

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW 2020-100

**BEING A BY-LAW TO ADOPT AMENDMENT NO. 54 (RE-
DESIGNATION OF FORMER COLLEGE STREET SCHOOL
SITE) TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF WEST
LINCOLN**

The Council of the Corporation of the Township of West Lincoln in accordance with the provisions of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. THAT, Amendment No. 54 (Re-designation of Former College Street School Site) to the Official Plan for the Township of West Lincoln, attached hereto, is hereby adopted and implemented as detailed in Schedule 'A'.
2. THAT, staff be directed to circulate a Notice of Decision in accordance with the Planning Act, 1990, as amended based on a Regional Municipality of Niagara exemption.
3. AND 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
26TH DAY OF OCTOBER, 2020.**

DAVE BYLSMA, MAYOR

JOANNE SCIME, CLERK

AMENDMENT NUMBER 54
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN

AMENDMENT NUMBER 54
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 54 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 the best and most efficient use for the former College Street School, located at 132 College Street and surrounding parcels.

1.4 BASIS OF THE AMENDMENT

The Township of West Lincoln is proposing to amend the Official Plan to re-designate the subject lands and provide for a site specific policy to require a minimum density of 40 units per hectare for the site.

1.5 APPENDICES

The following items are considered appendices to this amendment:

- Staff Info Reports
- Technical Report PD-112-20
- Recommendation Report PD-129-20
- MHBC Planning Report
- Crozier Transportation Analysis

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. 54 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 Section 6.11 Site Specific Policy Provisions, and renumbering the following sections accordingly, as follows:

6.11 Site Specific Policy Provisions

6.11.1 College Street Redevelopment & Intensification

a) That gross density of the High Density Residential designation shall be more than 40 units per hectare.

2.3 LOCATION MAP

Schedule “A” of this amendment illustrates the location of this amendment.

Land Use Plan B-5 is hereby amended by changing the designation of a portion of 132 College Street and neighbouring properties from Institutional to a Medium Residential Area designation and the remainder of 132 College Street and an adjacent property from Institutional and Medium Residential Area to a Residential/Mixed Use Area (Smithville) with Special Policy 6.11.1.

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 by the decision of Regional Council to approve, modify and approve, or deny.

Should the final approval be delegated to the Township, this amendment will be implemented through notification of the Township Clerk’s department of decision to approve, modify and approve, or deny.

If no appeals are received within the appeal period, the amendment will be in full force and effect as approved by the appropriate Council.

3.0 APPENDICES

- Staff Info Reports
- Technical Report PD-112-20
- Recommendation Report PD-129-20
- MHBC Planning Report
- Crozier Transportation Analysis

AMENDMENT NUMBER 54
TO THE
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TOWNSHIP OF WEST LINCOLN
AS AMENDED

Official Plan Amendment Number 54 was adopted by the Council of the Corporation of the Township of West Lincoln by By-law No. 2020-100 in accordance with the provisions of Section 17 (22) of The Planning Act, R.S.O. 1990, amendments made thereto on the 26th day of October, 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 54.

Joanne Scime, Clerk