

**THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN**

**BY-LAW 2024-57**

**BEING A BY-LAW TO ADOPT AMENDMENT NO. 57  
(RE-DESIGNATION OF SPRING CREEK HEIGHTS  
SECONDARY PLAN) TO THE OFFICIAL PLAN FOR THE  
TOWNSHIP OF WEST LINCOLN**

**WHEREAS** 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. 57 (Re-designation of Spring Creek Heights Secondary Plan) to the Official Plan for the Township of West Lincoln, attached hereto, is hereby adopted and implemented as detailed in Schedule 'A'; and,
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; and,
3. That By-law 2023-87 be and is hereby repealed; and,
4. 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  
23 DAY OF SEPTEMBER, 2024.**

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**MAYOR CHERYL GANANN**

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**JUSTIN PAYLOVE, CLERK**

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

**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.

**AMENDMENT NUMBER 57**  
**TO THE**  
**OFFICIAL PLAN**  
**OF THE**  
**TOWNSHIP OF WEST LINCOLN**  
**AS AMENDED**

Official Plan Amendment Number 57 was adopted by the Council of the Corporation of the Township of West Lincoln by By-law No. 2024-57 in accordance with the provisions of Section 17 (22) of The Planning Act, R.S.O. 1990, amendments made thereto on the 23<sup>rd</sup> day of September, 2024.

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Justin Paylove, Clerk

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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.

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Justin Paylove, Clerk