone areas not subject to NEC Development Control
Appeal by NEC and to correct mapping error. e The Chairman asked if there was anyone present who wished to speak in regard to this Public Meeting and as a result, the following comments were received.

o Mr. Wright stated that they own property on Glenview Drive that is adjacent to Part 2 and Part 4 and they have no objections to the change as it relates to Part 4.

o The Deputy Director stated that at this time staff are not recommending any changes to Part 4 because there may be some additional areas which need to be shown as being subject to Development Control and that those areas should be mapped in greater detail prior to any zoning by-law being passed by the Town.

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

(vi) File 36-11(9) - Schedule 'A3'
To replace Zoning with Niagara Escarpment Commission Development Control
Appeal by Niagara Escarpment Commission

The Chairman asked if there was anyone present who wished to speak in regard to this Public Meeting and as a result, no comments were received. The Chairman then declared the Public Meeting closed.

(vii) File 36-11(9) - Setbacks Adjacent to Canadian National Railway
Appeal by Canadian National Railway

The Chairman asked if there was anyone present who wished to speak in regard to this Public Meeting and as a result, no comments were received. The Chairman then declared the Public Meeting closed.

(viii) File 36-11(9) - Group Home Provisions
Appeal by Region of Niagara

The Chairman asked if there was anyone present who wished to speak in regards to this Public Meeting and as a result, the following comments were received.

o Bev Cudmore stated that group homes for young offenders need to be located in a place where recreational facilities, such as swimming pools are available. She stated that there should also be educational facilities on-site.

o in response to inquiry from a Committee member, the Deputy Director read the definition of an approved home as outlined in By-law 93-14-21.

o A Committee member noted that representatives from the Federal and Provincial Departments of Correctional Services attended a Council meeting and that if a group home is not available in a community, then the courts may just send those people back home, whereas a group home provides an intermediate step. Public Mtg. Minutes (94 05 24) Page 313

o In response to inquiry from a Committee member, the Deputy Director stated that the seven types of group homes as outlined in the staff report would be permitted as a right, however, the Correctional Services type of group homes would require a zoning by-law amendment.

o A Committee member noted that generally only those people who committed a lesser type of crime would usually be placed in a group home, whereas someone who committed a more serious crime would likely not end up in a group home.

o In response to inquiry from a Committee member, the Deputy Director explained the types of group homes permitted in the Zoning By-law and outlined for the Committee the policies proposed for the Town's Official Plan.

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

(ix) File 36-11(9) - Appeal by Ministry Natural Resources

The Chairman asked if there was anyone present who wished to speak in regard to this Public Meeting and as a result, no comments were received. The Chairman then declared the Public Meeting closed.

- SECRETARY CHAIRMAN

Prepared by: K. Dale, Deputy Director of Planning and Development
Dictation Date: 94 05 25
Circulation Date: 94 05 25 Bearnsvi E i e Hauri May 25th, 1994
MjnuCes of a meeting of the loun of Lincoln P'rblic Works Committee, Reid in the Bearn~viile Roomr i3n
Wednesday, Hav
25ih, 1994, at 7:00 p*m.. Present were: Aid*A.Greisinger (Chairman), ~id.P.ButcheriVice-Cl~:3irman~
Ald.R.Keliy,
Ald..J*Aiber.s, Aid.AeDanyluck and Mayur R*Kankle. Staff
present: G~Mnlrnan(Direcior aC Public Worksi
Moved by Aid~R~Kellv, Seconded by Aid*J.A'lbers
THAT Department payments in the amount uT \$32,596.23 incurred in accurdarice with Council policy
A-93-342 having now bseri audited by ilrir~imiiiee be raii f ied
by Caunci 1 . CARRIEI
nuved by Aid*R.I<eily, Seconded by Aid.J*!ilbers
Si-ib"t Department payn~entlj it? the amount of
645,807*59 incurred in accordance with Council policy
k-'93-342 having now been audited by i:ornn,it, Lee be ratified
by Council GARKItD
1994 DUST ItOMTKC~I.. , CALCiLiEI CHI-ORIOE TENDER, B~!~l~Q343r343_~~~.6?Q~.-
~iU~~.24~bSZ1.,~,~,~,~,~, . . .
l'i.ie Canin,iiCee reques/xd that the motion reflect the budget limits and the upset lirnii associated uiih the prescribed
service 'I ewe).
r"ioved by AldeReKeE lyr Secnr~cied by AldJ~Alhern
THAT the Pub'lic Works Committee recommend to
Cuiiincii ihai staff he aulhorized to engage Ci~c:! services of Ua--Lee Dust Control Cu supply and apply c::alcium
ciilnrndc; on ail our loose top roads at a cost of \$68.53 per .tonne* FL.SHIHEI1, TI.4AT amount budgeied l'or this
iieni ehal l
not be exceeded.
CARRIED
CAMPDEN [IN-SITE CORRECTIONS SIIJOVI IERNs OF REFERENCE 8 ~lli~e?B~Z~LHQ~, -L~..B%;iau~sL-
e~aeasefi, ~, LuL!~.~IL.IL~
The Committee expressed concerns that the need to resolve the matter doel; not require Further study- ?he firrancia1
feasibility of providing a communal soiuiian is the
under l ying problem* Other optirrris for. Ginancing should be
examined, including considering urban expansion of the
haml ei -
The Committee noted thai development could absorb the
,t i ion% share" of tire cast, and reduce the burden rsr, tire
local residents.
She Committee recognized that both water and sewer should
be addressed.
Discussion related to holding tanks and the ability to monitor and police the prnper disposal of sewage. it was
suggested thai the cost of pumpouts estimated in be 6400
per rnoniir. Public Works
Garrriii lee . -2.. May 25/94
The group discussed the scape of the "Terms of Reference and
noted that tho on--site cnrrecl:inns study Is narrow. it war,
si~ggested thai staff should investigate pilot projei;l.i and
other package sewage ireatmenis. Ik~e Commi itee was
inornred thai the study area inc'luden all 'lots in the
hamlet including those which may even cc~mply with cur-rent
rbeguiatians. The need to develcip a plan for the cammiiiiiii~
should involve consideraiinn for a number of short term and
long term social and environmental iaciors. rhc? Cnrnrriier
reiterated the fact that the problem is primarily a
financial i: }roblern, and not. just. a health lsrublelu.
Denise Upsor) inquired as to how and when the residents uill
be ini'ornred 09 their caris. The Director nT Public Works
Indicaied thai iha costs wi'l l be based on aciiial c(i~tr3~ ~uI.
SOT ihe purposes of an approximate assessment, residents
could pay between \$160-\$400 per household. He noted that the firial figure depends on iiie availabi.l ity eC grants
froin

the Ontario Clean Water Agency.

Mr. Fiumphrey expressed concern that further requests for funding could continue.

Mr. Bucknall noted that the Province is aware of the Campden situation. He recalled the "Beamsville" experience and asked Council to consider the water supply first.

Mr. Griffiths explained his concerns about census recommendations and the need to hire more outside help for investigations.

Other residents discussed specific problems they were having on their own properties.

The Committee inquired as to other areas of rural Ontario that have similar problems.

Moved by Alder Keily, Seconded by Mayor R. Knack

UHERCAS. The Town of Irwin has identified in various studies that there exists a problem concerning sewage in the hamlet.

WHEREAS further studies will assist additional funds while not adding to a better understanding of the problem.

WHEREAS the core problem for a solution to the problem is the funding of the project.

Be it resolved THAT the Town establish a meeting with all the funding agencies and the possible ratepayers of the hamlet in establish what funds are now available for this project and to obtain firm commitments; from the various levels of government to this funding.

FURTHER THAT the Town, in conjunction with the Department

establish a meeting with the various levels of government

to discuss the possible concept of development in the hamlet as a means of dealing with the financial problems of solving the problem in Campden.

FURTHER THAT other committees be contacted (eg.

Bracebridge) to see what solutions they have used to solve similar problems and the Province (MOEE) be approached to

consider these solutions here" CARRIED

The Committee recognized the need for a short term plan and passed the following motion. Public Works

Committee - May 25/94

Moved by Mayor R. Monkler Seconded by Ald. J. Albers

THAT staff be directed to proceed with the remedial action plan outlined in this report to address storm drainage problems on Campden Road North in the hamlet of Campden * CARRIED

Moved by Ald. J. Albers, Seconded by Ald. P. Buicher

THAT the Public Works Committee recommend to Council that Public Works staff be authorized to request proposals from pre-qualified consulting engineering firms to undertake the work outlined in the Terms of Reference attached to this report.

FURTHER THAT the Clerk be directed to prepare a by-law establishing a service area for the hamlet of

Campden for the purposes of financing all or a portion of the costs associated with this study. FLIRTIER THAT staff be directed to make an application to the Ontario Clean Water Agency for financing assistance on this project.

CARRIED

1. Carleton Place Site Corrections Study Steering Committee --

May 10th, 1994

K&F

The Committee was advised by the Director of Public Works of the ongoing engineering investigation at the Golden

Horseshoe Trailer Park, and the requirements for the MQEE to address reported problems.

Staff were directed to follow up on commitments at 3978 Old

Orchard Way (see attached letter and ditching on Utilch Lane.

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

" " CI-AJ.RMAN SECRETARY

(dictation date: May 26th- 1994) CAMPDEN ROAD Beamsviiiie Room

May 30th. 1994

Minutes of a meeting of the Economic Development Subcommittee held on Monday, May 30th. 1994, at 6:00 p.m., in the Beamsviiiie Room. Present were: Aid.R, Keliy (Chairman). B.Herstek and C.Bovaird. Staff present: K.Kruger (Town Clerk).

The purpose of the meeting was to further discuss with representatives of the local estate wineries, the sign project as had been previously discussed at committee meetings. Present, representing the local wineries were: L.Pennachetti. E.Gurinokas. J.Foliegot and K.Richardson.

LOCAL WINERIES

At the request of the committee, the Clerk outlined results of discussions with other municipalities involved with the wine route along with the Ministries of Tourism and Transportation and the Region of Niagara.

The Clerk advised firstly of the information received from the Region of Niagara in which they stated that they had undergone a similar project in negotiations with the Wine Council for Ontario. It was stated that the Region and the Wine Council had agreed to a project whereby the Region would permit standard location signs along the wine route on Regional road allowances to provide directions to those wineries off the wine route by up to approximately 2 kilometers. It was noted that the signs were to be located on the road allowance but at the full cost of the wineries. It was also noted that with the installation of these signs, all other commercial signs along the route would be removed. The Clerk further noted that the project had gone as far as the design of the signs to be rectangular with a white background and blue lettering, the outline of which would give the appearance of fingerboard signs. The sign content would include the winery name, distance and a winery symbol. Additional other signs off the route where necessary would also be incorporated and would be generic. The Clerk noted that according to the Region, they were only waiting for a formal request from the Wine Council to proceed with this project.

Committee members discussed the proposal and noted that the involved person at the Wine Council was no longer involved. Difficulties were expressed with the proposal by the Region as it was noted that the Region would require that they would make the signs at the full cost to the wineries and take up to a year to produce any such signs. There was further discussion of the costs to be allocated and of possible problems with the Region's proposal. The Clerk further noted that in discussions with the various municipalities, a common suggestion was that each Council should be approached by its local wineries for this project.

Further to this item, Mr.Bovaird updated those present on his discussions with the Ministry of Tourism in St.Catharines noting that there are possible grants available however the scope of the project and the required paperwork, etc., may be difficult to achieve.

Those present agreed that the Town should continue with the project as it envisioned and should further attempt to involve both the area municipalities and the Region of Niagara. With respect to sign construction, it was suggested that the Town could investigate other possibilities such as using the Job Finders Club, etc., for the actual sign construction. Committee members further discussed including other tourism sites in the sign projects as was suggested by the Ministry of Tourism. After some discussion, it was generally agreed that expanding the project in the beginning may make it cumbersome and that the project should proceed for the wineries only at this point and other tourism sites may be worked in at a later date.

Mr.Terry Lenko and Mr.Jed McKie, students at Beamsviiiie District Secondary School were present through the Adopt a School program to discuss possible designs which they could draft to be used as the standard location sign for this project. The two students presented some sketches for possible designs for the signs. Those present discussed the goal of the signs, the type of information which should be included and possible artwork and colour schemes, etc. There was discussion as to whether new symbols should be designed or whether the current wine route symbol or variations of it should be worked into the signs. After discussion regarding possible needs for the signs, it was agreed that the two students would attempt to prepare some designs to scale for presentation at a committee meeting to be held Wednesday, June 15th, 1994, at 6:00 p.m. Committee members thanked the students for their efforts and assistance in the project. Committee members then further discussed the sign issue and it was agreed that the

Town would invite one representative from each municipality and the Region to its next meeting to discuss the matter. It was also agreed that the Wine Council should be involved and it was noted that Len Pennachetti is a member and could represent the Wine Council. Committee members then discussed possible costs and financing for the

project and various financing possibilities including yearly fees for the privilege of the location of the signs. There was also further discussion of potential sign locations. Further to this issue, there was discussion of other industry promotions and wine route promotions. Len Pennachetti questioned the issue of signs at the entrances to the various urban centres in the Town (Beomsviile. Jordan and Vineland). Ald.R.Kelly advised that he will bring up the issue at the next Public Works Committee to gain further information.

Committee members discussed the issue of signs on Service Roads and details regarding using banks along the QEW for floral displays with respect to the Town. There was discussion of the possibilities and of possible messages which could be designed, Those present discussed the tourism initiative of the Chamber of Commerce. resulting from the Brock University study. It was noted that the committee has scheduled a meeting for Thursday, June 9th. at 6:00 p.m.. at the Town Hail,

Those present were updated on the status of the wineries promotion at the Lincoln County Fair and were advised that the location has been agreed upon and that the Chamber of Commerce will sponsor the event. There was further discussion of the details and it was noted that the promotion would be using the Town tent and that all activities would be confined within the tent.

ADJOURNMENT .-

There being no further business, committee members scheduled the next meeting for Wednesday. June 15th. 1994. at 6:00 p.m.

CHAIRMAN SECRETARY
(Dictation Dale: May 31/94)