

AMENDMENT NUMBER 57
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN
SPRING CREEK HEIGHTS SECONDARY PLAN

DRAFT

AMENDMENT NUMBER 57
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 57 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 establish the best and most efficient permitted light industrial uses for the Spring Creek Heights Secondary Plans Lands, located to the south of Spring Creek Road, to the west of Industrial Park Road and to the east of Station Street.

1.4 BASIS OF THE AMENDMENT

The Township of West Lincoln is proposing to amend the Official Plan to add additional uses to the light industrial designation and zoning for the subject lands.

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. 57 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 the following to the end of the list of Light Industrial Permitted Uses, as additional uses:

Light Industrial Permitted Uses

“The area shown as “Restricted Employment Area” on Schedule ‘E-3’ shall be subject to the industrial policies of the West Lincoln Official Plan. Industrial uses which require a railway siding will be encouraged in this area. In addition to the industrial policies of the West Lincoln Official Plan, the following additional uses will be permitted within the area shown as Restricted Employment Area on Schedule E-3:

- ***Automotive related uses, including car wash facilities***
- ***Automobile sales establishments***
- ***Restaurants including drive-thru***
- ***Commercial recreational facilities***
- ***Health clubs***
- ***Nurseries and garden centres***
- ***Services for the agricultural community***
- ***Financial Institutions***
- ***Funeral Homes***
- ***Local Convenience/Retail uses***

The additional uses listed above will be required to conform to the applicable policies of the Service Commercial-Highway designation within this Official Plan”

2.3 SCHEDULES OF THIS AMENDMENT

Schedule “A” of this amendment illustrates the location of this amendment and includes the work done for this amendment in the form of the consultant report done by MacNaughton Hermsen Britton Clarkson (MHBC) Planning Limited.

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 a 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 of a 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 57 was adopted by the Council of the Corporation of the Township of West Lincoln by By-law No. 2024-XX in accordance with the provisions of Section 17 (22) of The Planning Act, R.S.O. 1990, amendments made thereto on the 25th day of March, 2024.

Nancy Fiorentino, Clerk

Mayor Cheryl Ganann

I, Nancy Fiorentino, 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 57.

Nancy Fiorentino, Clerk