

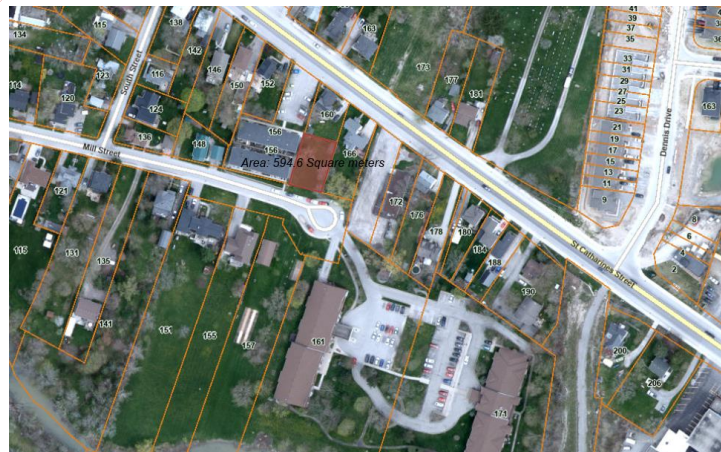
PRELIMINARY PLANNING POLICY JUSTIFICATION REPORT AND IMPACT ANALYSIS

For

Olufemi Oyegbami & Stephen Sorinwa

ROLL NUMBER: 260203001544900

Township of West Lincoln, Regional Municipality of Niagara



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INTRODUCTION

South Coast Consulting, Land Use Planning and Development Project Management, was retained in 2022 by Olufemi Oyegbami & Stephen Sorinwa to prepare this [Preliminary Planning Policy Justification Report and Impact Analysis](#) for Official Plan and Zoning By-law Amendments, for three (3) *street townhouse dwelling units* on the Subject Property. This [Preliminary Planning Policy Justification Report and Impact Analysis](#) provides the planning rationale supporting the proposed Zoning Bylaw Amendment application. The [Report](#) also outlines the nature of the *development* and to evaluates how the *residential use* complies in the neighbourhood context and good planning principles, the policies of the Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe ([Growth Plan](#)), the Niagara Region Official Plan ([ROP](#)), the Township of West Lincoln Official Plan ([WLOP](#)), and the Township of West Lincoln Official Zoning By-law ([WLZB](#)), applicable to the Subject Property.

On 2022-04-07 the Township of West Lincoln hosted a formal pre-application consultation meeting that established the following were required to support the application:

- Planning Justification Study.
- Proposed Schematic Site Plan.
- Survey Sketch.
- Draft Local Official Plan and Zoning By-law Amendments.
- Urban Design / Landscape Plans.
- Archaeology Assessment.
- Municipal Servicing Plan.
- Stormwater Management Plan.
- Parking Impact Study (if the minimum required parking spaces are not to be provided).

A Public Open House can be held by the Township with the support of the applicant in the Township Hall in the near future. Notice of the informal public meeting will be circulated to property owners within 120 metres of the Subject Property.

The Subject Property is **designated Urban Settlement Area** in the **ROP**, **Medium Density Residential** in the **WLOP** and zoned **Low Density Residential R1B**. The R1B Zone does not permit *street townhouse dwelling units*.

DESCRIPTION OF THE PROPOSAL

This section provides details of the proposed *residential use* and its siting. Brief descriptions of the technical supporting studies submitted as part of the complete application identified at the pre-application consultation meeting, and how these studies relate to applicable planning policies are also provided.

Schematic Site Plan

The Subject Property on the north side of Mill Street is vacant. The **Conceptual Site Plan** is an indicative plan reflecting a desirable development scenario for the Subject Property and an articulation of established best practices in design and land use planning. It provides a flexible framework and practical direction for development, and to the extent possible at this time, detail of the anticipated *building* location and development parameters. See **Annex 1, Conceptual Site Plan**, by Bent Pencil Design, dated 2022-06-09.

Landscape Plan

A Landscape Plan is required addressing location, size, number and species of existing trees to be retained / protected (including trees on adjacent properties within six metres of the subject site's property / lot lines), tree protection plan notes for trees being protected, adjacent to streets, proposed plantings on the site including all street frontages, driveways and easements, open areas and on adjacent road allowance (should be co-ordinated with proposed Site Servicing Plan), locations and dimensions of significant landscaping features and species list, location, height and material of all fences, screen walls, living walls, retaining walls, location and planting details for proposed trees and other plantings. A landscape Plan will be provided with the Site Plan Control Application.

Archaeological Assessment

Based on the Province's Criteria for Evaluating Archaeological Potential, the subject land has potential for the discovery of archaeological resources as it is within 300 metres of 2 registered archaeological sites (AgGv-102 and AgGv-103), the Union Methodist cemetery (northeast), and a natural watercourse (Twenty Mile Creek to the south). The subject land has not been recently, intensively, or extensively disturbed. Therefore, Regional staff require the submission of a Stage 1 and 2 Archaeological Assessment and Ministry Acknowledgement Letters.

It is the professional opinion of the archaeological licensee the Study Area has been sufficiently assessed and is free of further archaeological concern. See [Annex 4](#),

Municipal Servicing Plan

A Municipal Servicing Plan is required addressing the availability of adequate municipal services and impacts of existing municipal services and facilities. A Municipal Servicing Plan determines the overall impact on the trunk and local municipal service capacities, such as: water treatment plant, water distribution systems and pressure zones, pump stations, wastewater treatment plants, trunk sewers and stormwater management facilities, etc. due to the proposed change in land use or development. It also determines the necessary improvements to municipal servicing infrastructure required to support the proposed level of development and mitigation measures to minimize any negative impacts.

Township Public Works requires a standard engineering submission with Servicing Plan, Grading Plan, Landscaping Plan and Erosion & Sediment Control Plan. Information has been provided to the projects consulting Engineer on the existing watermain on Mill St and sanitary sewer in the easement through the back of the property. Entrance Permits will also be required following approvals. See [Annex 5](#)

Stormwater Management Brief

A Stormwater Management Brief is required addressing how stormwater runoff will be handled in terms of water quality and quantity, lot grading and drainage controls and erosion and sedimentation measures. A Stormwater Management Plan identifies the quality and quantity impacts of the change in stormwater runoff on existing infrastructure and watercourses due to a proposed development to determine improvements to municipal servicing infrastructure required to support the proposed level of development, where applicable, and mitigation measures to minimize any negative impacts on the drainage system. It also identifies opportunities for enhancement of stormwater management facilities and features in redevelopment sites.

Township Public Works require a standard engineering submission with Servicing Plan, Grading Plan, Landscaping Plan and Erosion & Sediment Control Plan. Information has been provided to the Engineer on the existing watermain on Mill St and sanitary sewer in the easement through the back of the property. Entrance Permits will also be required following approvals.

The purpose of this report is to provide Stormwater Management Design Brief for the Subject Property. The report describes stormwater management analysis in accordance with the current drainage and stormwater management design criteria established by the Township. The proposed stormwater management analysis has been completed based on the existing topographic survey completed by Rasch & Hyde Ltd. and site grading plan completed by ARIK Engineering Ltd. See [Annex 6](#).

Based on the findings, onsite quantity and quality controls are not required and the side rear yard swales can divert the surface drainage towards Mill Street.

Site Context

The Subject Property, illustrated in on the cover page and *Annex 1, Conceptual Site Plan*, and *Schematic Exterior Elevations* has an area of 595 square metres and 19.53 metres frontage on Mill Street.

Surrounding Land Uses

Nearby uses are agricultural, and large lot rural residential uses. The *residential use* is compatible with the primarily residential use context of the neighbourhood as illustrated on the *Figure 1, Land Use Schematic*.

Figure 1 Land Use Schematic		
Use -parking lot Official Plan -High Density Residential/Intensification Area Zone -RM2	Use -residential Official Plan -Medium Density Residential/Intensification Area Zone -R1B	Use -residential Official Plan -Medium Density Residential/Intensification Area Zone -R1B
Use - block townhouse Official Plan -High Density Residential Zone -RM2	Subject Property Official Plan -Medium Density Residential/Intensification Area Zone -R1B	Use -residential Official Plan -Medium Density Residential Zone -R1B
Use -residential Official Plan -Medium Density Residential I Zone -R1A	Use -park Official Plan -Public Parks Zone -i	Use -seniors residence Official Plan -Institutional Zone -i

POLICY REVIEW SUMMARY

The Policy and Planning Analysis:

- provides the basis for establishing why a proposal should be considered and approved.
- provides an outline of applicable planning policy documents and regulatory context reviewing specific policies relevant to the proposal.
- establishes the basis for the applications by explaining how the proposal conforms to the policies.

Where changes to the Official Plan and Zoning By-law are proposed, the Analysis discusses the appropriateness of the requested amendments, including the policy basis for requested modifications specific to the proposal.

Provincial Policy Statement

The **PPS** provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. A basic principle of policy led land use planning, iterated in the **PPS**, is that, when more than one policy is relevant, decision-makers should consider all of the policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, assist decision-maker's understanding how the policies are to be implemented.

Section 3 of the *Planning Act* requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the *Act*. The **PPS** recognizes the diversity of Ontario, and that local context is important. Policies are outcome-oriented, and some policies provide flexibility provided provincial interests are upheld. **PPS** policies represent minimum standards.

The Subject Property is located in a *Settlement Area*. **Policy 1.1.3.1** states *settlement areas* are to be the focus of growth and development. As required by **Policy 1.1.3.2** the proposal compliments the land use pattern within *settlement area*.

- At a density and a land use efficiently using land and resources.
- Appropriate for and efficiently using infrastructure and public service facilities.
- Minimizing negative impacts to air quality and climate change.
- Promoting energy efficiency.
- Supporting active transportation.

Policy 1.1.3.4 states appropriate development standards should be promoted facilitating intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety.

The Official Plan and Zoning By-law Amendments will enable more intense use of the land by permitting the infill on a vacant lot. The proposed density is appropriate given site and existing block townhouse and apartment development neighbourhood context and the Official Plan High and Medium Density and Intensification Area Designations.

Growth Plan for the Greater Golden Horseshoe

This **Growth Plan for the Greater Golden Horseshoe (Growth Plan)** informs decision-making regarding growth management and environmental protection in the Greater Golden Horseshoe (**GGH**). All decisions made affecting a planning matter must conform with the **Growth Plan**, subject to any legislative or regulatory provisions providing otherwise. The policies of this Plan take precedence over the **PPS** to the extent of any conflict.

The Subject Property is located in the Smithville *settlement area* and satisfying the *Growth Plan's* Guiding Principles (among others) regarding how land is developed including:

- Supporting the achievement of complete communities to meet people's needs through an entire lifetime.
- Prioritizing intensification and higher densities to make efficient use of land and infrastructure.
- Supporting a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.
- Providing for different approaches to manage growth that recognize the diversity of communities in the GGH.
- Integrating climate change considerations into planning and managing growth.

The Subject Property is located within the *built boundary* with access to existing *infrastructure* and is within walking distance to schools, public / private amenities, institutional uses, and shopping facilities. The proposed Official Plan and Zoning By-law Amendments supports achievement of a complete community by adding additional residential capacity in an appropriate area and providing diversified housing options in the neighbourhood.

Official Plans

Regional Official Plan

The proposal focuses growth and development within the Smithville urban area. The *ROP* manages land use to accommodate appropriate development meeting the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety. Like the *PPS*, the *ROP* promotes the efficient use of land and the minimization of conflict between incompatible uses as a Strategic Objective and building compact, mixed use, transit supportive, *active transportation friendly* communities in the *settlement areas* such as Smithville. The objectives of the *ROP* Growth Management Policies include directing most of the growth and development to existing *urban areas* and promoting the efficient use of existing municipal sewage and water services.

The *ROP* intends to build more sustainable, *complete communities* by, among other things, making efficient use of land, resources, and *infrastructure*, and supporting *intensification* to maximize the use of existing and planned *infrastructure* to support growth in a compact and efficient manner.

The proposal helps create a compact active transportation friendly community in the Smithville *urban area* making efficient and sustainable use of existing municipal sewage and water services.

West Lincoln Official Plan

As encouraged by [Objective 5.2i](#), the Official Plan and Zoning By-law Amendments facilitate infilling and intensification within the Urban Settlement area and as directed by [Policy 5.9](#) the proposal is in the identified Intensification Area. The *street townhouse* project will help the Township achieve its target of 15% of overall growth to occur within the existing *Built-Up Area*.

[Policy 6.1.1](#) provides for new development compatible with existing development. The proposal is for a residential use compatible with the existing abutting and surrounding residential uses satisfying [Policy 6.12](#) objectives of promoting higher density residential development in appropriate locations, encouraging and facilitating the production of a range of dwelling types, including housing that is more affordable to the existing and future residents, and encouraging high quality design.

As required by [Policy 6.1.3](#) the proposal has access to an open, improved public road maintained on a year-round basis and as required by [Policy 6.1.4](#) the proposal has adequate municipal services.

The approximately 51 units per hectare density of the proposal exceeds the [Policy 6.3.2c](#) maximum density of the Medium Density Residential designation and requires an Official Plan Amendment approval to redesignate the Subject Property to the High Density Residential Designation. The *street townhouse* proposal is provided for by [Policy 6.4.2](#) and satisfies the height limitation of [Policy 6.4.3a](#) and the density provision of [Policy 6.4.3b](#).

The unique façade of the street townhouses enhances the physical appeal through attractiveness of the public streetscape as envisioned by Design Policies for Residential Neighbourhoods and is a sensitive integration of new development with existing development providing visual diversity through façade and roof line composition in the Intensification Area.

As required by [Policy 6.6.3a](#) the proposal's siting and massing does not result in undue adverse impacts of the abutting and nearby two story *singled detached*, *block townhouse* and *apartment residential uses* particularly in regard to privacy for residential uses and their outdoor amenity areas. With one minor exception discussed later, the proposal satisfies established setback and yard requirements as required by [Policy 6.6.3b](#).

The topography of the Subject Property enables the proposal to provide a building height reflecting the two-story pattern of heights of adjacent housing as required by [Policy 6.6.4b](#). Also as required by that policy the proposal:

- Maintains the predominant or average front yard setback for adjacent housing preserving the streetscape edge.

- With the exception of the one side yard setback provision discussed later, provides the required side yard setbacks preserving the spaciousness on the street.
- Provides a built form reflecting the variety of façade details and material of adjacent housing, such as porches, windows, roof line other details.
- Compensates to the additional width of a garage through unique design

As required by Policies 6.6.6a and 6.6.6b the proposed street townhouse units provide variation between units through the fenestration and roof line and as required by Policy 6.6.6d the garages are paired to allow for more substantial front yard green space and do not protrude beyond the main front wall or porch of the dwelling unit.

Zoning By-law

As illustrated on Figure 2.8, Schedule A, Map F3, the Subject Property is zoned **Low Density Residential R1B**. The proposal is *street townhouse dwellings* which the Zoning By-law defines as a place of residence containing one or more *habitable rooms* with separate kitchen and bathroom facilities for the private use of a single housekeeping unit, divided by common walls into three (3) or more attached *dwelling units*, . . . , each having a separate entrance from the exterior of the *dwelling*, . . . wherein each *dwelling unit* is located on a separate *lot*. To permit the proposed *street townhouse* infilling intensification the Subject Property needs to be rezoned to the **Residential Medium Density RM2 Zone**. The Zoning By-law provisions are outlined in the following table.

Variances required

- **Reduce minimum lot frontage** requirement of middle unit (Unit 2) from 6m to 5.8m. The lot area / floor area of the east unit (Unit 3) is constrained by the sanitary sewer easement running diagonally across the Subject Property. The reduced minimum lot frontage of the middle unit (unit 2) allows the east unit (Unit 3) to have a larger floor area.
- **Reduce minimum interior side yard** requirement of the east side of Unit 3 from 3m to 1m. The east side interior side yard of the east unit (Unit 3) abuts the rear yard of the through lot with frontage on St. Catharines Street / Regional Road 20. The lot area / floor area of the unit is constrained by the sanitary sewer easement running diagonally across the Subject Property. The reduced interior side yard allows the unit to have a larger floor area.
- **Increase the maximum garage width** limitation on Unit 1 from 5% to 63%. The maximum garage width limitation is intended to create variation in street front facades. The proposal achieves this purpose through its unique design.

POLICY AND PLANNING ANALYSIS SUMMARY

The Policy and Planning Analysis provides the basis for establishing why the *residential use* is appropriate and permitted. The Analysis provides an outline of applicable planning policy documents and regulatory context quoting specific policies that are relevant to the issue. The Analysis establishes the basis for a planning opinion by

providing detailed analysis of the identified relevant policies and explaining how the *home occupation office* conforms to the policies.

The Policy and Planning Analysis provides the rationale and opinion as to why the *residential use uses* are appropriate in terms of good planning principles. This includes a discussion of the *residential use uses*' potential negative impacts and any mitigation required.

Good planning practice directs that the plan and its policies are not written in stone. Policies such as those of the [PPS](#), [Growth Plan](#), Regional Official Plan, and West Lincoln Official Plan reviewed here, are used to try to reach a goal. They are not to be used as a set of threshold measures where the inability to meet every policy results in failure. All of the policies may not be and, based on good planning practice, do not have to be, satisfied as though they are zoning by-law regulations. If, on the balance, the proposal satisfies most of the policies and moves the community towards its stated goals, then the proposal should be given serious consideration for approval.

Land use planning in Ontario, Niagara, and West Lincoln is about development. Protecting and preserving resources is important but, land use planning is primarily about promoting and encouraging appropriate development and complete communities. There are aspects of control to protect valuable and sensitive resources, such as significant cultural and natural heritage features from negative impacts from nearby uses, but the primary purpose is guiding development.

The guidance of development is evident starting with the [Planning Act](#). The Citizen's Guide to Land-use Planning ([the Guide](#)) states [the Act](#), among other things, promotes sustainable economic development in a healthy natural environment and provides for a land use planning system led by provincial policy. [The Guide](#) further states, [the Act](#) provides the basis for preparing official plans and planning policies that will guide future development. [The Guide](#) states the [PPS](#) provides policy direction that will help build strong communities by protecting, among others, agricultural resources. Community planning is aimed at identifying common community goals and balancing competing interests of the various parties.

The Township of West Lincoln Council has the authority to approve official plan amendments in conformity with the [PPS](#), the [Growth Plan](#), and the [ROP](#) and zoning by-law amendments, implementing the policies of the [WLOP](#). *Settlement areas* such as the Smithville, where the Subject Property is located, are to be the focus of growth and development, and their vitality and regeneration is to be promoted. The proposal satisfies the [ROP](#) intent to build more sustainable, *complete communities* by, among other things, making efficient use of land and *infrastructure* and supporting *intensification*, maximizing the use of existing *infrastructure*, and supporting growth in a compact and efficient manner. The WLOP encourages *residential intensification* and *redevelopment* such as proposed in areas that have sufficient existing or planned *infrastructure*.

Regulation	RM2/RM3 Requirements	Proposed			Comment
		Unit 1	Unit 2	Unit 3	
Minimum Area	180sqm/unit	210sqm	172sqm	211sqm	Satisfied
Minimum Frontage	6m/unit	6.9m	5.7m	7.0m	Enables Unit 3 to be larger No significant impact
Minimum Front Yard					
Dwelling	4.5m		5.9m		Satisfied
Garage	6m		6m		Satisfied
Minimum Side Yard					
West Side	1.2m	1.2	n/a	n/a	Satisfied
East Side	3m	n/a	n/a	1.2m	Enables unit 3 to be large Adjacent to rear yard No significant impact
Minimum Rear Yard	7.5m		7.5m		Satisfied
Maximum Coverage	50%	38.9%	47.1%	35.0%	Satisfied
Maximum Height	12m		12m		Satisfied
Minimum Landscaped Open Space	25%	49.0%	39.7%	56.4%	Satisfied
Parking Facilities for a Dwelling Unit with a Private Garage					
Minimum Driveway Width	3m		3m		Satisfied
Maximum Garage Width	50% of the width of the dwelling	61.4%	62.5%	61.4%	Minor variance from requirement No significant impact
Minimum Garage Depth	5.5m	5.8m	5.8m	5.8m	Satisfied
Maximum Garage Door Height	2.6m	2.1m	2.1m	2.1m	Satisfied
Required Parking Spaces	1.5/unit	2	2	2	Satisfied
Private Garage Public Street Setback	6m	8.2m	7.2m	6m	Satisfied

The proposal is efficient development, *intensification*, and optimization of the use of land and public investment in *infrastructure*, a strong theme throughout the PPS, ROP, and WLOP. The proposal is in an area where redevelopment is provided for in these planning documents. It is efficient *development* optimizing the use of land, resources, and public investment in existing *infrastructure*, and *public service facilities*. As a residential development in a mixed-use commercial, institutional, and residential area there are no conflicts with surrounding uses. The location provides safe and easy walking and cycling to commercial and community facilities and is close to safe, publicly accessible parks.

There are a several positive policy supported aspects of the proposal:

- It is an intensified residential use of an existing underutilized parcel of land within an existing mixed-use area, providing housing type and choice alternatives.
- It is a compact redevelopment efficiently utilizing urban land, existing services, and municipal infrastructure.
- It provides safe and easy walking and cycling to commercial and community facilities and is close to safe, publicly accessible parks.
- It is a high quality, compact, orderly, built form that will help the Township meet intensification target.
- Its design places windows overlooking pedestrian routes and parks providing for “eyes on the street.”
- It has a strong relationship to Mill Street. The primary building entrances clearly address the street.
- Through the addition of *street townhouse dwelling units* in this location housing variety is achieved, a range of housing types is provided promoting variety and diversity, and residential density is increased promoting municipal sustainability.

Planning Goals, Objectives, and Policies Satisfied

The proposal:

- provides residential uses accommodating households with diverse social and economic characteristics, needs, and desires.
- optimizes existing infrastructure use.
- is *intensification*.
- is close to and designed with on-site open space.
- counts towards the municipality's *intensification* target.
- *matches the pre-established building character of adjacent buildings*.

The proposal is for an existing underutilized land in the Smithville urban area at a residential density of about 50 units per hectare making it an efficient and sustainable use of existing municipal sewage and water services on Mill Street.

Efficient Development

This development is focused within the *urban area*. It is appropriate development helping the Township meet the full range of current and future needs, while achieving efficient development and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety.

The proposal is a higher density redevelopment and *intensification* of an under-utilized existing parcel optimizing the use of land, resources, and public investment in infrastructure and public service facilities. It minimizes the undesirable effects of development, including impacts on air, water, and other resources. The development:

- provides a diversified residential opportunity meeting the identified needs in Niagara and balancing both urban development and the conservation of natural resources by redeveloping in a rejuvenating a brownfield location.
- makes efficient use of land.
- has no significant land use conflicts.

The proposal increases the efficiency of the use of existing municipal infrastructure and increases the municipality's sustainability by building a compact, mixed use, transit supportive, *active transportation friendly* community in the *Urban Area*.

As a residential development in a residential area there are no conflicts with surrounding uses and no impact on natural resources.

The development facilitates the efficient use of community and engineering services, does not create an undue financial hardship on the municipality, and increases the Township's robustness and ability to accommodate infrastructure and services maintenance.

The proposal is primarily an intensified residential use on the periphery of existing a residential area. It provides a range of housing alternatives in the community. It is compact development efficiently utilizing urban land, existing services, and municipal infrastructure. The location provides safe and easy walking and cycling to commercial and community facilities and is close to safe, publicly accessible open spaces, parks, and other recreational facilities.

Efficient development, intensification, and optimizing the use of land and public investment in infrastructure resulting from this proposal is a strong theme throughout the **PPS**, **ROP**, and **WLOP**. As a residential redevelopment in an existing residential area there are no conflicts with surrounding uses. The location near, the Dorchester Street bus stops is transit supportive.

High Quality Urban Design

The proposal is a high quality, compact, orderly, built form that will help the Township meet intensification targets. The building design places windows to overlook pedestrian routes to encourage “eyes on the street.”

The development has a strong relationship to Mill Street as encouraged by the Region of Niagara Model Urban Design Guidelines.

The primary building entrances clearly address the street. Through the addition of townhouses in this location:

- Housing variety is achieved.
- A range of housing types is provided promoting variety and diversity.
- Residential uses are located near a park.

The proposed development creates the favourable streetscape and a sense of identity through rational and sensitive treatment of architectural features, forms, and massing.

Streetscape and Established Community Character

The low-rise facades and structure of the development create a favourable streetscape and community character and a sense of identity through rational and sensitive treatment of architectural features, form, massing, and layout. At grade access to the ground floor units is provided as recommended by the Niagara Region Model Urban Design Guidelines.

OPINION

The proposed Official Plan Amendment:

- Conforms with the provisions of the *Planning Act*; PPS; Growth Plan; and ROP.
- Permits the proposed residential use.

The proposed Zoning By-law Amendment:

- Conforms with the provisions of the *Planning Act*; PPS; Growth Plan; ROP; and WLOP.
- Permits the proposed residential use.

Council can be confident the Official Plan and Zoning By-law Amendments are consistent with the Provincial, Regional, and Township policies. The applicant is required to enter into a Plan Agreement ensuring the development is built and maintained as approved by the Township.

The approval of the proposed Official Plan and Zoning By-law Amendments allow three-units of street townhouses. This development constitutes intensification and infill. The

proposed *Planning Act* application for an Official Plan and Zoning By-law Amendments are consistent with the policies for permitting and encouraging urban intensification and infill residential development within the Township of West Lincoln that will enhance the character of the area. The proposed development constitutes good planning.

CLOSING

This report is intended solely for Olufemi Oyegbami & Stephen Sorinwa (the “Client”) in providing the Township of West Lincoln this requested Planning Justification Report to obtain necessary *Planning Act* approvals for the proposed residential use development of Lot 34 Mill Street. This report is prohibited to be used by any other party without written consent by an authorized representative of 2198795 Ontario Limited Operating as South Coast Consulting (Steven Rivers). This report is considered Steven Rivers’ professional work product and shall remain the sole property of Steven Rivers. Any unauthorized reuse, redistribution of, or reliance on, the report shall be at the Client’s and recipient’s sole risk, without liability to Steven Rivers. The Client shall defend, indemnify and hold Steven Rivers harmless from any liability arising from or related to the Client’s unauthorized distribution of the report. No portion of this report may be used as a separate entity; it is to be read in its entirety and shall include all supporting drawings and appendices.

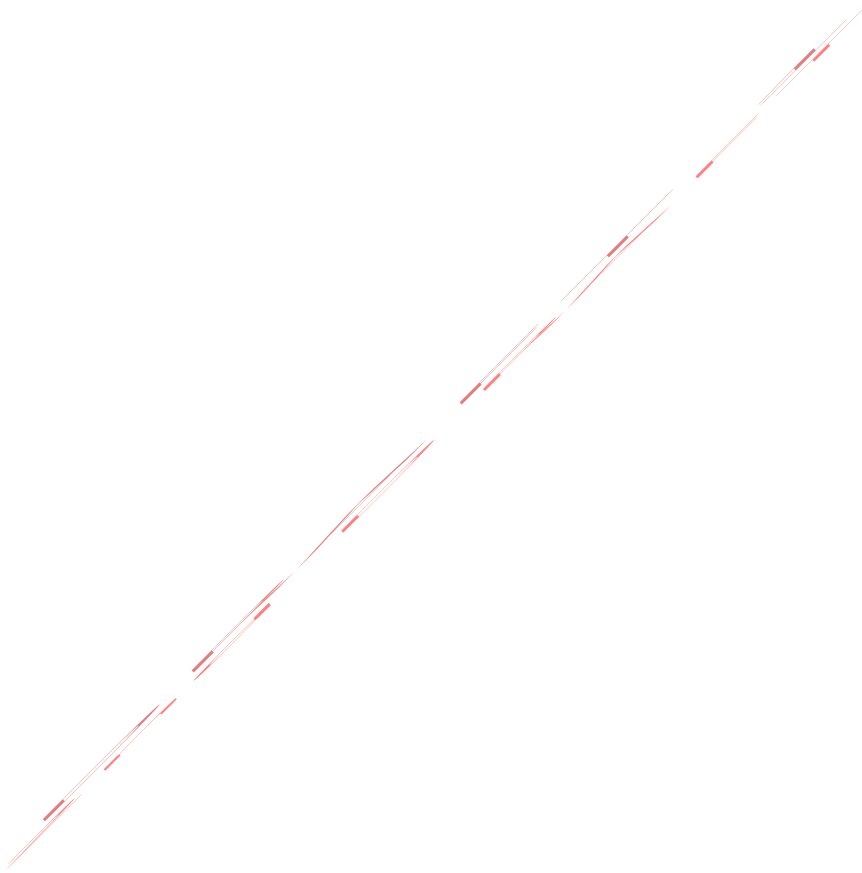
The conclusions and recommendations made in this report are in accordance with my present understanding of the proposed project, the current site use, surface and subsurface conditions, and are based on available information, a site reconnaissance on the date(s) set out in the report, records review and interviews with appropriate people and the work scope provided by the Client and described in the report and should not be construed as a legal opinion. Steven Rivers relied in good faith on the data and information provided by the Client and from other materials as noted in this report. Steven Rivers has assumed that the information provided was factual and accurate. Steven Rivers accepts no responsibility for any deficiency, misstatement, or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted. Reliance on this report is only extended to the Client. No other representations or warranties of any kind, either expressed or implied, are made. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the sole responsibility of such third parties. If conditions at the property change or if any additional information becomes available at a future date, modifications to the findings, conclusions and recommendations in this report may be necessary.

I trust this information will meet your current requirements. Please do not hesitate to contact me should you have any questions or require additional information.

Steven Rivers

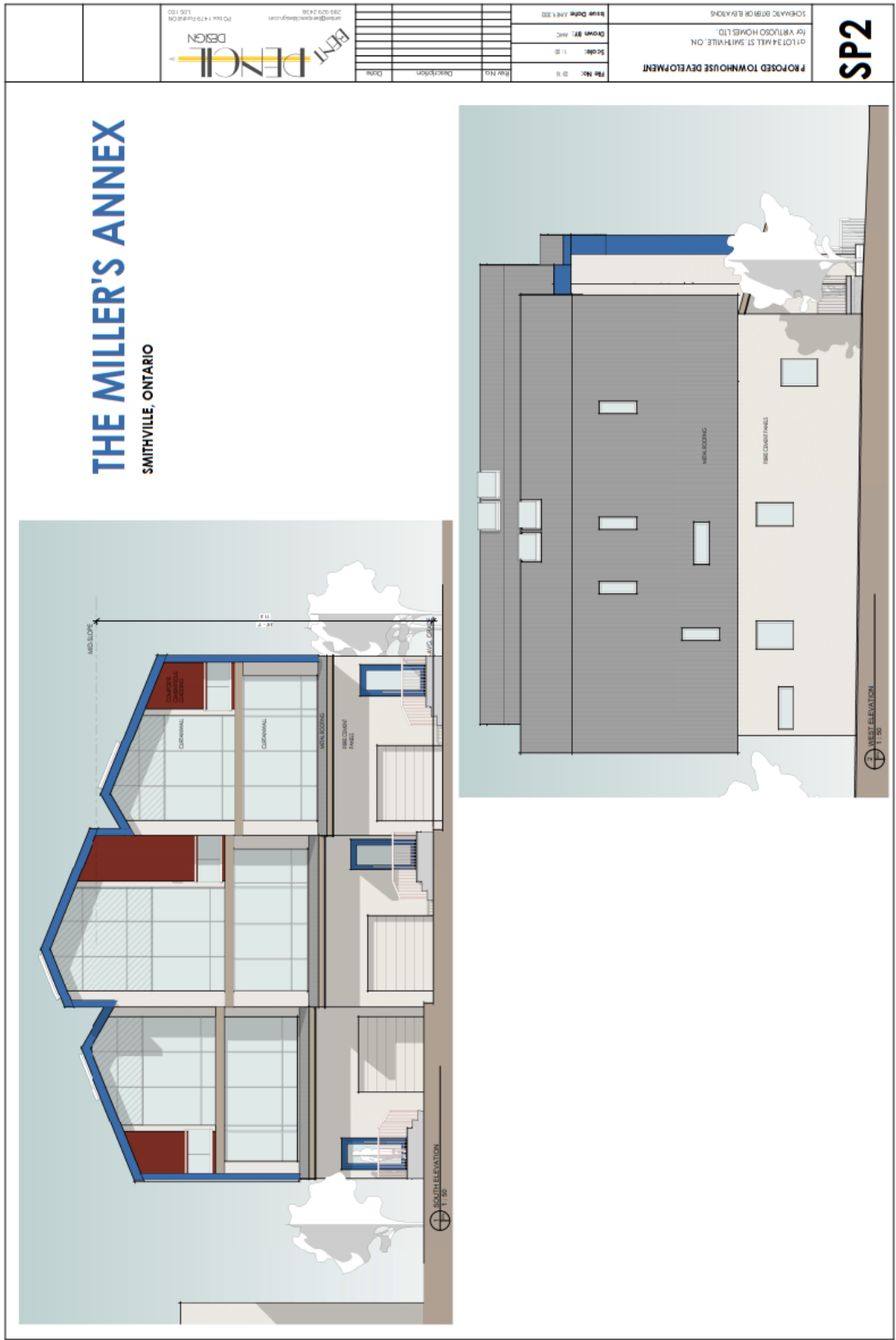
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2022-08-10



PROPOSED CONCEPTUAL SITE PLAN AND SCHEMATIC EXTERIOR ELEVATIONS,

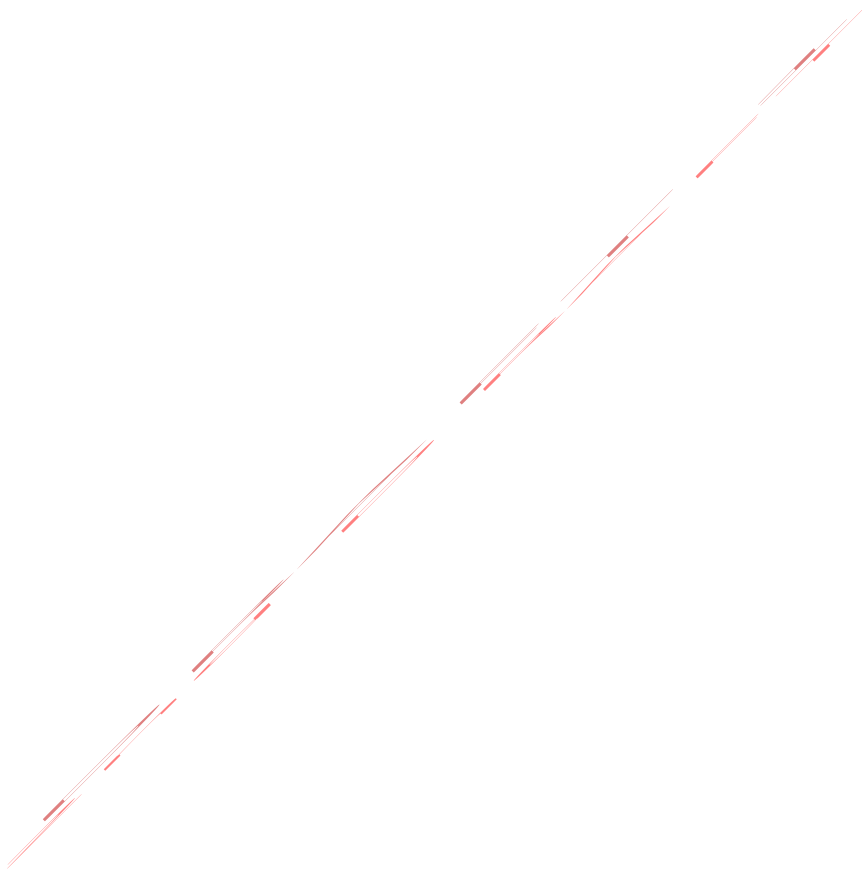




ANNEX 2

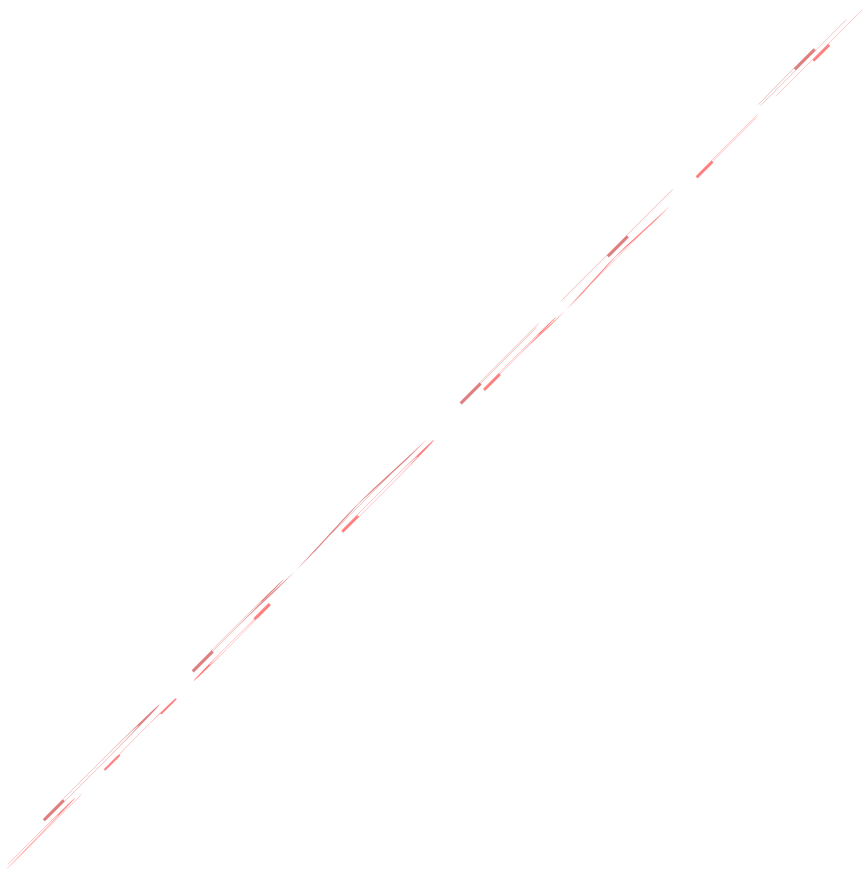
EXCERPTS FROM RELEVANT DOCUMENTS

AVAILABLE ON REQUEST



ANNEX 3
ARCHAEOLOGICAL ASSESMENT

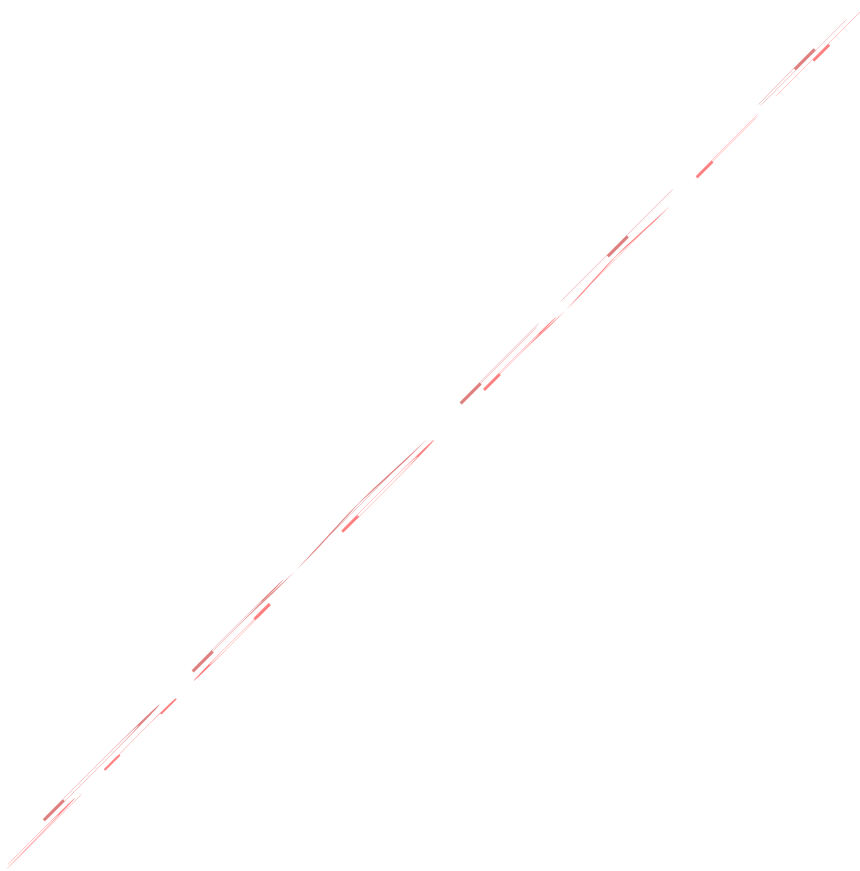
SUBMITTED UNDER A SEPARATE COVER



ANNEX 5

STORMWATER MANAGEMENT BRIEF

SUBMITTED UNDER A SEPARATE COVER



ANNEX 6

DRAFT OFFICIAL PLAN AND ZONING BY AMENDMENTS

