

DATE: April 29, 2026

REPORT NO: COA-07-2026

SUBJECT: **Recommendation Report for Consent B03/2026WL – Skyway Road**

CONTACT: Jeni Fisher, Acting Secretary Treasurer of the Committee of Adjustment

OVERVIEW:

- A Consent Application has been submitted by Paul Paszynski (Owner).
- The subject property is designated as ‘Employment Area’ within the Township’s Official Plan.
- The subject property is zoned Industrial Employment (M2) in the Township’s Zoning By-law 2017-70, as amended.
- The application proposes to create one new lot (Parcel 1) and one retained lot (Parcel 2) for industrial uses.

RECOMMENDATION:

That, Consent Application B03/2026WL, submitted by Paul Paszynski as outlined in Report COA-07-2026, for the lands legally known as Plan M94 Part Lot 35 RP;30R15799 Part 2 for the creation of one new industrial lot (Parcel 1) and one retained industrial lot (Parcel 2) **BE APPROVED**, subject to the following conditions:

1. That the approval applies to the transaction as applied for.
2. That all municipal requirements are met to the satisfaction of the Township of West Lincoln including property maintenance, compliance with Zoning By-law provisions for structures and any related requirements, financial or otherwise.
3. That the Owner/Applicant shall provide a copy of the transfer documents for the conveyance of the severed parcel (Parcel1) or a legal description of the subject parcels to be registered, together with a copy of the deposited reference plan, for the issuance of the Certificate of Consent.
4. That the Owner/Applicant shall contribute 2% of the appraised value of the severed lands for parkland dedication purposes. An individual who is certified with the Accredited Appraiser of Canada Institute (A.A.C.I) designation shall undertake the appraisal.

5. That the Owner/Applicant, at the time of Final Certification, provide a package of ALL fulfilled conditions of this consent with Final Certification Fee (payable to Township of West Lincoln), be submitted to the Secretary Treasurer.
6. That all conditions shall be fulfilled within a period of two years after the date of giving Notice of Decision, pursuant to Section 53(41) of the Planning Act. Failure to complete conditions shall be deemed to be refused.

BACKGROUND:

A consent application has been submitted by Paul Paszynski (Owner) for the lands legally known as Plan M94 Part Lot 35 RP;30R15799 Part 2, Township of West Lincoln. The purpose of this consent application is to create one new lot and one retained lot for industrial purposes.

The subject property is located on the north side of side of Skyway Road and east side of Clifford Street within the Urban Settlement area of Smithville. The subject property is currently vacant and has a lot area of approximately 1.3 hectares and lot frontage of 111.5 metres along Clifford Street. The surrounding land uses are predominantly industrial within the Township's Employment Area.

The consent application proposes to create one severed parcel (Parcel 1) and one retained parcel (Parcel 2) equally having approximate lot areas of 0.67 hectares and with lot frontages of approximately 55.56 metres onto Clifford.

CURRENT SITUATION:

Planning Staff have completed an analysis of the proposed consent and can provide the following evaluation:

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS 2024) provides guidance on all land use planning matters. The subject property is located within the Urban Settlement Area of Smithville. The PPS directs municipalities to promote economic growth and development by providing an appropriate mix and range of employment, provide opportunities for a diversified economic base, including maintaining a range of and choice of suitable sites for employment uses, and encourages intensification of employment uses.

The proposed severed lot will facilitate the creation of an additional employment lot that can support economic growth and intensification within the settlement area. Both the severed and retained parcels will have available municipal water and sanitary services ensuring that development will occur in an orderly and efficient manner.

Therefore, the application is consistent with the PPS.

Township of West Lincoln Official Plan and Niagara Region Official Plan

The subject property is designated 'Employment Area' within the Township's Official Plan (OP). The OP encourages employment development and a range of industrial uses in the employment areas. The Employment Area permits the use of, but not limited to, manufacturing, processing, servicing, storage of goods, and warehousing and development shall be provided with full municipal water and sanitary services.

The proposed severed lot is appropriate in size and configuration and is compatible with the surrounding land uses and will have available municipal water and sanitary services. Furthermore, the additional infill lot will encourage economic growth by providing a suitable parcel of land for economic development.

The Niagara Official Plan (NOP) locates the subject property within the delineated Built-Up and Employment Areas of the Township of West Lincoln. Employment Areas are intended to encourage employment development in urban areas with uses such as industrial, manufacturing, and warehousing. Additionally, the NOP supports for the intensification of employment uses.

Based on the above, Planning Staff are satisfied that the proposed consent conforms with the general intent of the Township and Regional Official Plan policies.

Township of West Lincoln Zoning By-law

The subject lands are zoned 'Industrial Employment (M2)' Zone in the Township's Zoning By-law 2017-70, as amended. The M2 Zone permits a variety of industrial uses such as manufacturing, processing, fabricating, assembling and warehousing. The minimum lot frontage required in the M2 Zone is 30 metres and the minimum required lot area is 2000 square metres.

Both the proposed severed lands (Parcel 1) and retained lands (Part 2) will have lot frontages of approximately 55.56 metres on Clifford Street and lot areas of approximately 6,700 square metres. As a result, both parcels will meet the requirements of the M2 zone.

Bases on the above, Planning Staff are satisfied that the proposed consent conforms with the general intent of the Township's Zoning By-law 2017-70, as amended.

INTER-DEPARTMENTAL & AGENCY COMMENTS:

Township Civil Land Development

Both Skyway Road and Clifford Street have the required 20 metre road allowance, no widening is required. Water and wastewater services are available on Skyway Road and Clifford Street. There is an existing entrance off Skyway Road for Parcel 2. Parcel 1 will require a new entrance onto Clifford Street and an entrance permit will be required with the entrance paved to the property line.

PUBLIC COMMENTS:

No public comments have been received at the time of writing this report.

CONCLUSION:

Based on the above analysis, of Consent Application B03/2026WL, Planning Staff recommend **APPROVAL** for the creation one severed lot (Parcel 1) and one retained employment lot (Parcel 2) for future industrial uses, subject to the conditions outlined in the beginning of this report.

ATTACHMENTS:

Schedule A – Survey Sketch Plan
Schedule B – Agency Comments

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Approved by:

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