

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

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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 Deleting the 'Commercial Uses' and 'Light Industrial Uses' Sections and replacing it with the following:

Commercial Uses

Not limiting the generality of the foregoing, Commercial Uses that only involve indoor activities such as:

- **general offices, including professional offices,**
- **Auctioneer establishments**
- **Union or other trade organization offices and halls**
- **Clubs\places of assembly**
- **Brew-on premises**
- **Bakery premises**
- **Eating establishments**
- **Caterer's premises;**
- **Dry cleaning**
- **Printing shops**
- **Veterinarian clinic and pet boarding establishments**
- **Rental and service/repair shops**
- **Artists or photographers studios and workshops**
- **Security services premises**
- **Designers studios**
- **Electronic sales and repair establishments**
- **Industrial computer services**
- **Vehicle service and repair shops, not including painting facilities**
- **Car washing premises**
- **Vehicle rental premises**
- **Nurseries**
- **Commercial and trade school and training facilities.**

The Zoning by-law may provide specific definitions of any of the above noted uses. Under no circumstance shall any of the above noted uses be classified as a Class II or Class II use according to the Ministry of the Environment Guidelines and other regulations due to their scale, their process and/or their operation and intensity that could result in noise

emissions occasionally or frequently audible off their property, frequent and occasionally intense or persistent dust and/or odour emissions that travel off their property or ground-borne vibration that can be perceived off their property.

Light Industrial Permitted Uses

Non limiting the generality of the foregoing, Light Industrial Uses that only involve indoor activities including:

- *Light manufacturing processing,*
- *Processing of semi-manufactured goods*
- *Assembly of manufactured goods,*
- *Warehousing*

The Zoning by-law may provide specific definitions of any of the above noted uses. Under no circumstance shall any of the above noted uses be classified as a Class II or III use according to the Ministry of Environment Guidelines and other regulations due to their scale, their process and/or their operation and intensity that could result in noise emissions occasionally or frequently audible off their property, frequent and occasionally intense or persistent dust and/or odour emissions that travel off their property or ground-borne vibration that can be perceived off their property.

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.

Justin Paylove, Clerk

Mayor Cheryl Ganann

I, Justin Paylove, 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.

Justin Paylove, Clerk

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TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

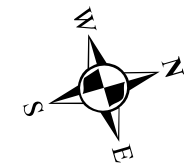
SCHEDULE 'E-3' SECONDARY PLAN SPRING CREEK HEIGHTS

Legend

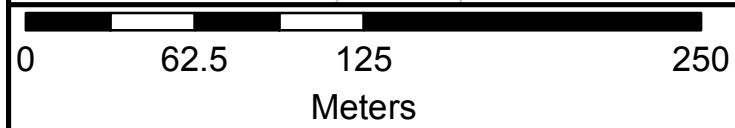
- Smithville Urban Boundary
- Secondary Plan Boundary
- Low density Residential
- Medium density Residential
- Open Space
- Institutional
- Special Institutional
- Restricted Employment Area

West Lincoln
Your Future Naturally

PLANNING DEPARTMENT



Note: This map is to be interpreted in conjunction with the text of the Official Plan.



Date: March 2014