



Planning Justification Addendum Report

# 6659 Highway No. 20, Township of West Lincoln

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Application for Official Plan and Zoning By-law Amendment



Prepared for Marz Homes (Smithville West Inc.)  
by IBI Group  
February 2, 2021

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# 1 Introduction

Marz Homes (Smithville West) Inc. ("Marz Homes") is the owner of lands legally described as Lot 9 and Plan M98, as confirmed by Plan 30BA1695 in the Township of West Lincoln, in the Regional Municipality of Niagara (the "Marz Homes Lands"). Currently, the Marz Homes Lands are vacant, with the exception of the storage of a temporary mobiles sales building.

The Greek Association "Agios Haralabos" of Niagara is the owner of lands municipally described as 6659 Highway 20, Smithville and legally described as Lot 8 Plan M98, as confirmed by Plan 30BA1695 in the Township of West Lincoln, in the Regional Municipality of Niagara (the "Greek Association Lands"). The Greek Association Lands are located south-adjacent to the Marz Homes Lands. Currently, the Greek Association Lands comprise a one-storey Greek Community Centre.

In 2015, the Marz Homes Lands and the Greek Association Lands were brought into the Smithville Urban Boundary through the Town of West Lincoln's Official Plan Amendment 37. In 2017, the Northwest Quadrant Secondary Plan was approved, which identified a range and mix of residential, commercial, parkland, and stormwater management land uses. In July 2020, IBI Group submitted a Draft Plan of Subdivision application and a supporting Zoning By-law Amendment ("ZBLA") application on behalf of Marz Homes that proposed 224 residential units (45 singles, 147 townhouses & 32 mixed use units), a mixed-use commercial/residential building, a park and a stormwater management pond. The formal public meeting was held on January 11, 2021 following a virtual open house that was held on December 2, 2020 where a few neighbouring property owners attended.

The Marz Homes Lands are approximately 103,517 sq. metres (10.3 ha) and the Greek Association Lands are approximately 19,590 sq. metres (1.96 ha). It is now being proposed that 5,600 sq. metres (0.56 ha) be removed from the Greek Association Lands and added to the Marz Homes Lands through a merger. Accordingly, Marz Homes is proposing to develop the severed 0.56 ha with approximately 16 freehold single detached lots that front onto Street 'B' of their proposed mixed-use development.

In order to facilitate the proposed development, local Official Plan Amendment ("OPA"), ZBLA, and Consent to Sever applications are required, in addition to a future revision to the Draft Plan of Subdivision respecting the Marz Homes Lands. As such, IBI Group has been retained by Marz Homes to provide an independent professional planning opinion on the proposed development through a Planning Justification Addendum Report, reinforcing and expanding off of the Development Report prepared by IBI Group for Marz Homes in July 2020 that was in support of the Draft Plan of Subdivision application and a supporting Zoning By-law Amendment application respecting the Marz Homes Lands.

## 2 Site Description and Surrounding Context

The following subsections provide a review of the context, existing uses and conditions of the subject lands and surrounding area. These elements frame the discussion on the proposed planning applications.

### 2.1 Site Description

Please refer to the Development Report prepared by IBI Group in July 2020 for a detailed description, site photos, and surrounding land uses respecting the Marz Homes Lands.

As previously stated, the lands owned by Greek Association “Agios Haralabos” of Niagara are municipally described as 6659 Highway 20, Smithville and legally described as Lot 8 Plan M98, as confirmed by Plan 30BA1695 in the Township of West Lincoln, in the Regional Municipality of Niagara. The Greek Association Lands have an existing lot frontage on Highway No. 20 of 121.97 metres, lot depth of 92.67 metres, and lot area of 19,590 sq. metres (1.96 ha).

The Greek Association Lands currently comprise a one-storey Greek Community Centre that is approximately 314 sq. metres, situated roughly within the centre of the land parcel. The eastern portion of the subject lands are being farmed, whereas the remainder of the parcel is grass-covered. The Greek Association Lands have a generally flat topography and there are a few trees scattered throughout the site and along the property boundary. Please refer to **Figures 1 - 3** below for parcel mapping, an aerial view, and street view of the Greek Association Lands.



**Figure 1:** Parcel Mapping of the Greek Association Lands, Retrieved from Geowareouse



**Figure 2:** Aerial Imagery of the Greek Association Lands, Retrieved from Geowareouse



**Figure 3:** Street View of the Greek Association Lands, Retrieved from Google Street View

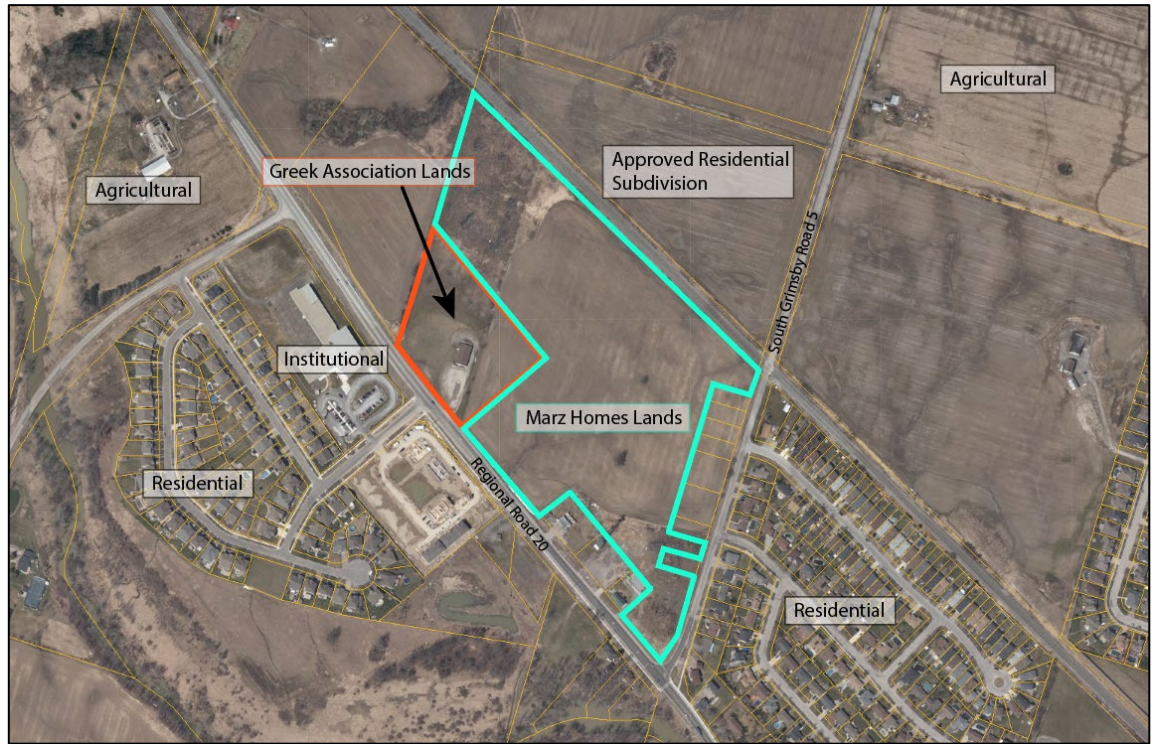
## 2.2 Surrounding Context

In terms of surrounding context, please refer to the Development Report prepared by IBI Group in July 2020 for details respecting the surrounding land uses of the Marz Homes Lands. Considering the Greek Association Lands are abutting the Marz Homes Lands, the same surrounding context applies. A summary of the surrounding uses are reiterated in **Table 1** below. **Figure 4** below provides an aerial image of the Marz Homes Lands, Greek Association Lands, and some of the surrounding land uses.

TO THE NORTH	TO THE EAST
<ul style="list-style-type: none"> <li>• CP Rail Corridor</li> <li>• Residential uses (approved subdivision containing 124 units)</li> <li>• Agricultural uses</li> </ul>	<ul style="list-style-type: none"> <li>• Residential uses</li> <li>• West Lincoln Community Centre and Arena</li> <li>• Institutional uses (i.e. churches)</li> </ul>
TO THE SOUTH	TO THE WEST
<ul style="list-style-type: none"> <li>• Cellular tower</li> <li>• Residential uses</li> <li>• St. Martin Catholic Elementary School</li> <li>• Streamside Pumping Station</li> <li>• Open space</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural uses</li> </ul>

**Table 1:** Marz Homes Lands and Greek Association Lands Surrounding Land Uses

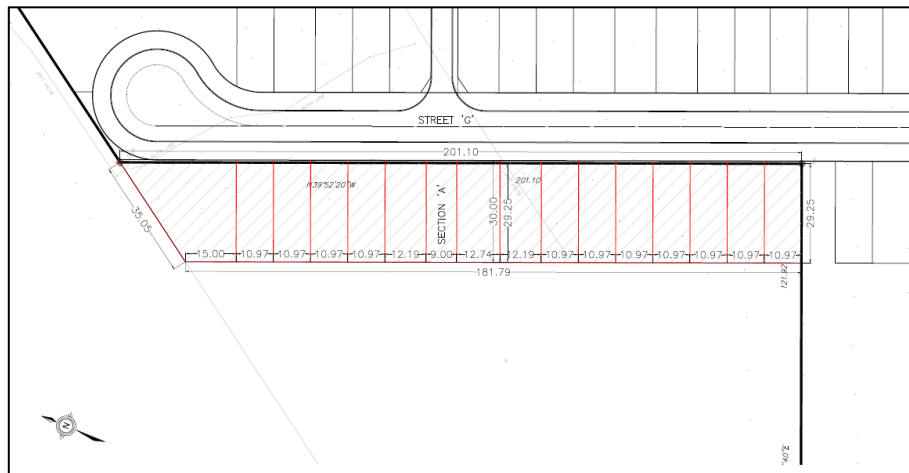




**Figure 4:** Aerial of the Marz Homes Lands, Greek Association Lands, and Surrounding Land Uses, Retrieved from Geowarehouse

### 3 Development Proposal

In essence, the proposal is to sever 0.56 hectares of land from the north portion of the Greek Association Lands and add them to the Marz Home Lands to facilitate the development of approximately 16 freehold single detached lots. Details respecting the lotting of the 0.56 hectares will be established at a future stage of the planning process, specifically when applying revisions to the Draft Plan. Anticipated lotting for the proposed severed lands is shown in **Figure 5** below. The proposed Consent to Sever sketch is provided in **Figure 6** below and **Appendix A**.



**Figure 5:** Anticipated Lot Configurations



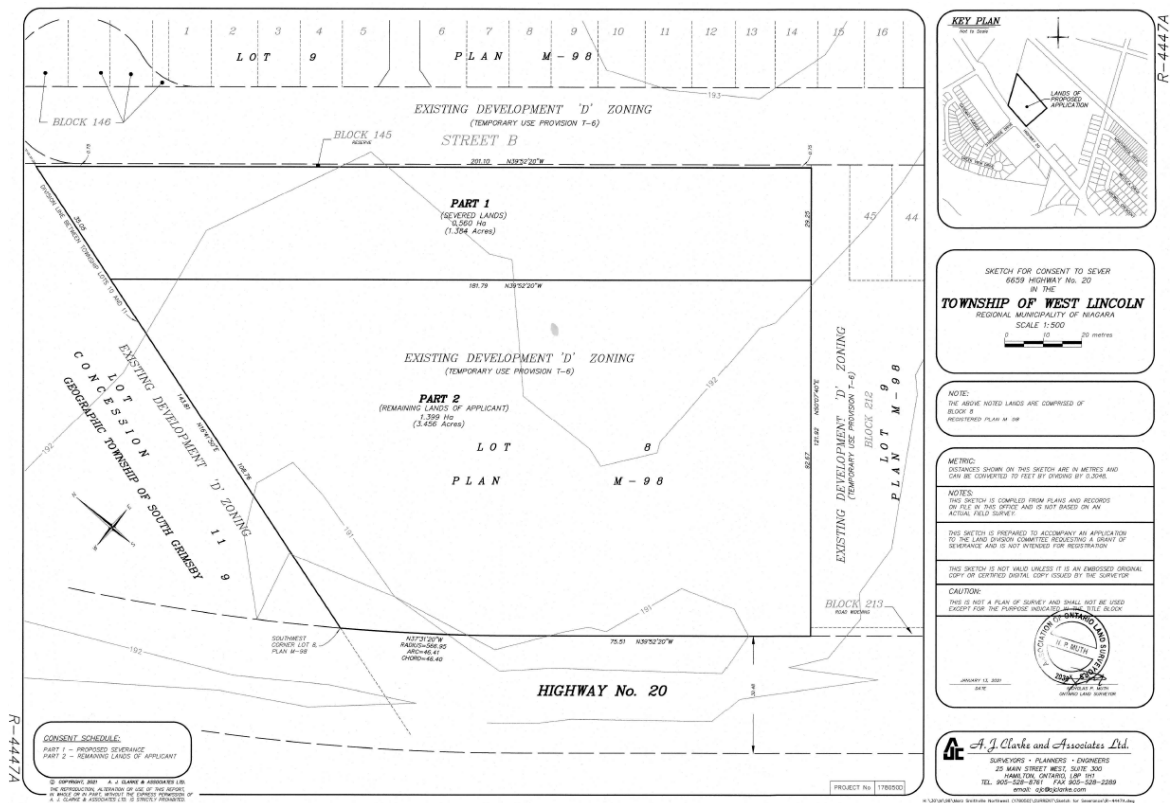


Figure 6: Consent to Sever Sketch

## 4 Pre-consultation Meeting

A pre-consultation meeting occurred on December 3, 2020 to discuss the proposed development on the northern portion of the Green Association Lands. At this time, the following comments were provided by various agencies:

AGENCY	COMMENT
Township Planning	The Northwest Quadrant Secondary Plan designates the property as being institutional. The Secondary Plan requires that any changes to the designation requires an Official Plan amendment. The zoning on the property is also required to change to either a development zoning or other zoning associated with the draft plan application. Merger to the Marz Property will be a requirement as well as a revised draft plan of subdivision submission including these lands as conditions of consent. A planning justification brief of addendum letter will also be required along with a survey sketch. If the boundary adjustments happens prior to draft plan approval, a red-line revision to the draft plan will be required (\$2,402).
Region of Niagara	PPS: settlement area, Growth Plan: Designated Greenfield Area, ROP: Urban (Designated Greenfield) Area – Smithville. According to ROP, a minimum gross density target of 50 people and jobs per hectare across all Designated Greenfield Areas is

	required. Requirements to amend the draft plan align with previous Regional requirements: Noise Study to be updated to ensure noise impacts from Regional Road 20 to the proposed dwelling units will be mitigated. Archaeological Assessment required for undisturbed lands due to proximity to watercourse. Planning Justification Report needs to be updated, or a Planning Brief should be submitted, to ensure that Provincial and Regional policies are being met, including the density target. If the current application would be approved, the Applicant should ensure the Marz Homes (subdivision) SWM plan includes this potential development.
NPCA	The NPCA does not believe that they need to see this application but will confirm if any review fees are required.
Township Public Works	The Township Public Works Department has no objection but will be reviewing the revised draft plan of subdivision.

**Table 2:** Summary of Preliminary Planning Comments

These comments are specifically addressed throughout this Planning Justification Addendum Report. Moreover, the Township of West Lincoln has indicated that the following information and studies are to be submitted for the proposed planning applications to be deemed completed:

- Completed application forms;
- A cheque in the amount of \$17,049.00 made payable to the Township of West Lincoln;
- A cheque in the amount of \$6,480.00 or \$7,775 made payable to the Region of Niagara;
- Planning Justification Brief or Addendum;
- Conceptual Subdivision Plan and Survey Sketch;
- Draft Local Official Plan Amendment; and,
- Revised Draft Plan Application.

## 5 Planning Applications

In order to facilitate the proposed development, local OPA, ZBLA, and Consent to Sever applications are required, in addition to a future revision to the Draft Plan of Subdivision respecting the Marz Homes Lands.

### 5.1 Official Plan Amendment

The Northwest Quadrant Secondary Plan designates the Greek Association Lands as being Institutional, which only permits existing uses with the intent that these lands redevelop to accommodate primarily a residential built form in the future, should the current use cease to exist. The Secondary Plan requires that any changes to the designation requires an Official Plan Amendment. As such, in order to permit single detached dwellings on the Greek Association Lands, an OPA is required to change the land use designation.

## 5.2 Zoning By-law Amendment

The Greek Association Lands are currently zoned Institutional ("I"). A ZBLA is required to change the zone from Institutional ("I") to a Residential Low Density ("R3") zone to permit the proposed single detached dwellings.

## 5.3 Consent to Sever

The Greek Association Lands are proposed to be retained and the proposed development area severed and merged with the adjacent Marz Homes Lands in order to permit the proposed development.

## 5.4 Revisions to Draft Plan of Subdivision

If the property boundary adjustments happen prior to draft plan of subdivision approval respecting the Marz Homes Lands, a red-line revision to the draft plan of subdivision will be required to include the proposed development area of the Greek Association Lands.

# 6 Current Planning Status

The following subsections provide an update to the assessment of the proposed development on the Marz Homes Lands due to the revised proposal against current and applicable planning policy, including the Provincial Policy Statement 2020, Growth Plan for the Greater Golden Horseshoe, 2019, Region of Niagara Official Plan, Town of West Lincoln Official Plan (including the Northwest Quadrant Secondary Plan), and the Township of West Lincoln Zoning By-law 2017-70.

## 6.1 Provincial Policy Statement, 2020

The Provincial Policy Statement ("PPS"), 2020 provides policy direction on matters of provincial interest regarding land use planning and development and sets the policy foundation for regulating land use and development of land.

The PPS was issued under Section 3 of the *Planning Act* and the current (2020) PPS came into effect on May 1, 2020. It replaces the PPS issued April 30, 2014. In this regard, Section 3 of the *Planning Act* requires that land use planning decisions "be consistent" with the PPS.

The PPS focuses growth within Settlement Areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety. It recognizes that the wise management of development may involve directing, promoting or sustaining growth. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns.

The PPS promotes building and sustaining strong, healthy communities through efficient development and land use patterns. This includes providing a mix and range of housing, employment, institutions, and recreational, park and open space land uses to meet the long-term needs of residents in the province. The PPS states that development should generally take place where municipal infrastructure and services currently exist, or are planned and to avoid the unnecessary expansion of services. Development should be planned to protect and preserve natural and cultural heritage features, and should avoid natural and man-made hazards.

The PPS also prevents the creation of new, and the expansion of existing settlement areas, except through a municipal comprehensive review of the Official Plan, and only when it can be demonstrated that there are no sufficient opportunities for growth within the existing settlement

area(s) through intensification, redevelopment and designated growth areas to accommodate the projected population and employment needs over the identified planning horizon.

#### **6.1.1 PPS, 2020 – Development Proposal Analysis**

The proposed development focuses development away from significant or sensitive resources and areas that may pose a risk to public health and safety. Additionally, the proposed development provides 16 single detached residential dwellings that will make more efficient use of the existing lands through intensification and redevelopment, further contributing to meeting the long-term needs of residents by providing more housing opportunities. Lastly, the proposed development is located within an existing Settlement Area where municipal infrastructure and services are planned and away from natural and cultural heritage features. As such, the proposed development is consistent with the PPS, 2020.

### **6.2 Growth Plan for the Greater Golden Horseshoe, 2019**

The Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”), 2019 was prepared and approved under the Places to Grow Act, 2005. The Growth Plan took effect on May 16, 2019 and is applicable to all proposed development within the Greater Golden Horseshoe area. The 2017 Growth Plan replaces the Growth Plan for the Greater Golden Horseshoe, 2006. All decisions made on or after May 16, 2019 with respect of the exercise of any authority that affects a planning matter, shall “conform to” the Growth Plan.

The Growth Plan provides policies to guide future growth and development in the Greater Golden Horseshoe (the “GGH”) to a time horizon to the year 2051. The Growth Plan projects a population of 674,000 residents and 272,000 jobs by 2051 for the Region of Niagara. The 2051 projections are required to be updated within the Region and Town’s Official Plan through a Municipal Comprehensive Review (“MCR”). In the interim, the existing projections of the Region of Niagara and Town of West Lincoln Official Plans apply.

The current Region of Niagara Official Plan and Township of West Lincoln population projections are based on the Growth Plan, 2006. The Growth Plan, 2006 provided population forecasting through to 2031. The 2006 Growth Plan projected a population of 511,000 residents and 218,000 jobs for the Region of Niagara by 2031.

Building upon the policy direction of the PPS, the Growth Plan provides policy direction to municipalities within the GGH on how and where to grow. The Growth Plan directs development and growth to the existing Settlement Areas, where municipal services and infrastructure exist or are planned. Similar to the PPS, the Growth Plan does not permit the expansion of existing, or creation of new, Settlement Areas outside of the Municipal Comprehensive Review, and only provided it is demonstrated that sufficient opportunities to accommodate the forecasted growth to the horizon of the plan are not available through intensification and in the designated Greenfield areas.

Development in the GGH should promote complete communities that offer and support opportunities for people of all ages and abilities to conveniently access the necessities of daily living, including an appropriate mix of jobs, local stores and services, a full range of housing, transportation options and public services.

The Growth Plan provides municipalities with intensification targets for Urban Growth Centres (downtown areas), Transit Corridors and Station Areas, and Greenfield Areas. The Plan also provides policy direction that a minimum density target of 50 residents and jobs combined per hectare shall be applicable to the designated Greenfield areas in the Niagara Region. These targets are to be implemented through the local Official Plan.

### 6.2.1 The Growth Plan, 2019 – Development Proposal Analysis

As previously discussed, the proposed development includes residential growth in an existing Settlement Area where municipal services and infrastructure are planned. Further, the subject lands are a designated Greenfield area and the proposed development comprises 16 single detached dwellings that will contribute to meeting the minimum density target of 50 persons and jobs combined per hectare allocated to the Greenfield area through the Growth Plan, 2019. Lastly, the proposed development will function as part of a complete community that caters to people of all ages and abilities, further contributing the full range and mix of housing opportunities available. As such, the proposed development conforms to the Growth Plan, 2019.

## 6.3 Region of Niagara Official Plan

The Region of Niagara Official Plan (the “RNOP”) is a long-range, community planning document that is used to guide the physical, economic and social development in the Niagara Region. The policy document outlines objectives, policies and mapping that implement the Region’s approach to managing growth, growing the economy, protecting the environment and providing infrastructure. The policy document was prepared in 2014 and is currently the documentation in effect for Niagara Region. Applicable schedules and designations from the ROP respecting the Greek Association Lands are show in **Table 3** below:

SCHEDULE	DESIGNATION
A – Regional Structure	Urban Area Boundary Designated Greenfield Area
B – Agricultural Land Base	Urban Area
D1 – Potential Resource Areas: Stone	Silurian Formation
E1 – Transportation Infrastructure	Highway 20 – Regional Road
E2 – Strategic Cycling Network	Highway 20 – Strategic Cycling Network

**Table 3:** Applicable RNOP Designations

Niagara Region is currently developing a new Official Plan through the MCR process to implement provincial policy and plans, as amended, reflect current goals and priorities of the community and Regional Council, and provide clear direction for local land use planning. Considering this process is still underway, all relevant policies from the current RNOP in effect have also been reviewed and analyzed below against the proposed development and associated OPA.

The urban area is a key component of the Region’s urban structure, comprising the Built-up area and the designated Greenfield area. Designated Greenfield areas are lands within a settlement area that are not within the Built-up area. The RNOP encourages a compact, mixed-use, transit supportive, active transportation friendly community in the Built-up Area and in the designated Greenfield area. Further, the RNOP requires a minimum combined gross density target of 50 people and jobs per hectare across all designated Greenfield areas, excluding natural features within Environmental Protection Areas and Environmental Conservation Areas in the Region’s Core Natural Heritage System and any non-developable features designated in local official plans.

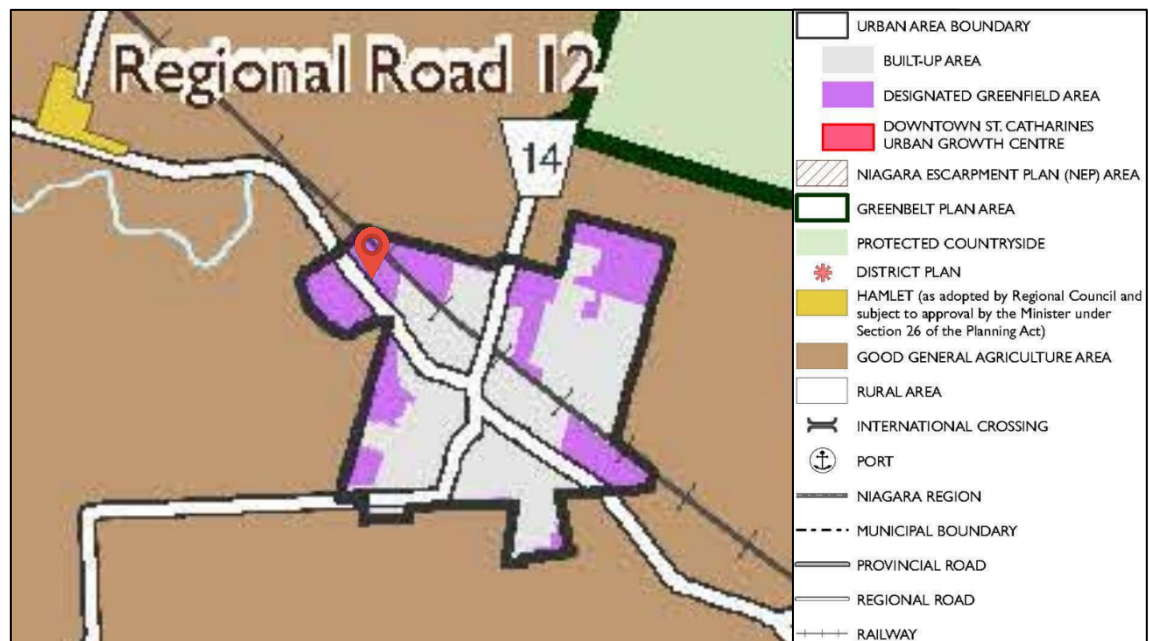
Highway 20 is identified as a Regional Road and Strategic Cycling Network. The Niagara Region may require land for the road allowance at no costs to the Region free of all encumbrance, encroachments, and improvements unless otherwise agreed to by the Region. Highway 20 has a road allowance width of 20.1 metres between South Grimsby Road 5 and Townline Road. The Niagara Region will consider the need for noise mitigation measures to address traffic noise. The Niagara Region will ensure that comprehensive active transportation networks are integrated into transportation systems to enable safe and convenient inter- and intra-municipal travel for active



transportation users. The Niagara Region will fund the implementation of the Strategic Cycling Network along Regional Roads through the Niagara Region's public works projects and other funding or cost-sharing opportunities.

### 6.3.1 The RNOP – Development Proposal Analysis

The proposed planning applications conform to the RNOP as they facilitate residential development within a designated Greenfield area, as identified in **Figure 7** below. The proposed residential development further encourages a compact complete community within the designated Greenfield area by providing an additional single detached housing component to the planned 224 residential units (45 single detached dwellings, 147 townhouses & 32 mixed-use residential units), mixed-use commercial/residential building, park, and a stormwater management pond to be established on the Marz Homes Lands. Moreover, the proposed additional residential units will further contribute to achieving the minimum combined gross density target of 50 people and jobs per hectare within the designated Greenfield area.



**Figure 7:** RNOP Schedule A Regional Structure Excerpt

With respect to road access, currently the Greek Association Lands have access onto Highway 20, which is a Regional Road. The proposed development land area is proposed to be severed from the Greek Association Lands and merged with the Marz Homes Lands; therefore, the proposed development will have access onto Street “B” of the planned Marz Homes development and will not have a significant impact to the Regional Road function (i.e. active transportation network, access, etc.). Nonetheless, a Noise Study was prepared by dBA Acoustical Consultants in support of the proposed development on the Marz Homes Lands, finding that the proposed development is suitable from a noise perspective provided the recommended mitigation measures are implemented. Overall, the proposed development conforms to the Growth Plan, 2019.

## 6.4 Township of West Lincoln Official Plan

The current Township of West Lincoln Official Plan (the “TWOP”) was approved in 1998 and has been amended through several site-specific amendments and one municipal amendment to implement the Provincial Policy Statement. The Official Plan contains goals, objectives and policies that ensure that future growth preserves and enhances the irreplaceable attributes of the

Township. The policies outlined in the Official Plan implement the broader policies of the Regional Official Plan. Applicable schedules and designations from the TWOP respecting the Greek Association Lands are show in **Table 4** below:

SCHEDULE	DESIGNATION
A – Municipal Structure	Smithville Urban Boundary
B-4 – Land Use Smithville	Northwest Quadrant Secondary Plan
B-5 – Urban Structure Smithville	Greenfield Area
C-5 – Aggregate and Petroleum Resources	Potential Aggregate Resources
F – Infrastructure & Transportation	Highway 20 – Arterial Road (Regional)

**Table 4:** Applicable TWOP Designations

The Township of West Lincoln approved OPA 37 in 2015 to permit 34 hectares of additional lands to be added to the Urban Boundary of Smithville, including, but not limited to, the Greek Association Lands and the Marz Homes Lands. The Smithville Urban Settlement Area Boundary includes a built-up area, which reflects the limit of growth on June 16, 2006, and Greenfield lands which were the undeveloped lands on June 16, 2006. The projected population for the Township of West Lincoln by the year 2031 is 16,990 people. The Smithville Urban Settlement Area will accommodate the majority of residential and employment growth within the municipality while limited growth may occur within the Hamlet Settlement area. The Township forecasts more than 15% of new dwelling units to be provided through intensification and infill inside the Built Boundary. The Township targets 30% of all new housing units constructed over the long term to consist of affordable housing units to be constructed in both intensification areas and throughout the built-up area and also in Greenfield areas.

The Greek Association Lands are specifically located within the Greenfield area on Schedule B-5 Urban Structure Smithville, similar to the Marz Homes Lands. The Township forecasts an average gross density of 50 jobs and persons per hectare within the designated Greenfield area. Greenfield areas are larger tracts of undeveloped lands that are intended to accommodate new residential and employment growth. Greenfield areas are required to meet an overall density of 50 persons and jobs per hectare. Greenfield development is intended to be phased in over time to ensure that a balance of both intensification and Greenfield development is achieved.

Greenfield areas are intended to be developed to create a more compact, multi-modal, mixed-use community that comprises a wide range of housing types and tenures to development lands efficiently. Greenfield areas require a secondary plan prior to development. The Northwest quadrant where both the Marz Homes Lands and Greek Association Lands are located shall be developed as one secondary plan. As such, the Northwest Quadrant Secondary Plan was established in 2017 and discussed in detail in Section 6.4.1 below.

As previously discussed, the subject lands front onto Highway 20, which is referred to as a Regional Arterial Road. Regional Arterial Roads are under the jurisdiction of the Region and are not subject to the requirements of the TWOP. Consideration shall be given to reduce the number of driveways along Regional Arterial Roads through the provision of service roads, shared driveways, and common off-street parking areas. Additionally, reverse lotting shall be discouraged and only permitted where there is no other alternative.

Local roads apply under the jurisdiction of the Township. The planned right-of-way width for local roads shall be 20 metres. On all new local roads in urban and hamlet areas, sidewalks are required on one side of the street. On-street parking may be allowed, subject to applicable by-laws.

#### **6.4.1 Northwest Quadrant Secondary Plan**

The Northwest Quadrant Secondary Plan was prepared to guide the detailed planning and development of the 34 hectares of land that was added into the Urban Boundary of Smithville in 2015, and was approved by Council on June 26, 2017. The Northwest Quadrant Secondary Plan area is the only remaining Greenfield area in the Township of West Lincoln intended to accommodate non-employment uses. It is proposed to be developed as a complete community by incorporating residential uses, local servicing commercial uses, and an integrated parks and open space system. Overall, the 34 ha of land is expected to function as a prominent gateway into the Smithville urban area, with the potential to accommodate a minimum of 570 new residential units by 2031. A minimum density of 50 people and jobs per hectare is required.

Moreover, with respect to character and urban design, development in the Northwest Quadrant shall be of high-quality and reflect the small town character of Smithville. Further, development should be compact, sustainable, interconnected, safe, pedestrian-friendly, attractive, and cater to a broad range of ages and abilities. Primarily the community should be developed with low and medium density residential uses, with an opportunity to develop a limited amount of high density residential and local servicing commercial uses at key locations. To ensure the orderly development of the future community, a phasing strategy should be proposed.

Lands within the Northwest Quadrant Secondary Plan are designated one or more of the following land use categories: Low Density Residential, Medium Density Residential, Medium Density Residential / High Density Residential, Institutional, Commercial, Future Development, Parks, and Stormwater Management. Throughout the neighbourhood, buildings shall be designed to form a well-defined and continuous street edge with subtle variations in height and setbacks. The local road pattern within the Northwest Quadrant Secondary Plan area connects to the existing collector road networks and facilitates automotive and active transportation.

The planned function of the Institutional designation is to recognize the existing use on the Greek Association Lands by only permitting the existing uses outlined in the Zoning By-law. Replacements, improvements, additions or expansions of buildings or structures legally existing may be permitted subject to consideration by Township of West Lincoln staff. Provided the current use ceases to exist, it is the intent that these lands redevelop to accommodate primarily a residential built form in the future. However, any future redevelopment of the Greek Association Lands will require an OPA and shall have regard to the general land use patterns identified on Schedule A, including the identified local road pattern. Any redevelopment proposals on these lands shall include a road connection via an extension of Streamside Drive and future development will require consideration of stormwater management options.

The planned function of the Low Density Residential designation is to accommodate low-rise residential land uses at lower densities and complementary non-residential land uses. Low Density Residential uses shall achieve a maximum density of 30 units per hectare, whereas the maximum building height shall be 2.5 storeys. Lands designated Low Density Residential may be zoned to permit: single detached dwellings, semi-detached dwellings, duplex dwellings, linked semi-detached dwellings, and townhomes and other forms of multiple unit ground related housing. Additionally, the following are permitted, subject to applicable TWOP policies and the Zoning By-law provisions: home occupations, public and private utilities, bed and breakfast establishments, day care facilities, places of worship, educational facilities, accessory apartments, and garden suites.

The Township of West Lincoln promotes development that strives to conserve energy and achieves sustainability by encouraging: compact development and efficient built form, transit supportive development and the greater use of active modes of transportation, environmentally responsible design and construction practices, the integration and protection of natural features and landscapes into building and site design, and the reduction of resource consumption. Draft Plans of Subdivisions shall consider full development of the lands will require the installation of

water and sanitary sewer infrastructure. Lands located east of Grimsby Road 5 will generally be serviced by an extension of the servicing system in the subdivision located to the east and will be connected as Las Road.

Applications for development that do not align with the policies or land use schedule of the Northwest Quadrant Secondary Plan shall require an OPA; however, where the general intent is maintained to the satisfaction of the Municipality, adjustments to the size and location of the land use designations and location of new streets will not require an OPA.

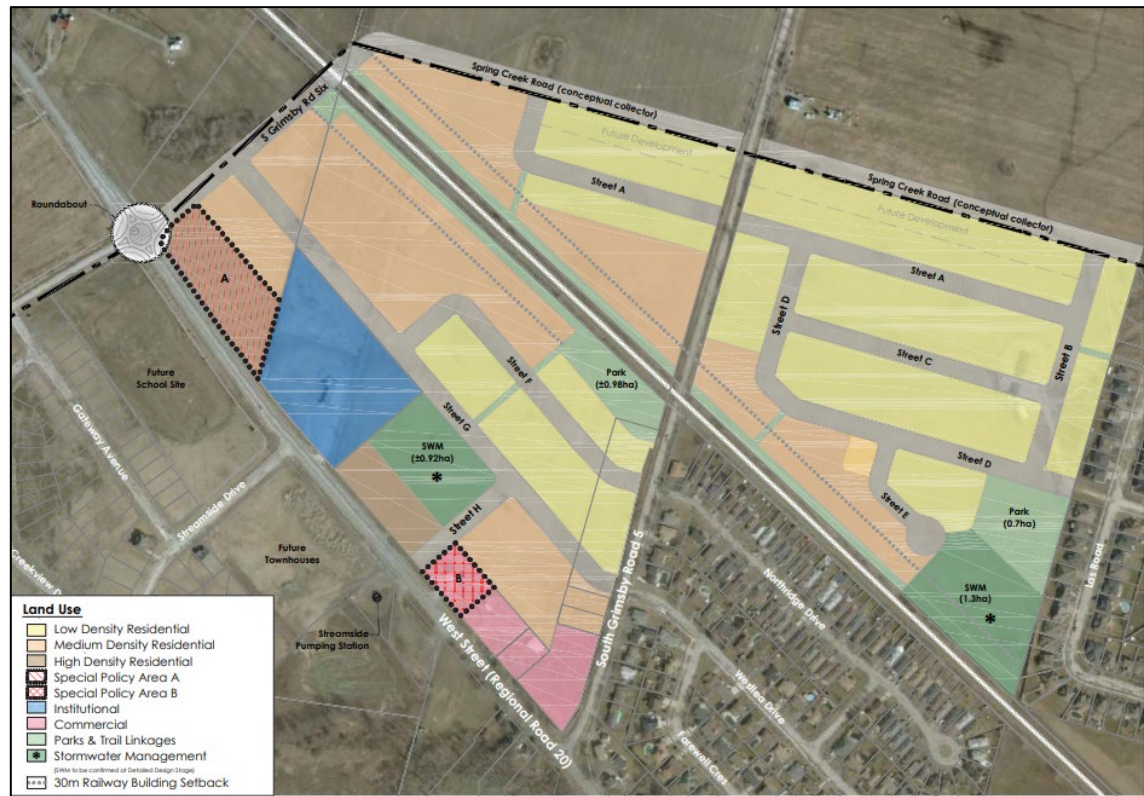
#### **6.4.2 The TWOP – Development Proposal Analysis**

The Greek Association Lands are located within the Greenfield area of the Smithville Urban Boundary, where residential growth shall be focused. The proposed development will contribute to meeting the Township's forecast of an average gross density of 50 jobs and persons per hectare within the designated Greenfield area. The proposed development is included as part of an overall vision that will be phased and implemented in an efficient manner with the entire Secondary Plan area to balance both intensification and development. The proposed complete community on the Marz Homes Lands creates a more compact, multi-modal, mixed-use community that comprises a wide range of housing types and tenures to develop lands efficiently. The proposed development will further contribute to the mix of housing opportunities within the community.

The Greek Association Lands and Marz Homes Lands are identified on Schedule B-4 as being within the Northwest Quadrant Secondary Plan area. As shown in **Figure 8** below, the Northwest Quadrant area is proposed to be developed as a complete community by incorporating residential uses, local servicing commercial uses, and an integrated parks and open space system. The proposed development on the Greek Association Lands will further contribute to accommodating the minimum of 570 new residential units by 2031 and achieving the minimum density of 50 people and jobs per hectare within the designated Greenfield area.

The Greek Association Lands are designated as Institutional on the Community Structure Plan shown in **Figure 8** below. The current use on the Greek Association Lands is planned to continue. The proposed development includes residential uses, as intended by the Northwest Quadrant Secondary Plan in the long-term for the Greek Association Lands if the existing use ceased to exist. Any future redevelopment of the Greek Association Lands will require an OPA and shall have regard to the general land use patterns identified on Schedule A, including the identified local road pattern. The proposed development will not change the identified road patterns on Schedule A or Schedule E-4 of Township Official Plan for that matter. A TWOP amendment is required to permit the proposed development on the Greek Association Lands. The Low Density Residential designation is most suitable to apply on the proposed development land area of the Greek Association Lands. The proposed low density residential development would permit the proposed single detached dwelling type and would result in 29 units per net residential hectare, in accordance with the Low Density Residential designation of the Northwest Quadrant Secondary Plan.

Moreover, the proposed development strives to conserve energy and achieves sustainability by encouraging a compact development and efficient built form by using planned municipal services and infrastructure and developing Greenfield land. Moreover, as already confirmed by the Development Report prepared by IBI Group in July 2020, the proposed development on the Marz Homes Lands is transit supportive encourages active modes of transportation, implements environmentally responsible design and construction practices, protects natural features, and results in the reduction of resource consumption. Overall, the proposed development maintains the intent of the TWOP and associated Northwest Quadrant Secondary Plan.



**Figure 8:** Northwest Quadrant Secondary Plan Community Structure

## 6.5 Township of West Lincoln Zoning By-law 2017-70

The Township of West Lincoln Comprehensive Zoning By-law No. 2017-70 (the “Zoning By-law”) was passed by the Council of the Township of West Lincoln on June 26, 2017. It regulates the use of the lands, frontage and lot area of a parcel of land, the proportion of land occupied by a building, structure or storage, and the amount of landscaping. Zoning By-law No. 2017-70 replaces Zoning By-law 79-14 and implements policies of the Township of West Lincoln Official Plan. On June 11, 2018 and again on April 22, 2019 the Township of West Lincoln Council approved a number of minor housekeeping amendments to the Zoning By-law to address a number of inconsistencies and gaps in the document.

The Greek Association Lands were zoned as Institutional (“I”) to align with the Northwest Quadrant Secondary Plan. The Greek Association Lands were rezoned to Development (“D”) and back to Institutional (“I”) in late 2020. Please refer to **Appendix B** for a copy of the Staff Report that explains the purpose and explanation of the Housekeeping Amendment.

The Institutional (“I”) zone permits the following principal uses: commercial school, day care, funeral home, hospital, long-term care facility, medical office, place of worship, private club, private or public park, private or public school, recreational facility, and retirement home. The Institutional (“I”) zone permits the following accessory uses: accessory buildings or structures and accessory uses and renewable energy systems. Moreover, the Institutional (“I”) zone offers the following regulations for the permitted uses:

REGULATION		ZONE REQUIREMENTS
Minimum lot area	Long term care facility or retirement home	120 sq. m / unit



	Other institutional use	2,000 sq. m
Minimum lot frontage		30 m
Minimum front yard		7.5 m
Minimum exterior side yard		7.5 m
Minimum interior side yard	Adjoining a lot in a Residential zone	7.5 m
	Private or public school	
	Other	Greater of 50% of building height or 5 m
Minimum rear yard		7.5 m
Maximum lot coverage		50%
Maximum height	Private or public school	12 m
	Other	15 m
Minimum landscaped open space		10%

**Table 5:** Institutional ("I") Zone Provisions

### 6.5.1 The Zoning By-law – Development Proposal Analysis

Single detached dwellings are not a permitted use within the Institutional ("I") zone; therefore, a ZBLA is required to change the zone and implement the appropriate dwelling typology.

## 7 Planning Instruments

### 7.1 Official Plan Amendment

The proposed OPA changes the designation on the northern portion of the Greek Association Lands from Institutional to Low Density Residential. No site specific provisions are currently being proposed. The proposed development provides a density of 29 units per hectare and building height of 2.5 storeys, whereas the Low Density Residential land use shall achieve a maximum density of 30 units per hectare and maximum building height of 2.5 storeys.

### 7.2 Draft Zoning By-law

The Residential Low Density ("R3") zone is being proposed to facilitate the proposed development. No site specific provisions are currently being proposed. Therefore, the following permitted uses and provisions will apply to the subject lands:

PERMITTED PRIMARY USES	PERMITTED ACCESSORY USES
<ul style="list-style-type: none"> <li>Semi-detached dwelling</li> <li>Single detached dwelling</li> </ul>	<ul style="list-style-type: none"> <li>Accessory buildings or structures and accessory uses</li> <li>Accessory dwelling unit</li> <li>Group home</li> <li>Home occupation</li> </ul>

	<ul style="list-style-type: none"> <li>Renewable energy system</li> </ul>
--	---

**Table 6:** Residential Low Density ("R3") Permitted Uses

REGULATION		ZONE REQUIREMENTS	
		Single Detached Dwelling	Semi Detached Dwelling
Minimum lot area		300 sq. m	450 sq. m
Minimum lot frontage	Corner lot	12.5 m	18 m
	Other lot	10 m	18 m
Minimum front yard	Dwelling	4.5 m	
	Private garage	6 m	
Minimum exterior side yard		3 m	
Minimum interior side yard	Dwelling	1.2 m	
	Private garage	0.6 m	
Minimum rear yard		7.5 m	
Maximum lot coverage		45%	
Maximum height		10 m	
Minimum landscaped open space		25%	

**Table 7:** Residential Low Density ("R3") Provisions

## 8 Conclusions and Recommendations

Marz Homes (Smithville West) Inc. ("Marz Homes") is proposing sever 5,600 sq. metres (0.56 ha) from the Greek Association Lands and add them to the Marz Homes Lands through a merger. Accordingly, Marz Homes is proposing to develop the severed 0.56 ha with 16 freehold single detached dwelling units that front onto Street 'B' of their proposed mixed-use development. The proposed 16 freehold single detached dwelling units will function as part of Thrive development that includes approximately 224 residential units, a mixed-use commercial building, and blocks intended for a storm-water management pond, parkland/open space and trails. The proposed development will accommodate the residential needs and growth of the Smithville Urban Area, while diversifying housing stock to respond to changing demographics.

In order to facilitate the inclusive of the 16 freehold single detached dwelling units as part of the Thrive development, an Official Plan Amendment is required to change the land use from Institutional to Low Density Residential, and a Zoning By-law Amendment is required to rezone the lands from Institutional ("I") Zone to Residential Low Density ("R3"). A future red line revision to the Draft Plan of Subdivision is also required to subdivide the property.

The proposed development and subsequent planning applications:

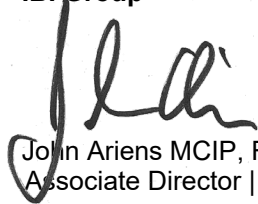
- Are consistent with Provincial Policy Statement 2020, as it creates an efficient development pattern and will connect to planned municipal services and infrastructure to accommodate residential growth in the Settlement Area;

- Conform to the Growth Plan for the Greater Golden Horseshoe 2019, as the proposed development contributes to meeting applicable Greenfield area density target of 50 residents and jobs combined per hectare;
- Conforms to the Region of Niagara Official Plan, as it facilitates orderly residential development within the designated Greenfield area, further contributing to successfully achieving minimum density targets;
- Conforms to the intent of the Township of West Lincoln Official Plan, as it develops vacant designated Greenfield lands to create a more compact mixed-use community that efficiently comprises a wide range of house types and tenures;
- Conforms to the Low Density Residential designation (as proposed) in the Northwest Quadrant Secondary Plan.

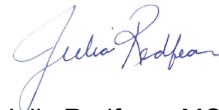
Based on a review of the subject lands, the surrounding lands, supporting studies, and the applicable planning policy framework, the subject applications represent good planning and facilitate an appropriate form of development in the Township of West Lincoln.

Respectfully submitted this 2<sup>nd</sup> day of February, 2021.

Regards,  
IBI Group



John Ariens MCIP, RPP  
Associate Director | Practice Lead, Planning



Julia Redfearn MCIP, RPP  
Planner

# Appendix A – Consent to Sever Sketch

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PROJECT No	178050D
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INDICATED IN THE TITLE BLOCK

ASSOCIATION OF ONTARIO LAND SURVEYORS  
N. P. MUTH  
2038  
NICHOLAS P. MUTH  
ONTARIO LAND SURVEYOR

**AC** *A. J. Clarke and Associates Ltd.*  
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# Appendix B – Staff Report – Housekeeping Amendments to the Zoning By-law

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**DATE:** October 13, 2020

**REPORT NO:** PD-133-2020

**SUBJECT:** Recommendation Report Housekeeping - Amendments to  
Zoning Bylaw 2017-70, as Amended (Round 3)

**CONTACT:** Gerrit Boerema, Planner II  
Brian Treble, Director of Planning & Building

**OVERVIEW:**

- On June 26, 2017 the Township Council approved the Township's new Comprehensive Zoning Bylaw 2017-70.
- On June 11<sup>th</sup>, 2018 and again on April 22, 2019 the Township Council approved a number of minor housekeeping amendments to the Township Zoning Bylaw to address a number of inconsistencies and gaps in the document.
- The amended comprehensive zoning bylaw has been functioning well, but as certain development proposals have come forth, Township staff continue to identify a few areas of the bylaw that need further clarification and updating.
- These areas include, but are not limited to:
  - Private garages and required parking spaces
  - Misplaced Commercial Zonings
  - Corrections to misplaced zone lines
  - Accessory Dwelling Units
  - Sign Bylaw references
- A totally separate review from this Housekeeping application is the current review that is underway for Driveways, Entrances and Parking. Those changes will be presented in a separate report and at a separate public meeting.
- A statutory public meeting for this application was held on September 14, 2020 where no members of the public provided comment. One member of the public provided written comments in support of one of the proposed changes.
- Planning Staff has now completed a review of all applicable provincial, regional and local planning policy and public agency comments. Since no objections have been raised, as the proposed changes are aligned with the applicable planning policy, no further public meeting is required and staff can recommend approval of this application.

### RECOMMENDATION:

1. That, report PD-133-2020, regarding “Housekeeping Amendments to Zoning Bylaw 2017-70, as Amended (Round 3)”, dated October 13, 2020 be received, and;
2. That, Section 34(17) of the Planning Act apply and that no further public meeting is required; and,
3. That, a bylaw to implement the housekeeping Zoning By-law Amendments submitted by the Township of West Lincoln, BE APPROVED.

### ALIGNMENT TO STRATEGIC PLAN:

#### Theme #3

- **Strategic, Responsible Growth**

### BACKGROUND:

Township Council in June of 2017 approved the new Comprehensive Zoning Bylaw 2017-70. On June 11, 2018 and also on April 22, 2019 the Township Council approved several housekeeping amendments to address minor issues relating to the new Zoning Bylaw. The Zoning Bylaw, as amended, has functioned well, however, there are still a few changes that need to be made to correct site specific zoning issues, as well as address some items relating to parking, signage and secondary apartments.

The proposed changes can be found in Table 1 below. A public meeting was held on September 14, 2020 where no members of the public provided comment. One member of the public provided written comments in support of the proposed zone change for 9380 and 9382 Silver Street (Regional Road 65).

### CURRENT SITUATION:

The proposed housekeeping changes are summarized in Table 1 below:

Table 1 – Proposed Changes

Section/Table/Page #/Schedule	Issue	Current Wording	Recommended Change
<b>TOWNSHIP WIDE AMENDMENTS</b>			
<b>Part 3 – Off-street Motor Vehicle Parking Facility Requirements</b>	Limited parking requirements for new residential uses and lack of visitor parking	Currently only require 1 space per single detached, or semi-detached	Required parking for Single Detached Dwellings - 2 spaces
<b>Part 3 – Parking Space</b>	Garages can count as a parking space provided that it meets the minimum interior dimensions of 2.7m wide and 6m in length	Parking spaces shall be located in accordance with the following: In a residential zone on a lot with less than five dwelling units:	Minimum size for private garage to be considered a parking space - 3.5 metres wide by 6 metres long unobstructed, as measured from interior

		within a permitted private garage or other parking structure; or	wall to wall.
<b>Part 3 – Accessory Dwelling Units</b>	Accessory Dwelling units which are only permitted on the second floor of a detached building are in some cases occupying first floors.	Accessory dwelling units shall be located within... a residential accessory building...above the ground floor and remain a secondary use within the accessory building.	Accessory dwelling units shall be located within... a residential accessory building...above the ground floor and remain a secondary use within the accessory building. <b>A maximum of 10 square metres is permitted to be used on the main floor as an entrance to the accessory dwelling unit.</b>
<b>Part 3 – Sign Bylaw</b> <b>3.7.1 g)</b> <b>3.7.2 g)</b> <b>3.11</b> <b>3.23</b>	The Township now has a sign bylaw in place and to avoid duplication, sign provisions will be removed throughout the zoning bylaw.	Various Sign Regulations	Signs shall be erected in accordance with the sign bylaw, 2020-54, as amended from time to time
<b>SITE SPECIFIC HOUSEKEEPING AMENDMENTS</b>			
<b>Map C2 – 9382 &amp; 9380 Regional Road 65 Road</b>	Rezone from Commercial 'C3' to Rural Residential 'RuR' - in line with previous zoning bylaw	Commercial 'C3' OP Designation (Agriculture)	Rural Residential 'RuR'
<b>Map S5 – 116 West Street – United Church and FORT</b>	Correct zoning boundaries to include the church building and FORT in an Institutional Zone	Open Space 'OS' OP Designation (Institutional)	Institutional 'I'
<b>Map S5 – 6659 RR 20 – Greek Community Centre</b>	Rezone the lands to the previous Institutional 'I' to align with the Secondary Plan	Development 'D' OP Secondary Plan Designation (Institutional)	Institutional 'I'

Township staff have done a preliminary review of the changes for alignment to the Township Official Plan, Regional Official Plan, the Provincial Growth Plan and the Provincial Policy Statement. This review is summarized in Table 2 below:

Table 2 – Planning Policy Review

Section/Table/Page #/Schedule	Township Official Plan	Regional Official Plan	Growth Plan and PPS
<b>TOWNSHIP WIDE AMENDMENTS</b>			
<b>Part 3 – Off-street Motor Vehicle Parking Facility Requirements</b>	Throughout the Township OP there are references to the need to have adequate off street parking	The Regional OP does not reference parking specifically but it does recognize the importance of complete streets, which, if there is more off street parking, will better serve the complete streets model	The A Place to Grow plan makes provision for less parking requirements in areas where there are major transportation hubs, however, as Smithville has no public transit, vehicular parking is still needed for new development. To avoid burdens on Township Infrastructure, this parking is best located off-street.
<b>Part 3 – Parking Space</b>	The OP requires there to be adequate parking for residential uses. This is often done by developers and home builders through a private garage. The OP states that garages should not dominate the streetscape so minimum garage dimensions should not be excessively large.	The Regional Official Plan does not speak to residential vehicular parking.	The Growth Plan and PPS do not speak to residential vehicular parking.
<b>Part 3 – Accessory Dwelling Units</b>	Accessory dwelling units are permitted as secondary to principle dwelling units and provide additional	The Regional Official Plan supports a range of housing types to meet current and future	The PPS and Growth Plan support a wide variety of housing options to respond to existing and future



	housing options for residents.	needs.	needs.
<b>Part 3 – Sign Bylaw</b> <b>3.7.1 g)</b> <b>3.7.2 g)</b> <b>3.11</b> <b>3.23</b>			
	Removing sign regulations from the zoning bylaw does not have any impact on Planning Policy		
<b>Map C2 – 9382 &amp; 9380 Regional Road 65 Road</b>	The Township OP has this property designated as Good General Agricultural Land. Returning the properties back to a rural residential zoning will be better aligned to the OP.	The Regional OP has this property designated as Good General Agricultural Land. Returning the properties back to a rural residential zoning will be better aligned to the OP..	The subject properties are designated as Prime Agricultural lands within the PPS. The Growth Plan directs commercial operations that are unrelated to agriculture to settlement areas. Returning the properties back to a rural residential zoning will be better aligned the Growth Plan and PPS.
<b>Map S5 – 116 West Street – United Church and FORT</b>	The Township OP has this entire area designated as Institutional. The adjustment to the zone line will better align the zoning to the OP and will recognize the Institutional nature of the FORT building.	The Regional OP has the property designated as within the Built up area of Smithville and allows for a variety of uses including institutional uses.	The Growth Plan and PPS both permit institutional uses within designated settlement areas.
<b>Map S5 – 6659 RR 20 – Greek Community Centre</b>	The Northwest Quadrant Secondary Plan, as included in the Township’s OP has this property designated as Institutional. The zoning change is to recognize its current	The Regional OP has the property designated as greenfield within the urban boundary of Smithville. Existing institutional uses are permitted within these	The Growth Plan and PPS support a mix of land uses including residential, employment and institutional uses to meet long term needs. It may be that changes can occur on the

institutional use and to align with the secondary plan.	designations.	property that result in a more efficient land use pattern, however, that may require a change to the zoning if approved.
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### **FINANCIAL IMPLICATIONS:**

There are no financial implications associated with this report or the proposed changes to the Zoning Bylaw. The housekeeping amendment and proper notice requirements can be processed based on the approved 2020 Operating budget.

### **CONCLUSION:**

The Township of West Lincoln has proposed to make a number of general and site specific amendments to the Township Zoning Bylaw. These amendments are intended to address minor issues that have arisen since the implementation of the Township's new zoning bylaw in June 2017. This is the third round of housekeeping amendments that the Township has undertaken. Overall the new zoning bylaw is working well.

Planning Staff have reviewed these changes against all applicable provincial, regional and local planning policy, and have reviewed all agency and public comments and recommend approval of this application.

### **ATTACHMENTS:**

1. 9382 & 9380 Regional Road 65
2. 116 West Street
3. 6659 Regional Road 20
4. Public and Agency Comments
5. Draft Bylaw

### **Prepared & Submitted by:**



**Gerrit Boerema**  
Planner II



**Brian Treble**  
Director of Planning & Building

### **Approved by:**



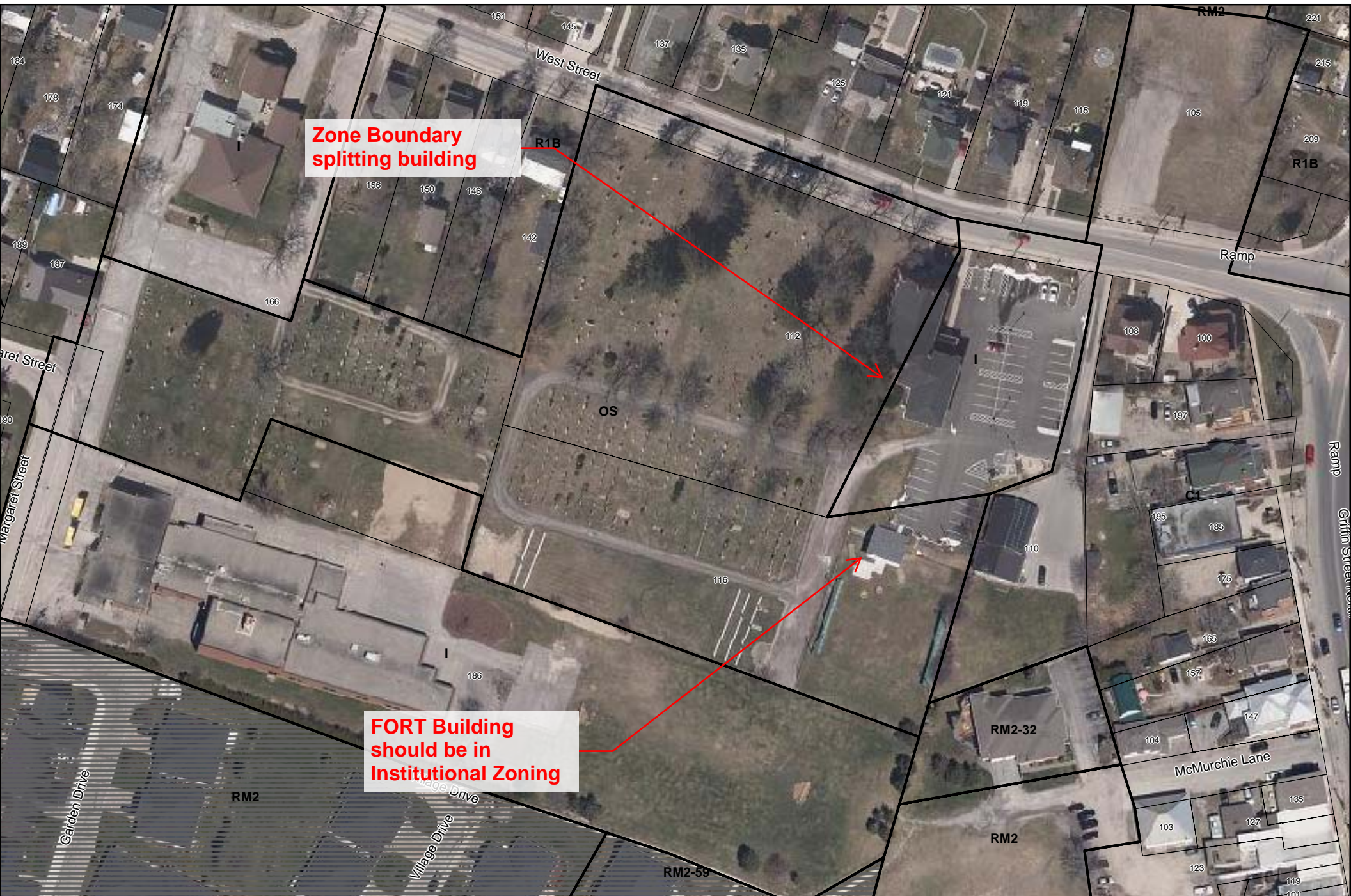
**Bev Hendry**  
CAO



Attachment 1 - 9382 & 9380 Regional Road 65









Attachment 3 - 6659 Regional Road 20



**Gerrit Boerema**

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**From:** Lorne Bristo  
**Sent:** Friday, August 21, 2020 4:10 PM  
**To:** Gerrit Boerema  
**Subject:** file # 1601-022-19

I agree that if 9382 and my property, were switched accidentally to commercial they should be switched back to rural residential. I'm sure the other neighbours wouldn't want another commercial property in the midst of our predominantly residential rural cluster.

Thanks Lorne & Debbie Bristo



**THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN**

**BY-LAW NO. 2020-##**

**A BY-LAW TO AMEND ZONING BY-LAW NO. 2017-70, AS  
AMENDED, OF THE TOWNSHIP OF WEST LINCOLN**

**WHEREAS THE TOWNSHIP OF WEST LINCOLN COUNCIL IS EMPOWERED TO ENACT THIS BY-LAW BY VIRTUE OF THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, 1990, AS AMENDED;**

**NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN HEREBY enacts as follows:**

1. THAT, Part 3 “General Provisions” of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Subsection 3.2.1 (a):

An area of no greater than 10 square metres on the ground floor is permitted to be used for entrance purposes to the above ground floor accessory dwelling unit.

2. THAT, Part 3 “General Provisions” of Zoning By-law 2017-70, as amended, is hereby amended by amending Subsection 3.12.6 (a) Table 6: Required Parking Facilities:

Use	Minimum Number of Parking Spaces to be Provided
Apartment dwelling, townhouse dwelling or stacked Townhouse Dwelling	1.75 parking spaces per dwelling unit
Residential uses not specifically listed above	2 parking spaces per dwelling unit

3. THAT, Part 3 “General Provisions” of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Subsection 3.12.6 d):

vii. Private residential garages for single detached, semi-detached and townhouse must be a minimum of 3.5 metres wide by 6 metres long (measured from interior walls) unobstructed in order to be counted as a required parking space.

4. THAT, Part 3 “General Provisions” of Zoning By-law 2017-70, as amended, is hereby amended by deleting Subsection 3.7.1 (g), 3.7.2 (g), 3.11 l) & 3.23 and replace with the following:

Signs shall be erected in accordance with the sign bylaw, 2020-54, as amended from time to time

5. THAT, Map C2 to Schedule ‘A’ to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on 9380 and 9382 Silver Street, shown on Schedule ‘A’, attached hereto and forming part of this By-law from a Commercial “C3” zone to a Rural Residential “RuR” zone.
6. THAT, Map S5 to Schedule ‘A’ to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands (116 West Street) shown on Schedule ‘A’, attached hereto and forming part of this By-law from an Open Space “OS” zone to an Institutional ‘I’ zone.
7. THAT, Map S5 to Schedule ‘A’ to Zoning By-law No. 2017-70, as amended, is hereby

amended by changing the zoning on part of the subject lands (6659 RR 20) shown on Schedule 'A', attached hereto and forming part of this By-law from a Development "D" zone to an Institutional "I" zone.

- 8. THAT, the Clerk of the Township of West Lincoln is hereby authorized to effect any minor modifications or corrections to the By-law of a descriptive, numerical or grammatical nature as may be deemed necessary after passage of this By-law.
- 13. THAT, this By-law shall become effective from and after the date of passing thereof.

**READ A FIRST, SECOND AND THIRD  
TIME AND FINALLY PASSED THIS ##<sup>th</sup>  
DAY OF OCTOBER, 2020.**

\_\_\_\_\_  
**MAYOR DAVE BYLSMA**

\_\_\_\_\_  
**JOANNE SCIME, CLERK**

DRAFT

**EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2019-##**

The Township's Comprehensive Zoning By-law 2017-70 was passed by the Council of the Corporation of the Township of West Lincoln on June 26, 2017. This By-law amends Zoning By-law 2017-70, as amended, to address issues that have become apparent during its first three years of implementation.

A Public Meeting was held on September 14, 2020. No members of the public provided oral comments. One comment was received from property owners in support of the zoning changes. No other public comments were received. All comments received were evaluated by staff and Council through their decision.

File: 1601-022-19  
Township of West Lincoln

DRAFT