

**AMENDMENT NUMBER XX
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN**

DRAFT

AMENDMENT NUMBER XX
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN
AS AMENDED

PART 1 – THE PREAMBLE

1.1 TITLE

This Amendment when adopted by Council shall be known as Amendment Number XX to the Official Plan of the Township of West Lincoln.

1.2 COMPONENTS

This Amendment consists of the explanatory text and the attached Schedule 'A'. 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 provide guidelines for the future of unopened local road allowances within West Lincoln.

1.4 BASIS OF THE AMENDMENT

The Township of West Lincoln is proposing to amend the Official Plan to introduce new policies as they relate to local unopened road allowances.

PART 2 – THE AMENDMENT

2.1 PREAMBLE

All of this part of the document entitled PART 2 – THE AMENDMENT, consisting of the following text changes constitutes Amendment No. XX 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 adding in "... The opening or upgrading of a road allowance shall be in accordance with Section 14.5.6 of this Plan." to Section 14.5.1.d) it will read as follows:

14.5.1 Policies

d) No buildings or structures will be permitted on any lot that does not have frontage and direct access to an open improved public road which is maintained by the Township on a year round basis. The opening or upgrading of such a road allowance shall be in accordance with Section 14.5.6 of this Plan.

2.2.2 The text of the Township of West Lincoln Official Plan is hereby amended by adding in the following new Section 14.5.6:

14.5.6 Unopened Local Roads

a) There are unopened and unmaintained rural road allowances within the Township's borders. Some of these roads are referred to as mud roads, and may be considered unopened and unmaintained public roads. The opening of these roads will be discouraged, except where it can be shown that:

- i) The road opening has minimal impact on the environment,
- iii) The opening can improve the efficiency of Public Works operations and is economically sustainable for the Township from a financial and operations point of view,
- iv) The road opening has the effect of eliminating or removing dead end roads without property turn around,
- v) The road can satisfy the Municipal Class Environmental Assessment and/or Integrated Environmental Assessment (EA)/Planning Act process for a road opening, and;
- ii) If the road opening is in the agricultural area, it shall

demonstrate a benefit for agricultural uses.

b) Where these tests can be met, a property owner may, at their own expense, initiate an Official Plan amendment to the roads map (Schedule X), by conducting a local, municipally integrated class EA process as a proponent.

c) The road shall be upgraded in accordance with Municipal Engineering Standards and shall be at the full expense of the proponent, unless it has previously been identified as a future road within the Township Development Charges Background Report.

d) Upon approval of an Official Plan amendment, the proponent shall enter into an agreement with the Township for how the road shall be constructed. Once the agreement has been finalized and the road constructed, the road shall be opened by by-law, approved by Township Council prior to any building permits being issued for the benefitting lands.

2.2.3 That the text of the West Lincoln Official Plan be is hereby amended by adding in "...Minor Boundary Adjustments are not permitted that have the effect of providing frontage to lots that have no legal frontage in the agricultural area without an amendment to the Official Plan and justification on how the adjustment benefits agricultural uses." to Section 18.13.2.f), which will now read as follows:

18.13.2.f) Where land is being conveyed as part of a Minor Boundary Adjustment which do not result in the creation of a new lot, consent applications are permitted for Legal and Technical reasons. Minor Boundary Adjustment are not permitted that have the effect of providing frontage to lots that have no legal frontage in the agricultural area without an amendment to the Official Plan and justification on how the adjustment benefits agricultural uses.

2.2.4 That the roads map (Schedule X) be deleted and replaced with the attached new Schedule "B".

2.3 SCHEDULES OF THIS AMENDMENT

Schedule "A" of this amendment illustrates the location of this amendment.

Schedule "B" of this amendment includes the roads map that Schedule X is to be replaced with.

2.4 IMPLEMENTATION

This amendment will be required to be adopted by Township Council and forwarded to Regional Council for approval. This amendment will be implemented through notification of the Regional Clerk's department of decision to approve.

Should the final approval be delegated to the Township, this amendment will be implemented through notification of the Township Clerk's department to all interested agencies of the decision to approve.

If no appeals are received within the appeal period, the amendment will be in full force and effect.

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Official Plan Amendment Number XX was adopted by the Council of the Corporation of the Township of West Lincoln by By-law No. 2020-XX in accordance with the provisions of Section 17 (22) of The Planning Act, R.S.O. 1990, amendments made thereto on the XX day of XX, 2020

Joanne Scime, Clerk

Mayor Dave Bylsma

I, Joanne Scime, the Clerk of the Corporation of the Township of West Lincoln, hereby certify that the requirements for the giving of Notice, and the holding of at least one Public Meeting as set out in Section 17(22) of the Planning Act, R.S.O. 1990 have been complied with for Official Plan Amendment Number 55.

Joanne Scime, Clerk