

## THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

### BY-LAW 2023-XX

**BEING A BY-LAW TO APPROVE AMENDMENT NO. 67 (TO AMEND THE HEIGHT PROVISION OF THE NORTHWEST QUADRANT SECONDARY PLAN) OF THE TOWNSHIP OF WEST LINCOLN OFFICAL PLAN TO ACCOMMODATE FOR A SIX (6) STOREY RESIDENTIAL BUILDING IN THE STATION MEADOWS WEST PLAN OF SUBDIVISION WITHIN 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. 67 (**to amend the height provision of the Northwest Quadrant Secondary Plan**) of the Official Plan for the Township of West Lincoln, is hereby adopted and implemented by amending policy to accommodate for a six (6) storey residential building in the Station Meadows West Plan of Subdivision, 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  
17<sup>TH</sup> DAY OF JULY, 2023.**

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**MAYOR CHERYL GANANN**

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**JESSICA DYSON, CLERK**

**AMENDMENT NUMBER 67  
TO THE  
OFFICIAL PLAN  
OF THE  
TOWNSHIP OF WEST LINCOLN**

**AMENDMENT NUMBER 67**  
**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 67 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 amend the height provision on a site specific basis as it applies to the Northwest Quadrant Secondary Plan.

**1.4    BASIS OF THE AMENDMENT**

The Township of West Lincoln is proposing to amend the height provision of Northwest Quadrant Secondary Plan in the Township of West Lincoln's Official Plan to accommodate for a six (6) storey residential building on Block 87 of the Station Meadows West Plan of Subdivision.

## **PART 2 – THE AMENDMENT**

### **2.1 PREAMBLE**

All of this part of the document entitled PART 2 – THE AMENDMENT, consisting of the following text constitute Amendment No. 67 to the Official Plan of the Township of West Lincoln.

#### **2.2.1 DETAILS OF THE AMENDMENT**

The text of the Township of West Lincoln Official Plan is hereby amended by adding to the policy of the Northwest Quadrant Secondary Plan to accommodate for a six (6) storey residential building in the Station Meadows West Plan of Subdivision as follows:

##### **6.11 Secondary Plans**

##### **6.11.5 Northwest Quadrant Secondary Plan**

##### **6.11.5.2.(c) vii)**

Further, on Block 87 of the Station Meadows West Draft Plan of Subdivision, a residential building of up to six (6) storeys shall be permitted (plus roof top mechanical/penthouse XX units).

### **2.3 LOCATION MAP**

The location of this policy change is illustrated on the attached map.

### **2.4 IMPLEMENTATION**

This amendment will be required to be adopted and approved by Township Council and forwarded to Regional Council for approval unless a Regional exemption has been provided. 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's Clerks 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. Delegation of approval to the Township has been granted for this Official Plan Amendment.

**AMENDMENT NUMBER 67**

**TO THE  
OFFICIAL PLAN  
OF THE  
TOWNSHIP OF WEST LINCOLN  
AS AMENDED**

Official Plan Amendment Number 67 was adopted by the Council of the Corporation of the Township of West Lincoln by By-law No. 2023-## in accordance with the provisions of Section 17 (22) of The Planning Act, R.S.O. 1990, and amendments made thereto on the 17<sup>th</sup> day of July, 2023.

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Jessica Dyson, Clerk

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Mayor Cheryl Ganann

I, Jessica Dyson, 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 67.

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Jessica Dyson, Clerk

STREET E (20m R.O.W.)