AMENDMENT NUMBER 62

TO THE

OFFICIAL PLAN

OF THE

TOWNSHIP OF WEST LINCOLN

(SMITHVILLE URBAN AREA EXPANSION)

2022

DRAFT

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AMENDMENT NUMBER 62

TO THE

OFFICIAL PLAN

OF THE

TOWNSHIP OF WEST LINCOLN

PART 1 – THE PREAMBLE

1.1 TITLE

This Amendment when adopted by Council shall be known as Amendment Number 62 (Smithville Urban Area Expansion) to the Official Plan of the Township of West Lincoln.

1.2 COMPONENTS

This Amendment consists of Part 1 – The Preamble and Part 2 – The Amendment. The preamble does not constitute part of the actual amendment but is included as background information.

1.3 PURPOSE

The purpose of this Amendment is to revise specific policies and schedules of the Official Plan to:

- Update the population and employment growth forecasts and the greenfield density and intensification targets of the Official Plan consistent with those of the Niagara Region Official Plan, pursuant to the Growth Plan for the Greater Golden Horseshoe, to the 2051 planning horizon;
- Add land to the boundary of the Smithville Urban Area by implementing the settlement area boundary recommended through the Smithville Master Community Plan process and corresponding to the expanded settlement area boundary for Smithville delineated in the Niagara Region Official Plan;
- Designate the land to be added to the boundary of the Smithville Urban Area as “Future Greenfield Area” corresponding to the limits of the Designated Greenfield Area delineated in the Niagara Region Official Plan for the expanded Smithville Urban Area;
- Identify the land to be added to the boundary of the Smithville Urban Area as a Secondary Plan area being the Master Community Plan for Smithville; and,
- Establish interim policies for the Smithville Master Community Plan Secondary Plan area to reserve these areas for appropriate future urban land uses, public service facilities and infrastructure, transportation and natural heritage systems based on land use mapping and policies to be incorporated in the Official Plan through a future/separate Township-initiated Official Plan Amendment(s) to implement the Smithville Master Community Plan.

1.4 LOCATION

The Amendment applies primarily to land surrounding the existing community of Smithville in the Township of West Lincoln within the area generally bound by:

- Young Street in the north;
- South Grimsby Road 6 and the unopened road allowance between Lots 11 and 12 of Concessions 8 and 9 north of Highway 20 in the west;
- North Creek west of Port Davidson Road to the south of Townline Road in the south;
- The south limit of existing properties adjoining Smithville in the south including the south limit of 2453 Port Davidson Road continuing easterly to the west limit of 2432 Shurie Road and along the south limit of that property, across Shurie Road and continuing along the south limit of the property having no municipal address at Concession 6 Part Lot 30 and Part Lot 31 continuing northerly along the east boundary of that property to the south limit of 6114 Townline Road and easterly along the south boundary of that property and continuing north along the east boundary of that property to Highway 20;
- The east limit of 6063 Highway 20 and the east limit of the properties or part thereof located east of Smithville to the north of the unopened road allowance (Townline Road) north-east of Highway 20, north and south of the Canadian Pacific Railway, adjoining the east and west sides of the unopened road allowance between Lots 3 and 4, Concession 9, in the east.

The total land area within Master Community Plan Study Area is approximately 685 hectares, and the total land area to be added to the Smithville Urban Area boundary by this amendment is approximately 540 hectares.

Certain aspects of this amendment relate to matters of Township-wide significance and apply to the Township as a whole, such as the updated Township-wide population and employment growth forecasts to the year 2051; however, the majority of this future growth will be directed to the expanded Smithville Urban Area.

1.5 BASIS OF THE AMENDMENT

The basis of this amendment is the Planning Act which requires the Council of the Township of West Lincoln to, among other things:

- Revise its Official Plan to ensure that it conforms with provincial plans or does not conflict with them (Planning Act s. 26(1)(a)), including the Growth Plan for the Greater Golden Horseshoe (2019, amended in 2020) which establishes population and employment forecasts for the Region of Niagara to the year 2051 as well as intensification targets for delineated built-up areas and minimum density targets for designated greenfield areas;

- Amend its Official Plan to conform with the Niagara Region Official Plan (Planning Act s. 27(1)) which establishes a settlement area boundary and the geographic limits of the delineated built-up area and designated greenfield area for the Smithville Urban Area, the boundaries of rural settlement areas (hamlets) in the Township of West Lincoln, as well as population and employment growth forecasts and intensification and greenfield density targets to the year 2051 for the Township of West Lincoln.

The need to add land to the Smithville Urban Area and to a lesser extent to certain hamlets within the Township of West Lincoln has been established through a Municipal Comprehensive Review completed by Niagara Region leading to the creation of a new Niagara Region Official Plan providing a basis for planning to accommodate growth and for directing and managing land use changes and development in the Region to the year 2051.

A Master Community Plan for the land to be added to the Smithville Urban Area has been developed under the Planning Act and is integrated with related infrastructure planning in accordance with the requirements of the Municipal Engineers Association's Municipal Class Environmental Assessment (EA) for Water, Wastewater and Roads (as amended in 2015) Master Plan Approach #4. A Subwatershed Study has also been undertaken to address environmental and stormwater considerations associated with the Twenty Mile Creek watershed and support the Master Community Plan Study including the EA process.

PART 2 – THE AMENDMENT

2.1 PREAMBLE

All of this part of the document entitled PART 2- THE AMENDMENT, consisting of the text amendments and mapping amendments constitute Amendment No. 62 to the Official Plan of the Township of West Lincoln.

2.2 DETAILS OF THE AMENDMENT

2.2.1 The text of the Township of West Lincoln Official Plan is hereby amended by replacing the reference in section 2.3 to a population of “13,170” and associated footnote number 1 citing the “2006 Census Population” with a population of “15,454” and revising the footnote to read “2021 Census Population”.

2.2.2 The text of the Township of West Lincoln Official Plan is hereby amended by rewording the first sentence of section 2.5 to read as follows:

“The policies and designations of the Plan are intended to guide development in the Township to the year 2051.”

2.2.3 The text of the Township of West Lincoln Official Plan is hereby amended by replacing the first paragraph of section 3.2 with the following:

“Through this Official Plan, the Township intends to accommodate the population and employment growth forecasts provided for the Township of West Lincoln in the Niagara Region Official Plan which are based on projections to the year 2051 provided in the Growth Plan. The Niagara Region Official Plan directs the Township of West Lincoln to plan for a total population of 38,370 people and for total employment of 8,730 jobs by 2051.”

2.2.4 The text of the Township of West Lincoln Official Plan is hereby amended by replacing the first sentence of the second paragraph of section 3.4(b) with the following:

“The majority of the forecast population and employment growth in the Township will be directed to land within the Smithville settlement area via urban development on full municipal services.”

2.2.5 The text of the Township of West Lincoln Official Plan is hereby amended by rewording section 5.2(a) to read as follows:

“a) To ensure that Settlement boundaries contain sufficient land to accommodate the growth forecasts of this Official Plan.”

2.2.6 The text of the Township of West Lincoln Official Plan is hereby amended by deleting section 5.3 in its entirety and replacing it with the following new section 5.3:

“**5.3 Population and Employment Growth Targets**

a) This Plan is intended to accommodate the population and employment growth forecasts set out in section 3.2 primarily within the Smithville Urban Settlement Area while limited growth may occur within the Hamlet Settlement areas.

b) Population growth in the Township will be primarily accommodated within the Smithville Urban Settlement Area through the provision of a range and mix of housing types, as follows:

   i. Through intensification within the Built Boundary, focussed primarily within Downtown Smithville, by planning to achieve a target of 13% of new residential units to be accommodated within this area over the planning horizon; and,

   ii. Through the development of complete communities within designated Greenfield areas, by planning to achieve a target density of 50 people and jobs combined per hectare.

c) A limited amount of new housing may be accommodated in the Hamlet Settlement Areas by infilling and rounding out of existing development.

d) Outside of settlement areas, new non-farm housing will be discouraged and limited to locations where new dwellings are permitted by the implementing Zoning By-law.

e) Employment growth will be primarily accommodated within the Smithville Urban Settlement Area through the development of a range of commercial, industrial and institutional land uses as well as work-from-home employment within existing and new households, as follows:

   i. Through infilling, redevelopment and expansion of existing commercial, mixed-use and institutional sites and buildings within the Built Boundary to maintain and enhance these areas and support the role of Downtown Smithville as the commercial and mixed-use hub of the Township;

   ii. Through the development of new commercial, mixed-use and institutional sites within the designated Greenfield areas, by planning to achieve a target density of 50 people and jobs combined per hectare; and,

   iii. Through the development of compatible employment uses in the Smithville Industrial District (as delineated in the Niagara Region Official Plan), by planning to achieve a target density of 20 jobs per hectare.

f) A limited amount of new employment may be accommodated in the Hamlet Settlement Areas by infilling and rounding out of existing development.

g) Outside of settlement areas, a limited amount of rural employment growth will be accommodated through permitted agricultural, agriculture-related and on-farm diversified uses and the limited expansion of existing commercial, industrial and institutional sites and buildings where these uses are permitted by the implementing Zoning By-law."

2.2.7 The text of the Township of West Lincoln Official Plan is hereby amended by deleting section 5.4 in its entirety.

2.2.8 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.5 as section 5.4 and replacing clause (a) with the following new clause (a):

"a) A diverse range and mix of housing types, unit sizes and densities will be planned for and provided within the Smithville Urban Settlement Area to accommodate the market based and affordable housing needs of the Township's current and future residents, as follows:

i. Through intensification within the Built Boundary, focussed primarily within Downtown Smithville, where the majority of new housing will be accommodated in the form of multi-unit residential buildings and apartments within mixed-use buildings, infilling of ground-related housing forms on vacant and underutilized land within low and medium density residential areas, and additional residential units within existing homes and residential accessory buildings;

ii. Through new residential and mixed-use developments in designated Greenfield areas, by planning to achieve a target housing mix of 60% low density, 35% medium density, and 5% high density."

2.2.9 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.6 as section 5.5 and re-wording the last sentence of clause (a) to read as follows:

"The structure of the Urban Settlement Area is comprised of: the built-up area, intensification areas within the built-up area, greenfield areas and future greenfield areas, the core natural heritage system, and transportation corridors."

2.2.10 The text of the Township of West Lincoln Official Plan is hereby amended by replacing section 5.6 (d) (now re-numbered to section 5.5 (d)) with the following:

"(d) Greenfield Areas are intended for the development of new neighbourhoods and will be planned to achieve an overall density target of 50 persons and jobs per hectare. It is realized that not every site will be able to individually achieve that target; however, the Township will closely monitor Greenfield developments to ensure that the Township will meet the overall Greenfield target measured across the Greenfield Area. Future Greenfield Areas are intended to be planned primarily for future residential neighbourhoods as complete communities with a range of housing, commercial and community facilities and services, parks and a linked natural heritage and open space system, to be developed on full municipal services and supported by a local, collector and arterial street network, including complete streets, providing for transportation options and the efficient movement of people and goods. Future Greenfield Areas will be designated for specific land uses, and related policies as well as the required infrastructure, transportation systems and natural heritage systems will be established for these areas, through Township-initiated Official Plan Amendment(s) to implement the Smithville Master Community Plan."

2.2.11 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.7 to section 5.6.

2.2.12 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.8 to section 5.7.

2.2.13 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.9 to section 5.8 and by re-wording the first two sentences of the first paragraph of this section to read as follows:

"The majority of the intensification will be located within the identified Intensification Area on Schedule B-5 with a target of 13% of new residential units to be constructed within the existing Built-Up Area. Based on the projected growth, the Township will develop an updated Intensification Strategy to address anticipated intensification requirements over the planning period of this Plan and to consider the need for related amendments to this Plan including updates to the Intensification Strategy set out herein."

2.2.14 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.10 to section 5.9 and the following new items are hereby added to the list features and areas excluded from the calculation of the greenfield density:

"ix. Electricity transmission lines

x. Energy transmission pipelines

xi. Freeways, as defined and mapped as part of the Ontario Road Network

xii. Railways

xiii. Employment areas

xiv. Cemeteries"

2.2.15 The text of the Township of West Lincoln Official Plan is hereby amended by adding a the following new subsection to the end of section 6.11:

"6.11.7 Smithville Master Community Plan

The area shown on Schedule "B-4" as the Smithville Master Community Plan Secondary Plan area is intended to be designated for appropriate future urban land uses, public service facilities and infrastructure, transportation and natural heritage systems based on land use mapping and policies to be incorporated in this Plan through future Township-initiated Official Plan Amendment(s). Until such time as the Smithville Master Community Plan is approved and incorporated herein by amendment to this Plan, the following policies shall apply to this Secondary Plan area:

a) Permitted uses within the Smithville Master Community Plan area will be limited to those of an interim nature except as otherwise provided in the implementing Zoning By-law. The Township may amend the Zoning By-law to apply status zoning and/or holding zones to limit and avoid development and changes of land use that may adversely impact the efficient development and servicing of the land for appropriate urban land uses in the future.

b) Notwithstanding clause (a) of this subsection, the area designated as Public Parks as shown on Schedule "B-4" may continue to be used for existing

and new land uses in accordance with the applicable policies of Section 9 of this Plan.

c) The Natural Heritage System designation and policies of this Plan shall continue to apply to the land within the Smithville Master Community Plan as shown on Schedules “B-4” and “C-1”, “C-2”, “C-3” and “C-4” and in accordance with the applicable policies of Section 10 of this Plan.

d) The development and improvement of infrastructure and extension of municipal services will be based on the applicable master plans prepared by the Region and the Township.”

2.2.16 The text of the Township of West Lincoln Official Plan is hereby amended by re-wording subsection 14.5.1 (a)(iv) to read as follows:

“iv. Future development of a Regional Road 20 by-pass around the north and to the east of Smithville, shown as a Conceptual Planned Corridor in the Niagara Region Official Plan, will permit the more efficient movement of heavy traffic through the Township.”

2.2.17 Schedule “A” – Municipal Structure of the Township of West Lincoln Official Plan is hereby amended by:

a) Adding land to the Smithville Urban Boundary as shown on Schedule A hereto; and,

b) Adding land to the Hamlet Settlement Areas of Abingdon, Bismark, Caistorville, Fulton and Wellandport as shown on Schedule A hereto.

2.2.18 Schedules “B-1”, “B-2” and “B-3”, “B-4” – Land Use of the Township of West Lincoln Official Plan are hereby amended by:

a) Adding the land to the Smithville Urban Boundary and removing the land from Schedules “B-1”, “B-2” and “B-3” as shown Schedules B, C and D hereto, respectively;

b) Removing the land to be added to the Smithville Urban Boundary from the Good General Agricultural designation on Schedules “B-1”, “B-2” and “B-3” as shown on Schedules B, C and D hereto, respectively;

c) Adding the land to the Smithville Urban Boundary, designating the land as Secondary Plan (to be mapped as an overlay of the existing Public Parks and Natural Heritage System designations where the area to be designated as Secondary Plan overlaps with these designations) and labelling the area as “SMITHVILLE MASTER COMMUNITY PLAN” on Schedule “B-4” as shown on Schedule E hereto;

d) Changing the designation of the land north-west of Bismark and north of Wellandport from Good General Agricultural to Hamlet Settlement Area on Schedule “B-1” as shown Schedule B hereto;

e) Changing the designation of the land north-east of Abingdon and south of Caistorville from Good General Agricultural to Hamlet Settlement Area on Schedule "B-2" as shown on Schedule C hereto; and,

f) Changing the designation of the land west of Fulton from Good General Agricultural to Hamlet Settlement Area on Schedule "B-3" as shown Schedule D hereto.

2.2.19 Schedule "B-5" – Urban Structure Smithville of the Township of West Lincoln Official Plan is hereby amended by adding the land to the Smithville Urban Boundary and designating the land as Future Greenfield Area as shown on Schedule F hereto.

2.2.20 Schedules "C-1", "C-2", "C-3" and "C-4" – Natural Heritage System and Schedule "C-5" – Aggregate & Petroleum Resources of the Township of West Lincoln Official Plan are hereby amended by adding the land to the Smithville Urban Boundary and adding the land to the Hamlet Settlement Areas of Abingdon, Bismark, Caistorville, Fulton and Wellandport as shown on Schedules G, H, I, J and K hereto, respectively.

2.2.21 Schedules "D-1", "D-2" and "D-4" – Hamlet Boundaries of the Township of West Lincoln Official Plan are hereby amended by adding the land to the Hamlet Settlement Areas of Abingdon, Bismark, Caistorville, Fulton and Wellandport as shown on Schedules L, M, and N hereto, respectively.

2.2.22 Schedule "F" – Infrastructure and Transportation of the Township of West Lincoln Official Plan is hereby amended by adding the land to the Smithville Urban Boundary and removing the Highway 20 By-pass from the map as shown Schedule "O" hereto.

OPA NO. 62
SCHEDULE A

DRAFT

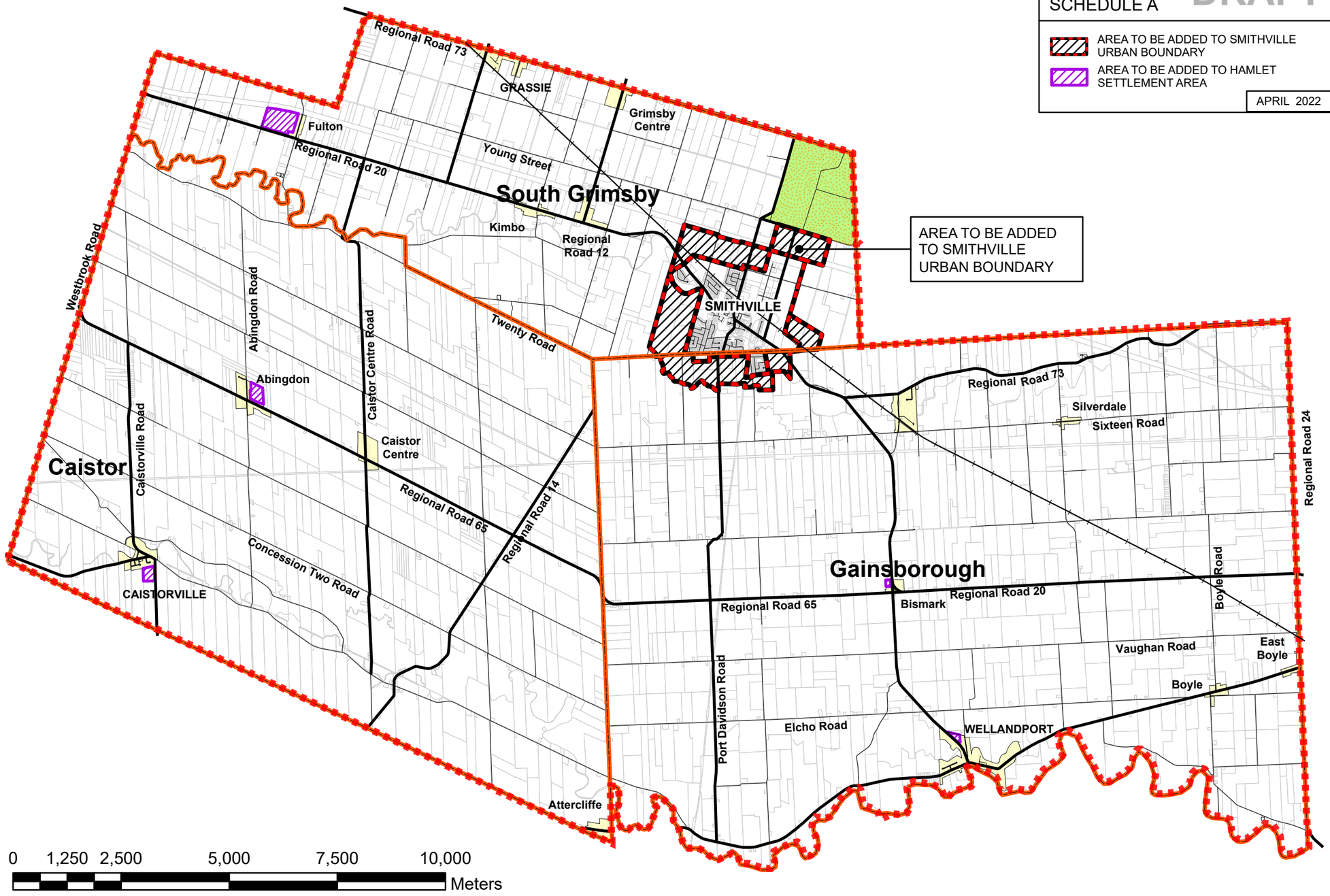
AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY

AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

APRIL 2022

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'A' MUNICIPAL STRUCTURE



Legend

- Hamlet Settlement Area
- Greenbelt Lands
- Smithville Urban Boundary
- Former Township Boundaries
- Municipal Boundary

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Note:
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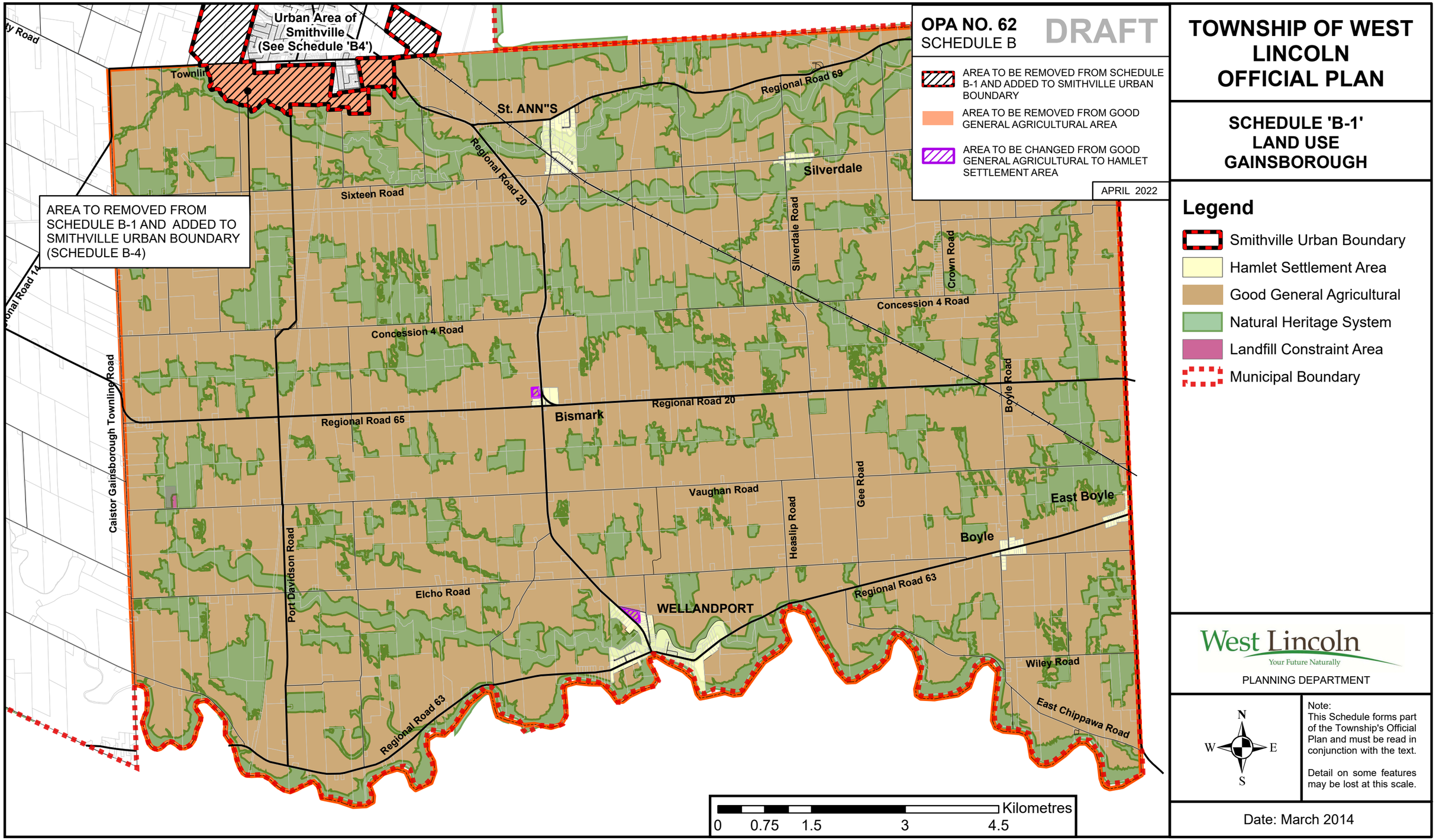
Detail on some features may be lost at this scale.

Date: March 2014


OPA NO. 62
SCHEDULE B
DRAFT
AREA TO BE REMOVED FROM SCHEDULE B-1 AND ADDED TO SMITHVILLE URBAN BOUNDARY
AREA TO BE REMOVED FROM GOOD GENERAL AGRICULTURAL AREA
AREA TO BE CHANGED FROM GOOD GENERAL AGRICULTURAL TO HAMLET SETTLEMENT AREA
APRIL 2022
TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN
SCHEDULE 'B-1'
LAND USE
GAINSBOROUGH
Legend
Smithville Urban Boundary
Hamlet Settlement Area
Good General Agricultural
Natural Heritage System
Landfill Constraint Area
Municipal Boundary
Urban Area of Smithville (See Schedule 'B4')
AREA TO REMOVED FROM SCHEDULE B-1 AND ADDED TO SMITHVILLE URBAN BOUNDARY (SCHEDULE B-4)
St. ANN"S
Regional Road 69
Regional Road 20
Silverdale
Sixteen Road
Silverdale Road
Crown Road
Concession 4 Road
Boyle Road
Regional Road 65
Bismark
Vaughan Road
Heaslip Road
Gee Road
East Boyle
Boyle
Caistor Gainsborough Townline Road
Port Davidson Road
Elcho Road
WELLANDPORT
Regional Road 63
Wiley Road
East Chippawa Road
Kilometres
0 0.75 1.5 3 4.5
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Date: March 2014

OPA NO. 62
SCHEDULE C
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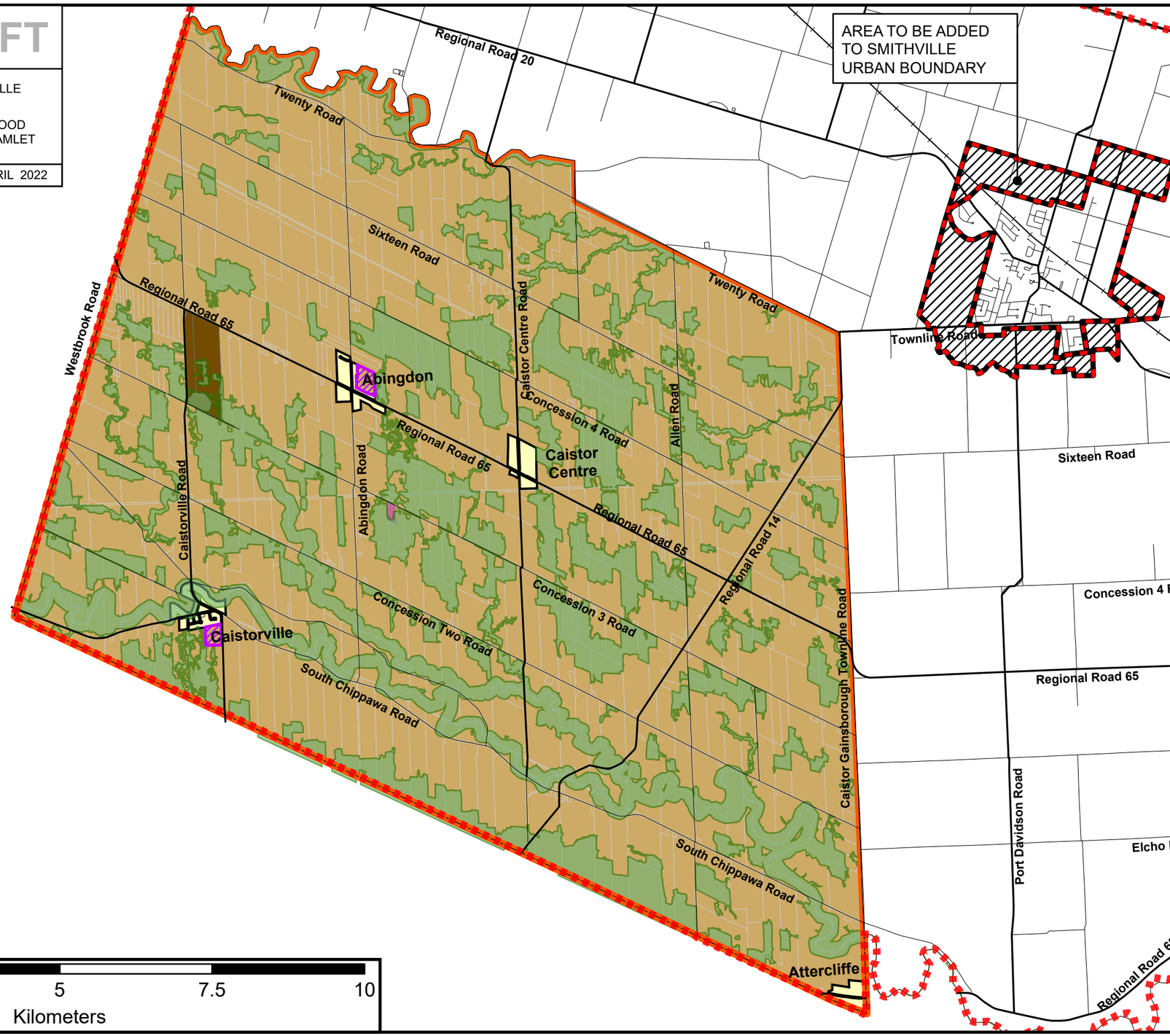
AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY

AREA TO BE CHANGED FROM GOOD GENERAL AGRICULTURAL TO HAMLET SETTLEMENT AREA

APRIL 2022



0 1.25 2.5 5 7.5 10
Kilometers

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'B-2' LAND USE CAISTOR

Legend

- Smithville Urban Boundary
- Natural Heritage System
- Rural Area
- Hamlet Settlement Area
- Landfill Constraint Area
- Good General Agricultural
- Municipal Boundary

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Date: March 2014

OPA NO. 62
SCHEDULE D

DRAFT

AREA TO BE REMOVED FROM SCHEDULE B-3 AND ADDED TO SMITHVILLE URBAN BOUNDARY

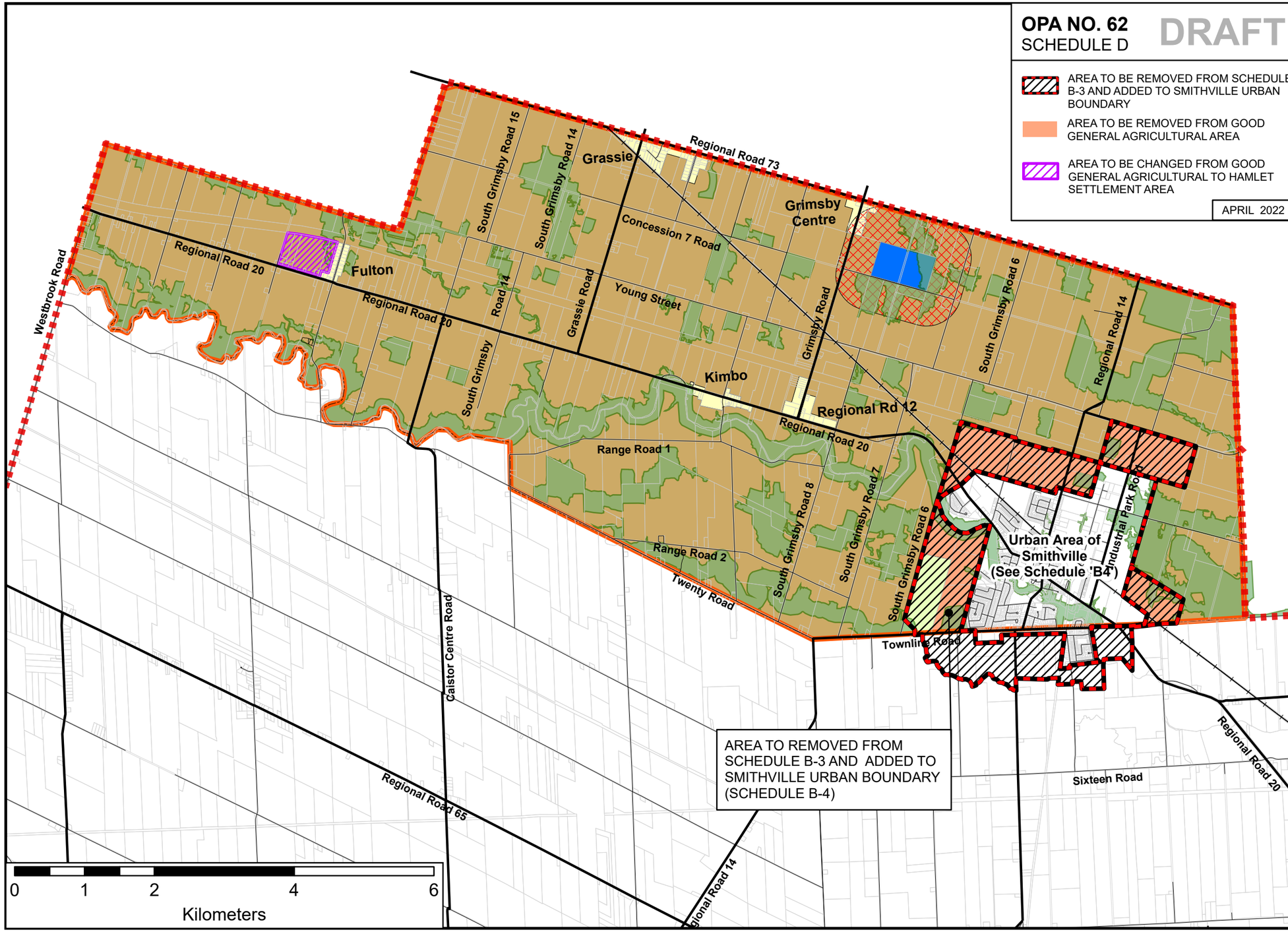
AREA TO BE REMOVED FROM GOOD GENERAL AGRICULTURAL AREA

AREA TO BE CHANGED FROM GOOD GENERAL AGRICULTURAL TO HAMLET SETTLEMENT AREA

APRIL 2022

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'B-3' LAND USE SOUTH GRIMSBY



Legend

- Smithville Urban Boundary
- Hamlet Settlement Area
- Public Parks
- Solid Waste Landfill Site
- Landfill Area of Possible Influence
- Good General Agricultural
- Natural Heritage System
- Municipal Boundary

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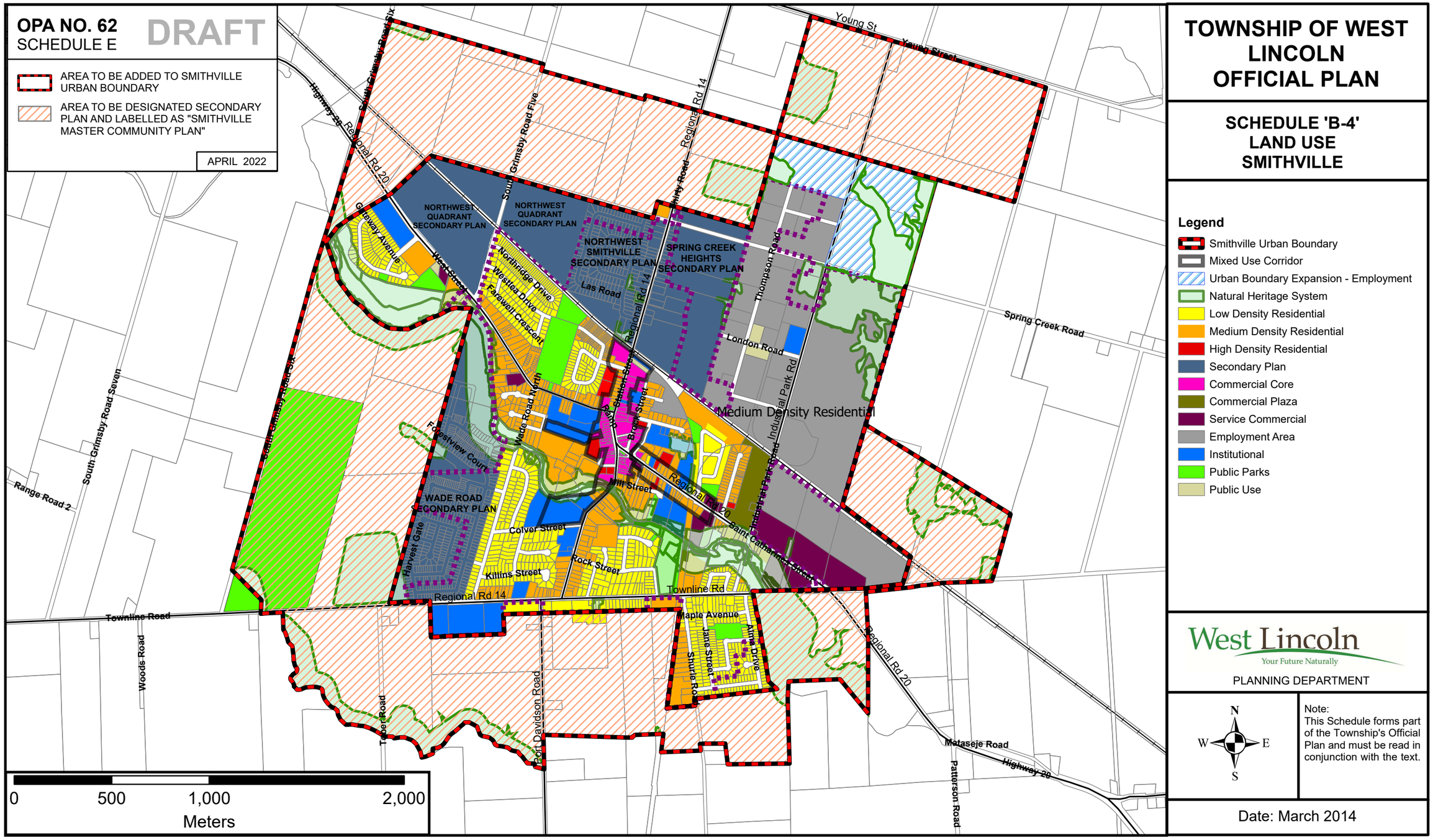
OPA NO. 62
SCHEDULE E
DRAFT
AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY
AREA TO BE DESIGNATED SECONDARY PLAN AND LABELLED AS "SMITHVILLE MASTER COMMUNITY PLAN"
APRIL 2022
TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN
SCHEDULE 'B-4' LAND USE SMITHVILLE
Legend
Smithville Urban Boundary
Mixed Use Corridor
Urban Boundary Expansion - Employment
Natural Heritage System
Low Density Residential
Medium Density Residential
High Density Residential
Secondary Plan
Commercial Core
Commercial Plaza
Service Commercial
Employment Area
Institutional
Public Parks
Public Use
NORTHWEST QUADRANT SECONDARY PLAN
NORTHWEST QUADRANT SECONDARY PLAN
NORTHWEST SMITHVILLE SECONDARY PLAN
SPRING CREEK HEIGHTS SECONDARY PLAN
WADE ROAD SECONDARY PLAN
Medium Density Residential
Young St
Highway 20
Regional Rd 20
South Grimsby Road Five
Regional Rd 14
Thompson Road
Spring Creek Road
London Road
Industrial Park Rd
Industrial Park Road
Gateway Avenue
West Street
Northridge Drive
Westlea Drive
Farawell Crescent
Las Road
Regional Rd 14
Wade Road North
Forestview Court
Mill Street
Colver Street
Harvest Gate
Kilins Street
Rock Street
Saint Catharines Street
Townline Rd
Maple Avenue
Jane Street
Alma Drive
Shurie Rd
Regional Rd 20
Mataseje Road
Highway 20
Patterson Road
Port Davidson Road
Tober Road
Townline Road
Woods Road
Range Road 2
South Grimsby Road Seven
South Grimsby Road Six
0
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Meters
West Lincoln
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PLANNING DEPARTMENT
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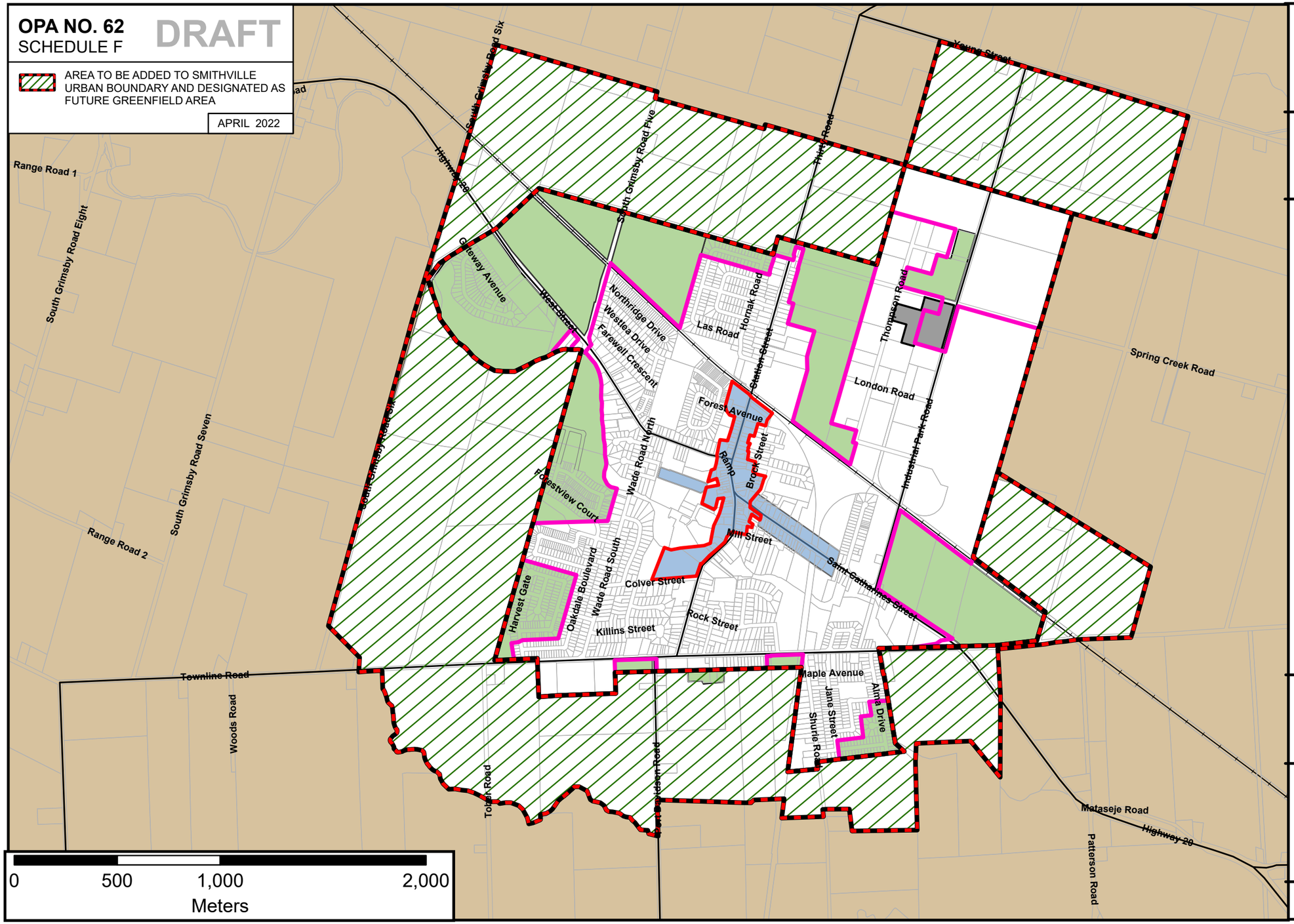
Date: March 2014



TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'B-5' URBAN STRUCTURE SMITHVILLE

Legend

- Smithville Urban Boundary
- CIP Boundary
- Built Boundary
- PCB Lands
- Greenfield Area (P2G)
- Intensification Area
- Agricultural & Rural Area

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Date: March 2014

OPA NO. 62
SCHEDULE G

DRAFT

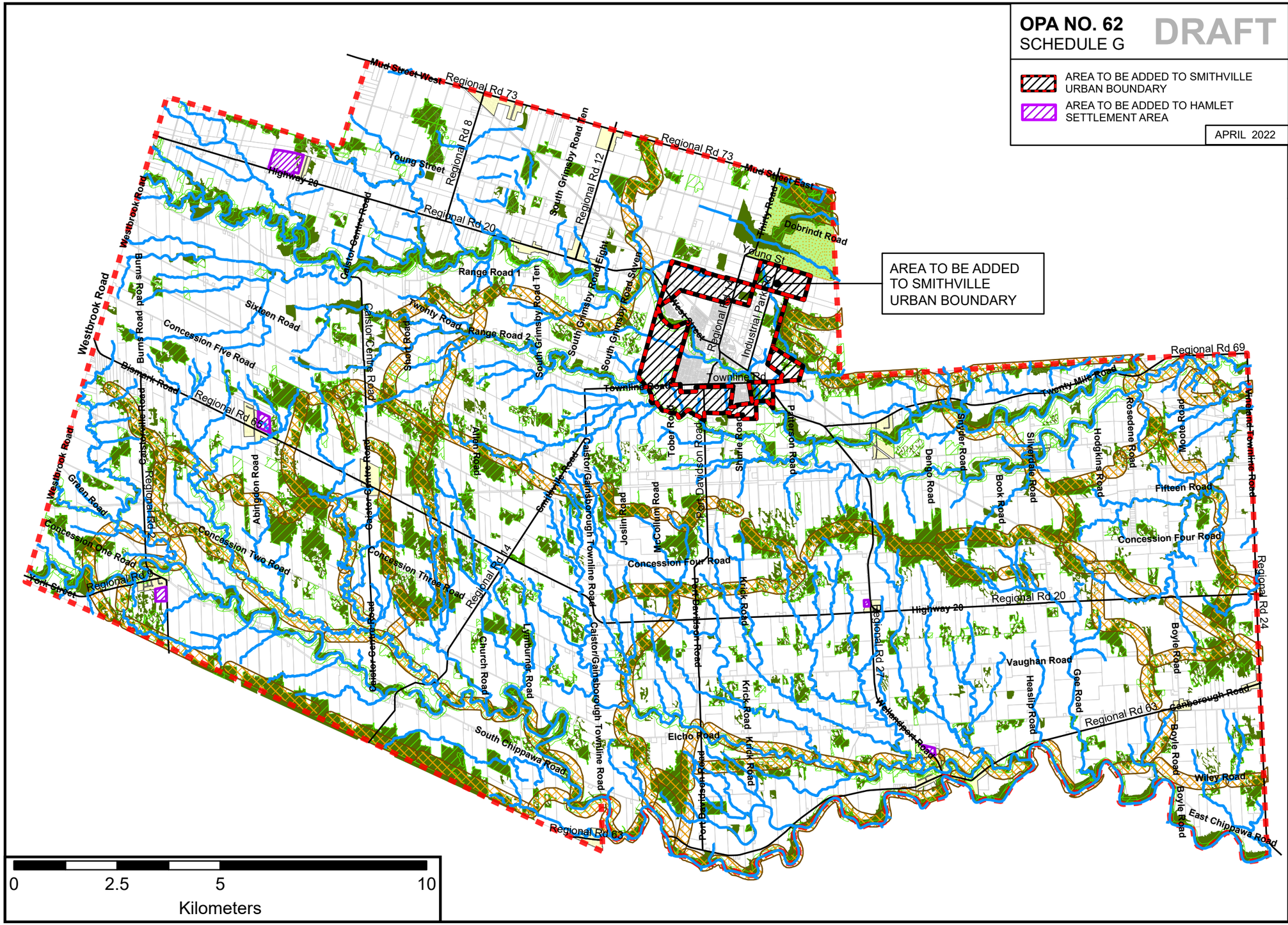
AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY

AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

APRIL 2022

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'C-1' NATURAL HERITAGE SYSTEM



0 2.5 5 10
Kilometers

Legend

- Smithville Urban Boundary
- Hamlet Settlement Area
- Greenbelt Lands
- Environmental Protection Area
- Environmental Conservation Area
- Potential Corridors
- Fish Habitat
- Municipal Boundary

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Date: March 2014

OPA NO. 62
SCHEDULE H

DRAFT

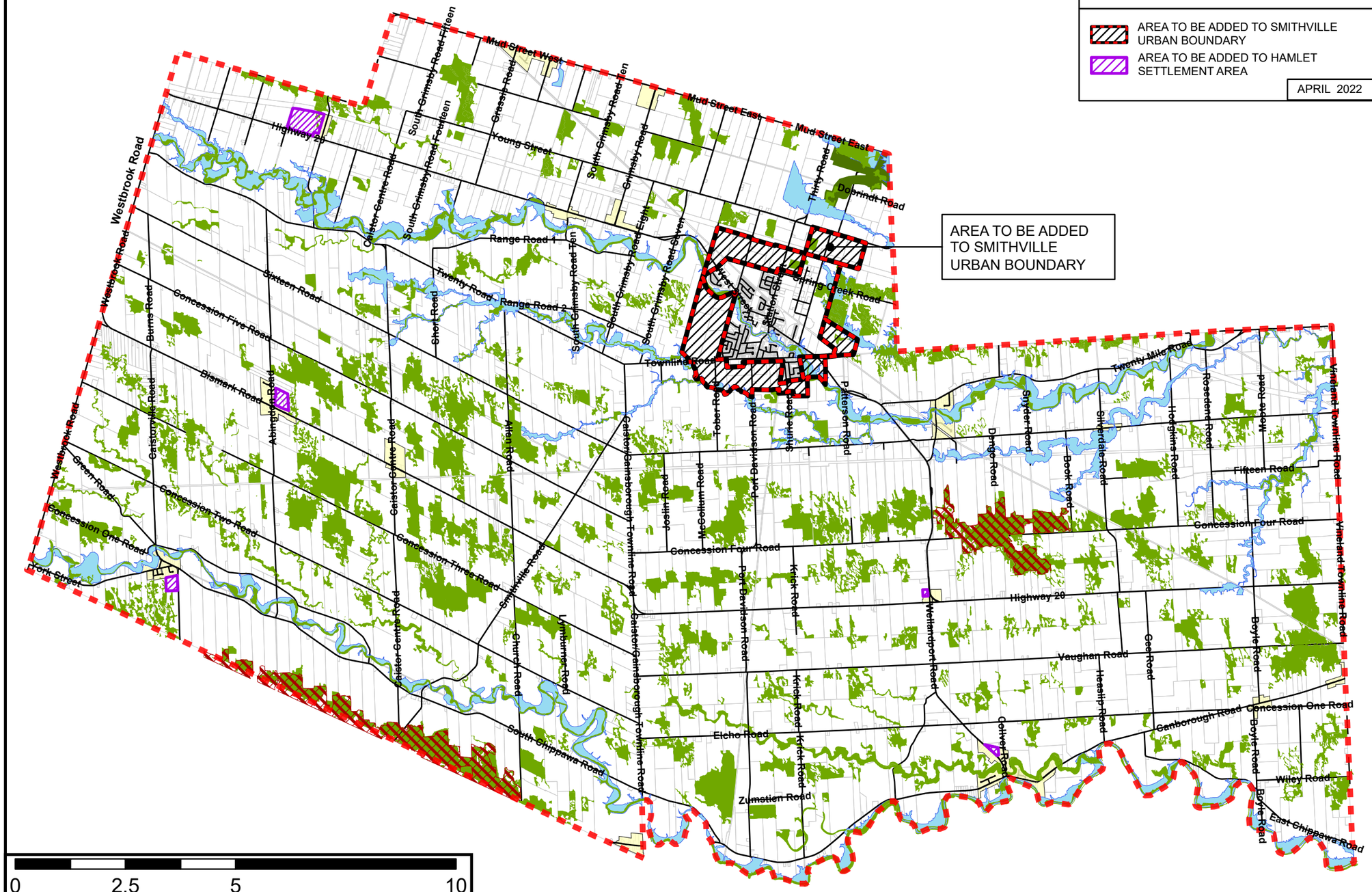
AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY

AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

APRIL 2022

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'C-2' NATURAL HERITAGE SYSTEM ENVIRONMENTAL PROTECTION AREA



Legend

- Smithville Urban Boundary
- Hamlet Settlement Area
- Areas of Natural and Scientific Interest
- Greenbelt Natural Heritage System
- Provincially Significant Wetlands (PSW)
- Floodplain
- Municipal Boundary

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Date: March 2014

OPA NO. 62
SCHEDULE I

DRAFT

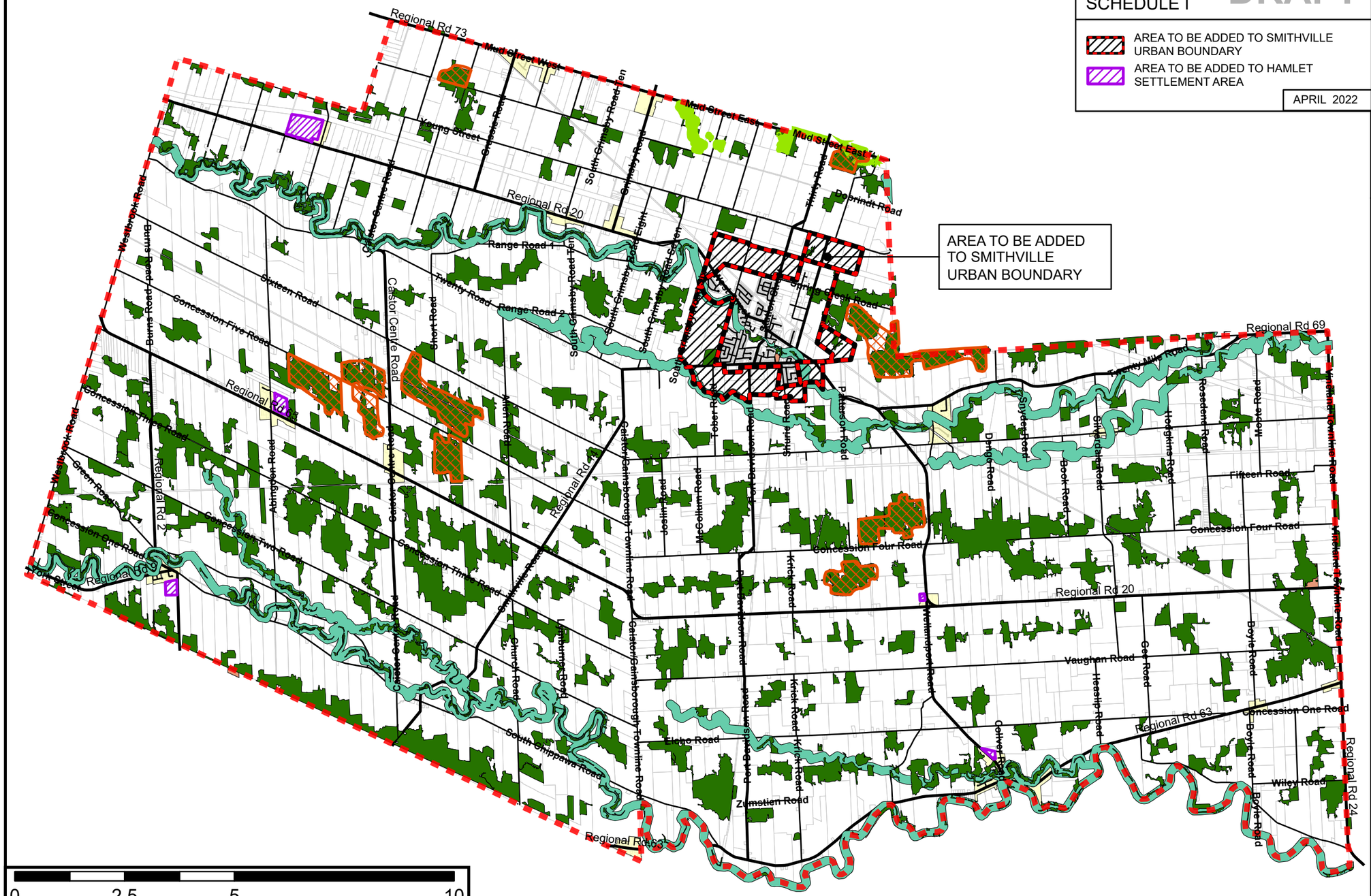
AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY

AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

APRIL 2022

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'C-3' NATURAL HERITAGE SYSTEM ENVIRONMENTAL CONSERVATION AREA



Legend

- Smithville Urban Boundary
- Hamlet Settlement Area
- Regionally Significant Life Science ANSI
- Other Evaluated Wetlands
- Significant Woodlands
- Public Conservation Land
- Valley Shoreline
- Municipal Boundary

West Lincoln
Your Future Naturally

PLANNING DEPARTMENT

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Note:
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Date: March 2014

OPA NO. 62
SCHEDULE J

DRAFT

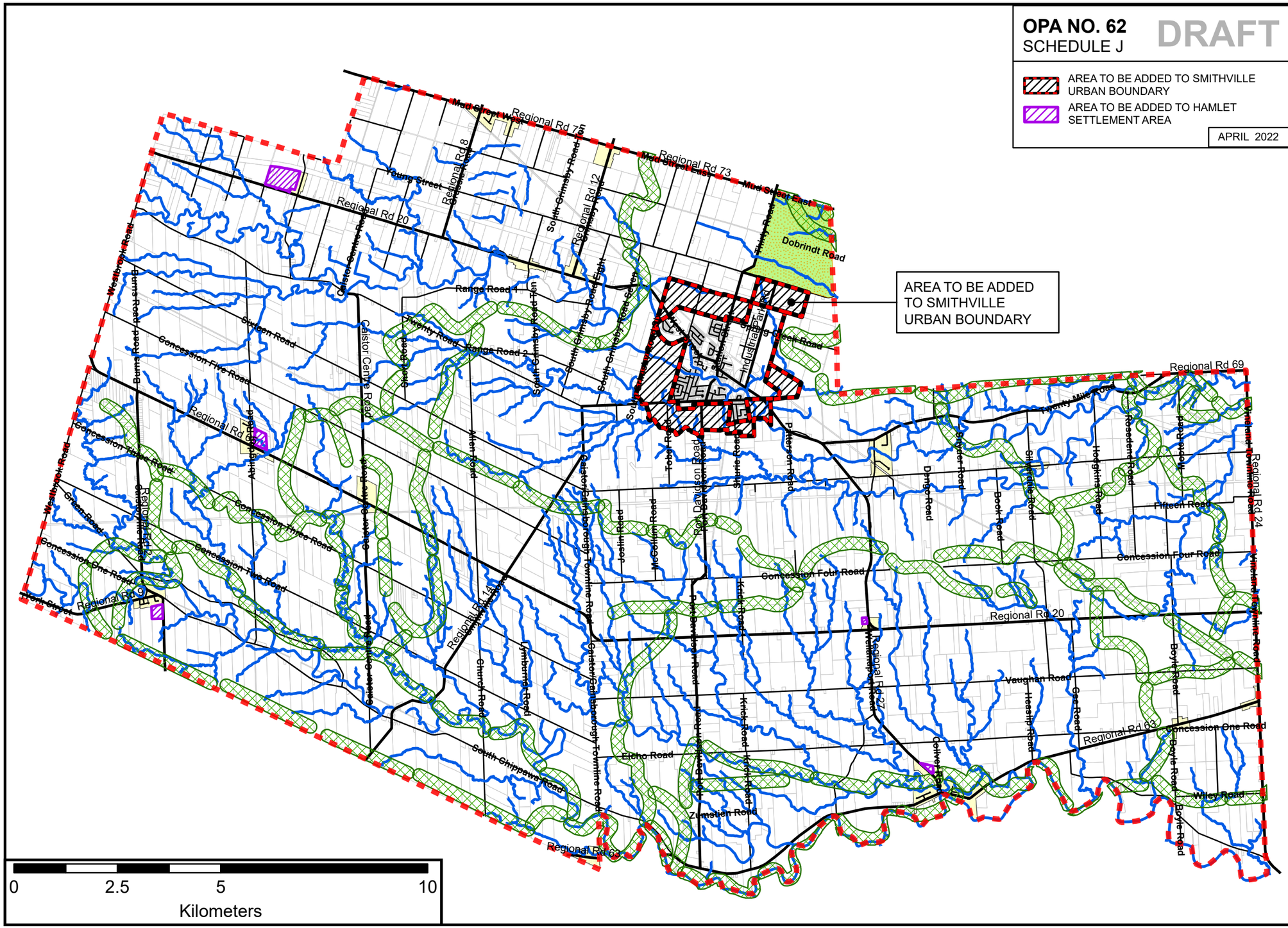
AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY

AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

APRIL 2022

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'C-4' NATURAL HERITAGE SYSTEM OTHER FEATURES



Legend

- Smithville Urban Boundary
- Hamlet Settlement Area
- Greenbelt Lands
- Core Natural Heritage Corridors
- Fish Habitat
- Municipal Boundary

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Date: March 2014

OPA NO. 62
SCHEDULE K

DRAFT

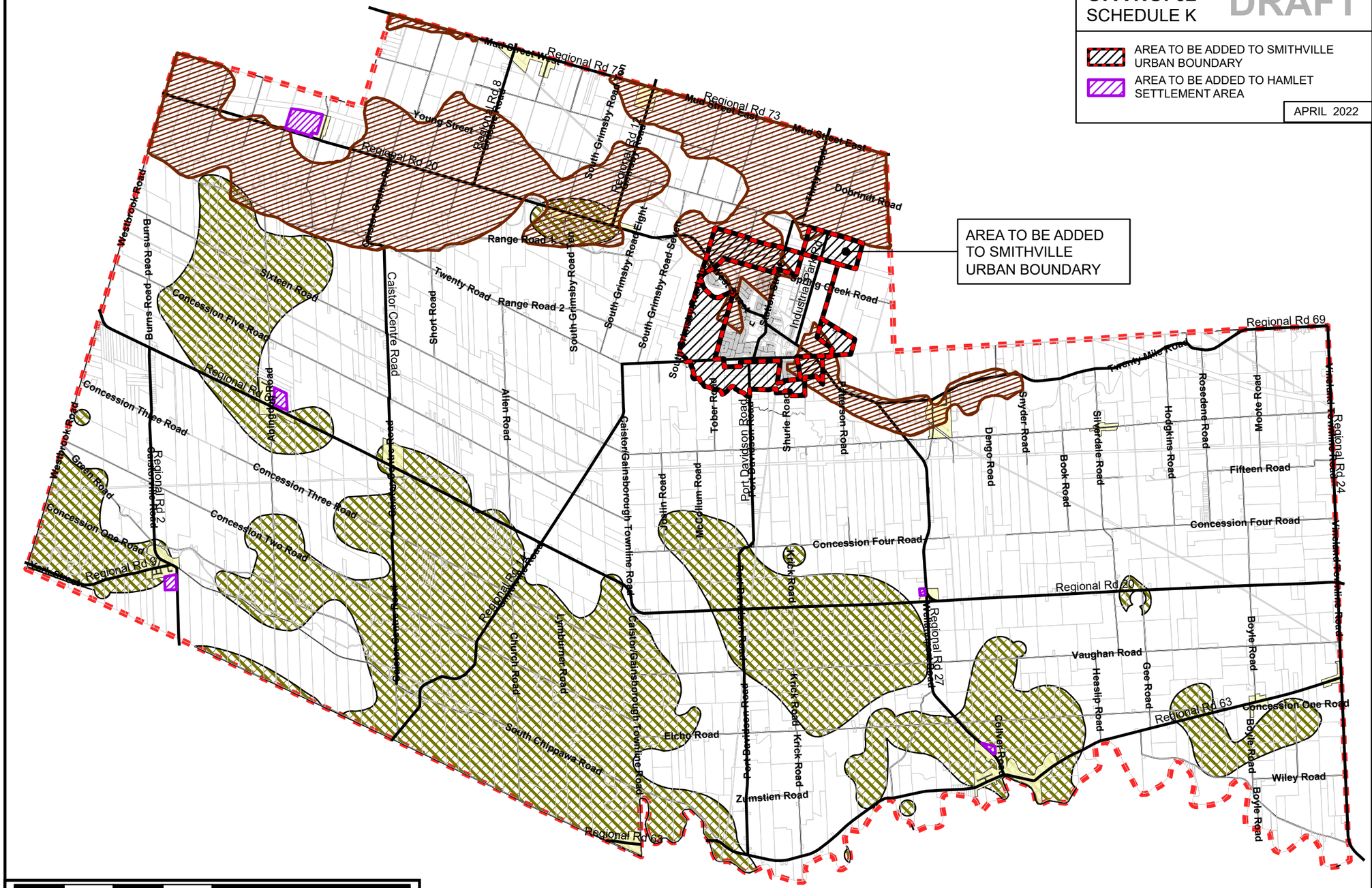
AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY

AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

APRIL 2022

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'C-5' AGGREGATE & PETROLEUM RESOURCES



0 2.25 4.5 9
Kilometers

Legend

- Potential Aggregate Resources
- Smithville Urban Boundary
- Hamlet Settlement Area
- Potential Petroleum Resources
- Municipal Boundary

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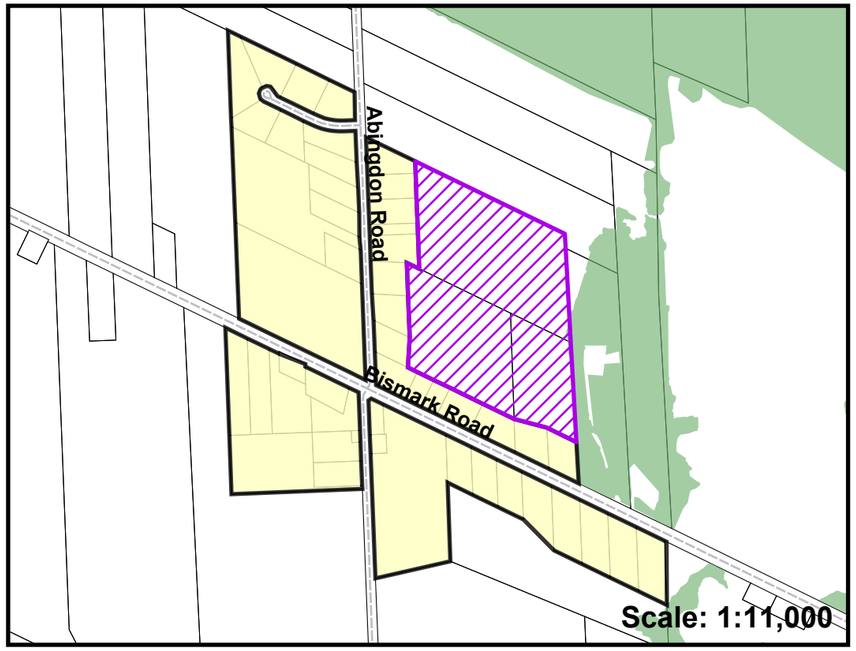
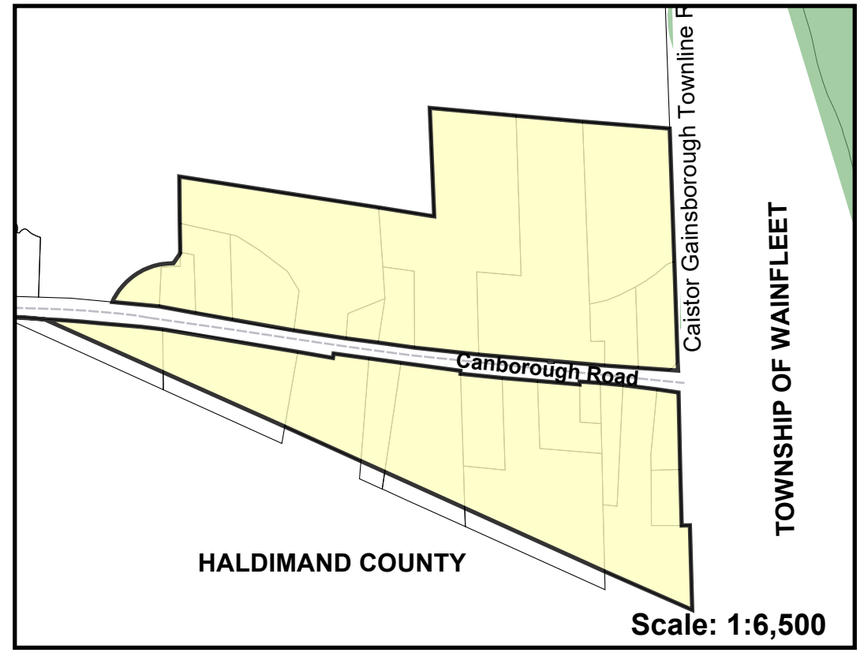
Date: March 2014

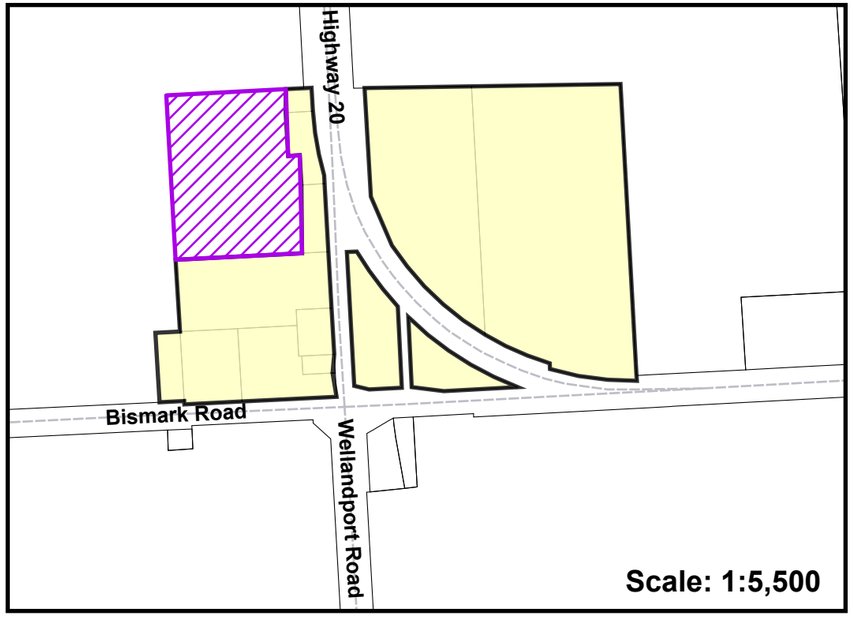
ABINGDON



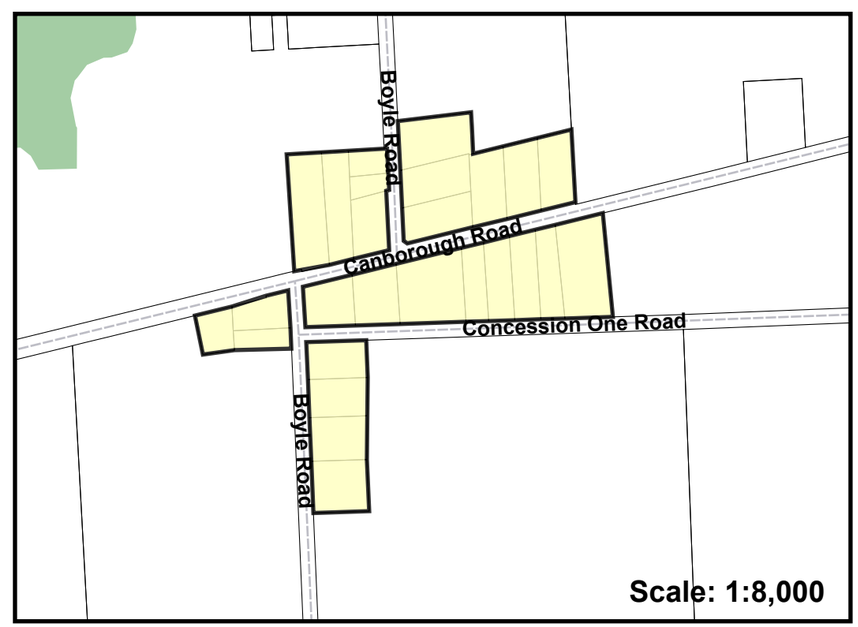
ATTERCLIFFE



BISMARK



BOYLE



TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'D-1' HAMLET BOUNDARIES

Legend

- Hamlet Settlement Area
- Natural Heritage System
- Municipal Boundary

OPA NO. 62
SCHEDULE L

DRAFT

AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

APRIL 2022

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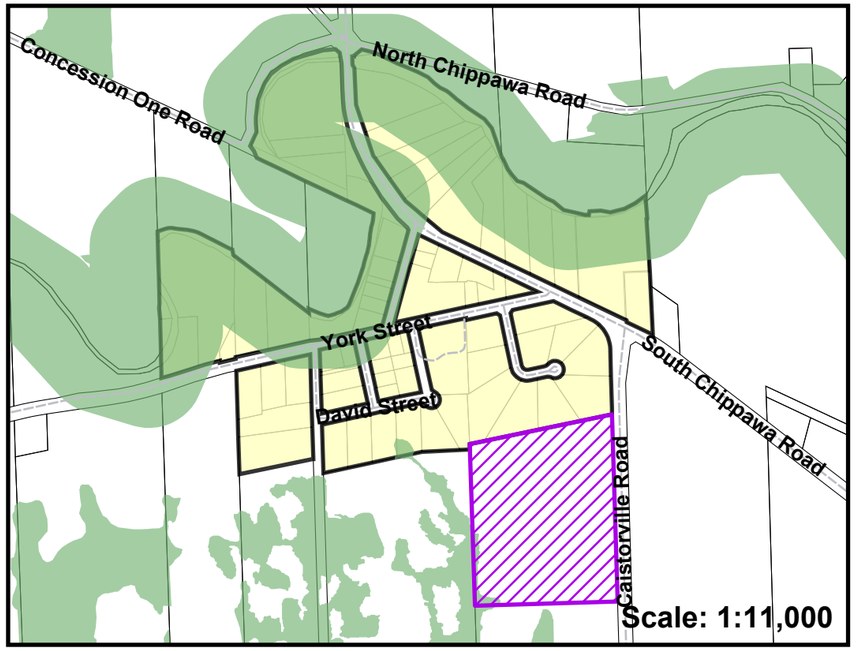
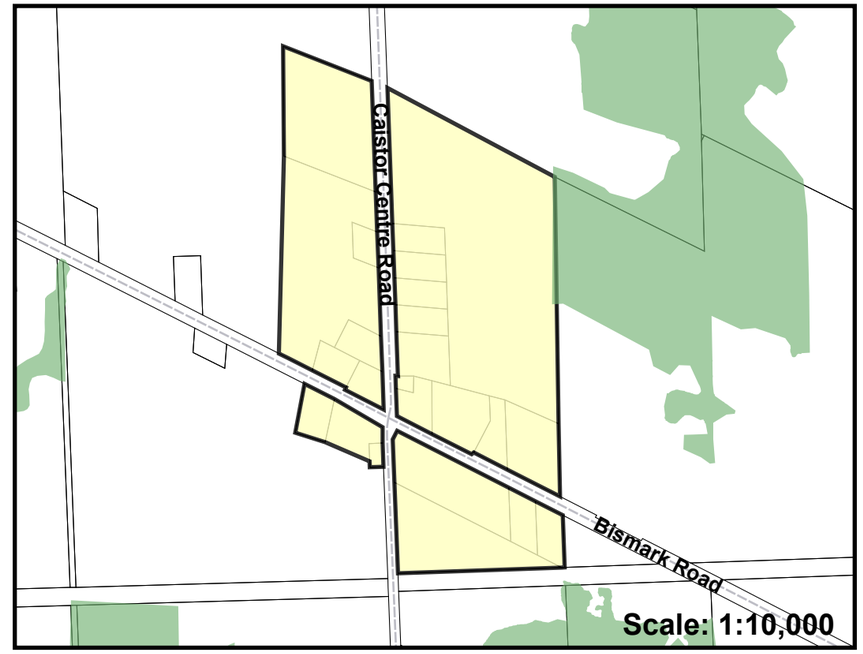
Date: March 2014

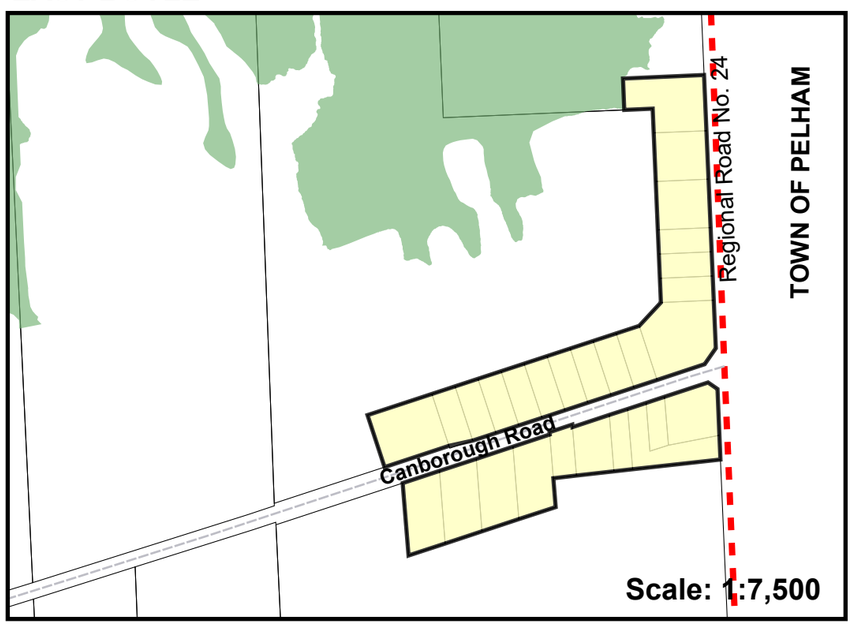
CAISTORVILLE



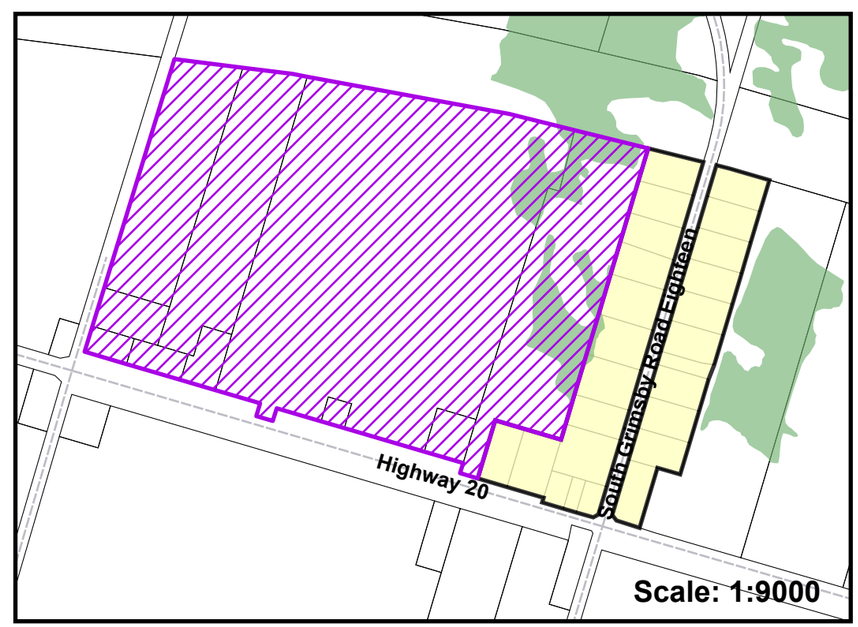
CAISTOR CENTRE



EAST BOYLE



FULTON



TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'D-2' HAMLET BOUNDARIES

Legend

- Hamlet Settlement Area
- Natural Heritage System
- Municipal Boundary

OPA NO. 62
SCHEDULE M

DRAFT

AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

APRIL 2022

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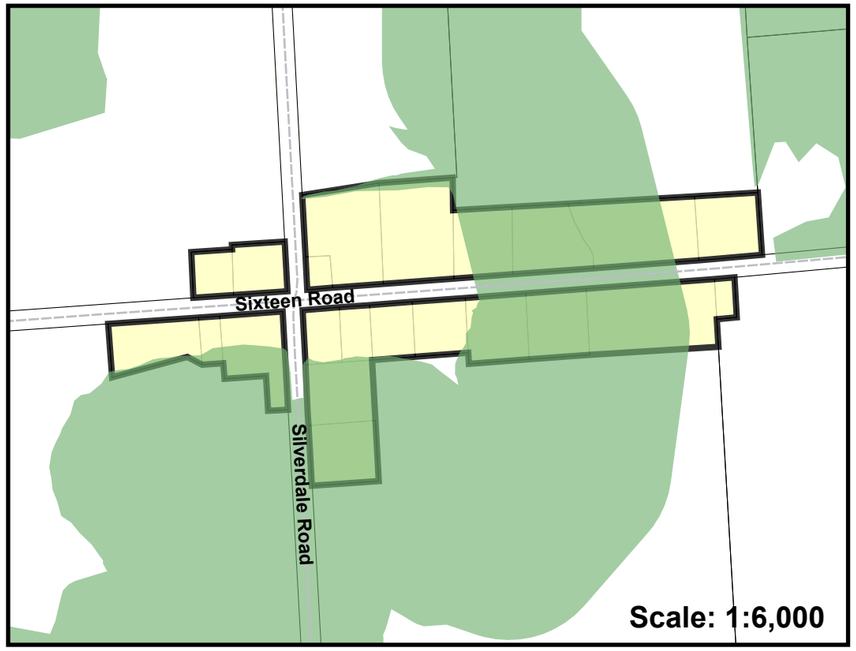
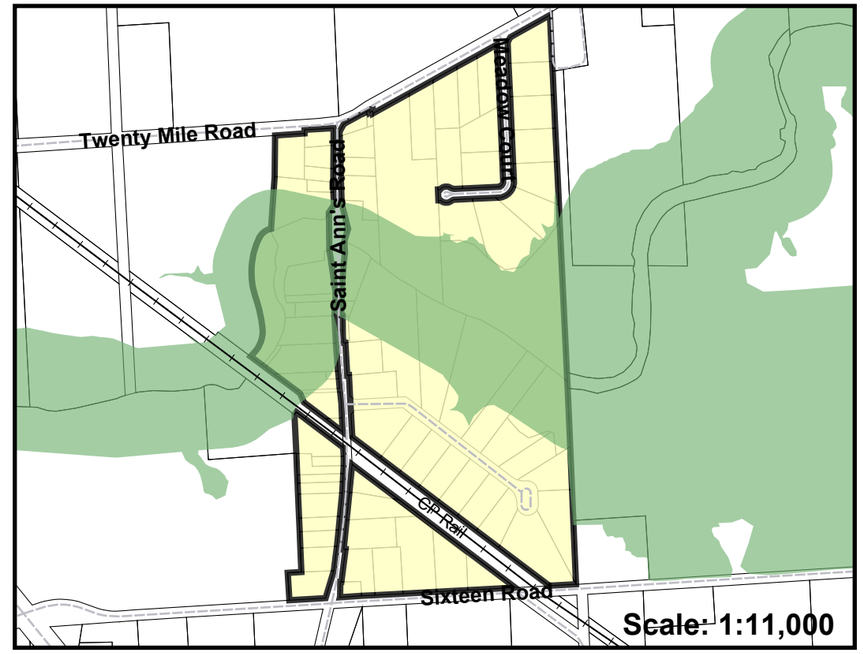
Date: March 2014

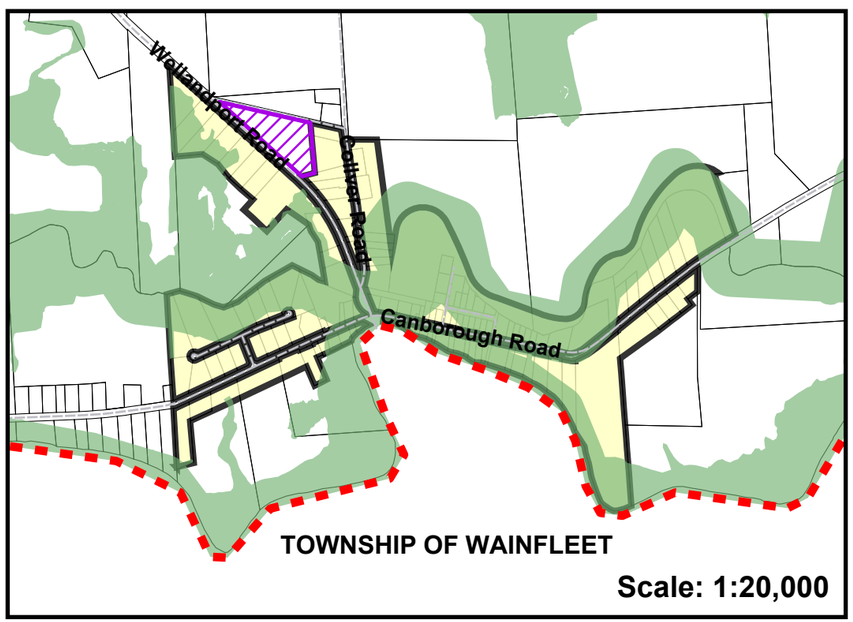
SILVERDALE



ST. ANN'S



WELLANDPORT



TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'D-4' HAMLET BOUNDARIES

Legend

- Hamlet Settlement Area
- Natural Heritage System
- Municipal Boundary

OPA NO. 62
SCHEDULE N

DRAFT

AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

APRIL 2022

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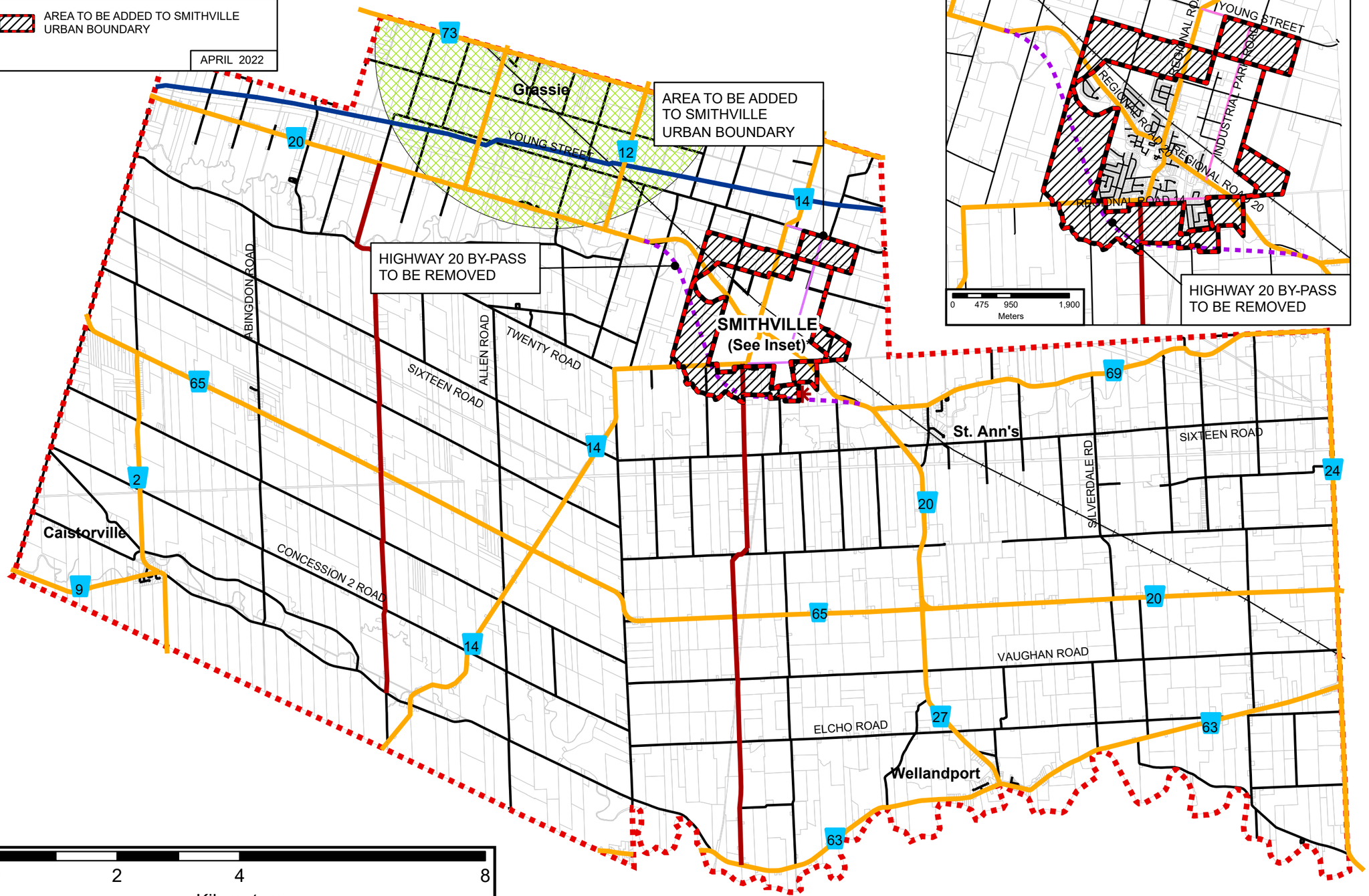
Date: March 2014

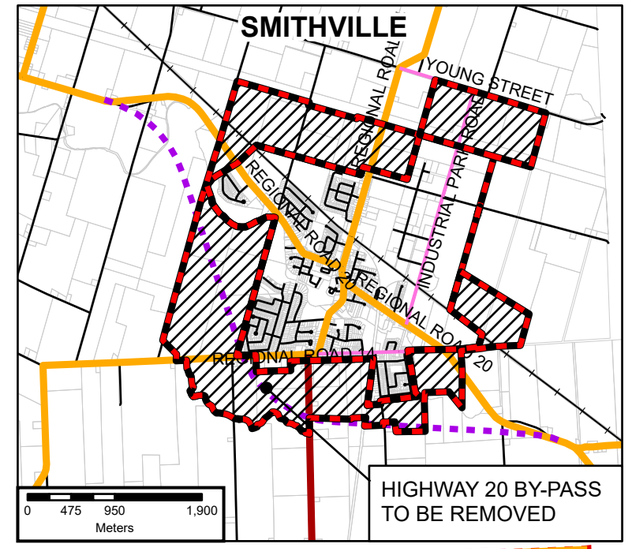
OPA NO. 62
SCHEDULE O

DRAFT

AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY

APRIL 2022





TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'F' INFRASTRUCTURE & TRANSPORTATION

Legend

- Smithville Sewage Lagoons
- Highway 20 By-pass
- Arterial
- Township Arterial
- Collector
- Smithville Urban Boundary
- Trans Canada Pipeline
- Municipal Boundary
- Rail Cooridor
- Airfield Outer Surface
- Local Road

West Lincoln
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PLANNING DEPARTMENT

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Note:
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Date: March 2014