



February 6, 2026

Township of West Lincoln
318 Canborough Street
Smithville, ON L0R 2A0

Attention: Justin Paylove – Clerk, Manager of Legal and Legislative Services

Re: Comment Letter – Zoning By-law Amendment File 1601-012-2025

On behalf of the Canadian Reformed School Society of Smithville and Surrounding District Incorporated (John Calvin Christian School), please accept this correspondence pertaining to the proposed Housekeeping Zoning By-law Amendment initiated by the Township of West Lincoln (File no. 1601-012-2025).

John Calvin Christian School has reviewed the amendment and understands the intent is to facilitate economic development and bring the Zoning By-law into alignment with the Spring Creek Height Secondary Plan designations, specifically for the employment/industrial lands. It is understood that lands containing other designations, such as a residential, are not being considered through this housekeeping amendment, as they are subject to additional development applications.

Currently, the school facility resides in an Institutional zone, however the balance of the lands being the existing field to the rear of the school building remain in a development holding (D) zone and Industrial Employment (M2) zone, contrary to the Special Institutional designation in the Spring Creek Height Secondary Plan.

On behalf of John Calvin Christian School, I respectfully request that the proposed Zoning By-law Amendment be revised to include the balance of the John Calvin Christian School Lands, rezoning these lands as Institutional in alignment with the designations in the Spring Creek Heights Secondary Plan.

Should this be agreeable, it is expected that a similar holding provision as outlined in the draft by-law for implementation of the Spring Creek Height Secondary Plan policies as outlined in the Draft Zoning By-law will be implemented, ensuring all land use compatibility and/or noise requirements are to be addressed prior to the Holding provision being removed and any expansion to the facility is permitted, should it be contemplated in the future.

Sincerely,

William Heikoop, B.U.R.Pl., MCIP, RPP
Planning Manager
Upper Canada Consultants

cc. Board of Directors, Canadian Reformed School Society of Smithville and Surrounding District Incorporated



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Attention: Justin Paylove – Clerk, Manager of Legal and Legislative Services

Re: Letter of Support – Zoning By-law Amendment File 1601-012-2025

On behalf of our clients, 1000581350 Ontario Inc. (Janco Steel) and Melissa Hill Inc. (Stanpac), we are pleased to submit this letter of support for the proposed Zoning By-law Amendment initiated by the Township of West Lincoln (File no. 1601-012-2025).

1000581350 Ontario Inc. (Janco Steel) and Melissa Hill Inc. (Stanpac), are the owners of a portion of the lands that are subject to the Housekeeping Amendment. They have recently received approval from the Township of West Lincoln Committee of Adjustment for two boundary adjustments and a severance to organize and assemble ownership of the lands to facilitate employment uses on the subject lands.

The proposed Zoning By-law Amendment provides for the zoning permissions on the lands that will streamline the owners ability to proceed with industrial development in accordance with the policies of the Spring Creek Heights Secondary Plan.

We have reviewed the proposed Zoning By-law Amendment and have no concerns or objections. It is understood that, no site alteration, or placing of any buildings or structures shall be permitted on the lands until Site Plan Approvals and Building Permits are obtained, to the satisfaction of the Township.

It is the intention of our clients to continue forward with implementation in the near future, and the proposed Zoning By-law Amendment will assist in expediting that process.

Sincerely,

William Heikoop, B.U.R.Pl., MCIP, RPP
Planning Manager
Upper Canada Consultants

cc. Al Schutten, 1000581350 Ontario Inc. (Janco Steel)
Carl Evink, 1000581350 Ontario Inc. (Janco Steel)
Steve Witt, Melissa Hill Inc. (Stanpac)
Dave Kuzmich, Melissa Hill Inc. (Stanpac)
Gerrit Boerema, Township of West Lincoln