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**GROWTH AND SUSTAINABILITY DEPARTMENT  
MEMORANDUM**

**TO:** West Lincoln Committee of Adjustment

**FROM:** Gerrit Boerema, Director of Growth and Sustainability

**DATE:** April 25, 2025

**SUBJECT:** Legion Villa, 161 171 Mill Street – Change of Conditions Pursuant  
to Subsection 53(23) of the *Planning Act*  
File No. B04/2023WL

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On July 26, 2023 the Township of West Lincoln Committee of Adjustment approved a boundary adjustment application for Legion Villa at 161 171 Mill Street with conditions found in attachment 1. The application was to adjust the boundary by severing Part 3 and 4 of the attached sketch from 161 Mill Street and add it to 171 Mill Street to create a larger parcel of land to accommodate a third apartment building.

However, through discussions with former staff following the conditional approval, it was determined that the boundary adjustment would be too complex and that a merger of both properties and a severance to create a new lot would be simpler.

As such, the Committee of Adjustment needs to change the conditions of the original application to permit the severance and to remove conditions regarding an undertaking and merger. The proposed conditions can be found in Attachment 3.

Planning Staff has completed a review of this change of condition and supports the change since the desired outcome results in the same parcel fabric as the original boundary

adjustment request. Staff also reviewed the subject lands and confirms there are no unused wells, hence condition 5 has been removed.

Committee shall also deem these condition changes to be minor, and as such, no notification is required under the Planning Act.

Should you have any questions, please let me know.

Sincerely,



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Gerrit Boerema, MCIP, RPP  
Director of Growth and Sustainability

Attachment 1: Original Notice of Decision with Conditions

Attachment 2: Survey Sketch

Attachment 3: Proposed Change to Conditions

Attachment 4: Reference Plan