

**AMENDMENT NUMBER XX**  
**TO THE**  
**OFFICIAL PLAN**  
**OF THE**  
**TOWN OF LINCOLN**

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Official Plan Amendment Number XX was adopted by the Council of the Corporation of the Town of Lincoln by By-law No. 2024-XX in accordance with the provisions of Section 17(22) of the Planning Act, R.S.O. 1990, and amendments made thereto on the XXth day of April, 2024.

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Julie Kirkelos  
Clerk

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Sandra Easton  
Mayor

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 2023-XX

A BY-LAW TO ADOPT AMENDMENT NO. XX TO THE  
OFFICIAL PLAN FOR THE TOWN OF LINCOLN

WHEREAS the Council of the Corporation of the Town of Lincoln in accordance with the provisions of The Planning Act, R.S.O. 1990, hereby enacts as follows:

- 1. That Amendment No. XX to the Official Plan for the Town of Lincoln, being the attached text and schedule, is hereby adopted.
- 2. This By-law shall come into force and take effect on the date of its final passing.

**PASSED AND ENACTED** on the XXth day of April 2024.

\_\_\_\_\_  
Mayor: Sandra Easton

\_\_\_\_\_  
Clerk: Julie Kirkelos

**AMENDMENT NUMBER XX**  
**TO THE**  
**OFFICIAL PLAN**  
**FOR THE**  
**TOWN OF LINCOLN**  
**PART 1 – THE PREAMBLE**

**1.1 TITLE**

This Amendment shall be known as Amendment Number XX to the Official Plan of the Town of Lincoln.

**1.2 COMPONENTS**

This Amendment consists of the explanatory text and the attached map identified as Schedule 'A'. The preamble does not constitute part of the actual amendment but are included as background information.

**1.3 PURPOSE**

The purpose of the Amendment is to permit the construction of 160 dwelling units consisting of single detached, semi-detached, townhouses and a four storey apartment building.

**1.4 LOCATION**

As shown on the attached Schedule 'A', the subject lands are comprised of two properties which are legally described as Parts 1 and 2 of 30R-16055, Part of Lot 16, Concession 4, Clinton. The subject lands are located to the east of Hixon Street, south of Edward Street, west of Ashby Drive, and north of Bush Crescent.

**1.5 BASIS OF THE AMENDMENT**

The lands are proposed to be developed for a plan of subdivision containing a mixture of residential uses. The subject lands are presently regulated by the Residential, Low Density and Medium Density Residential policies. The purpose of this Official Plan Amendment is to apply the Medium Density Residential, High Density Residential and Open Space policies to the lands. The lands retained by Calvary Gospel Church will remain Residential.

The Official Plan Amendment seeks site specific policies to facilitate the proposed development. The permitted dwelling types in the Medium Density Residential policy for the subject lands will also include single detached and semi-detached units. Presently, these dwelling types are not listed as permitted land uses. The High Density Residential policy is being amended to allow a maximum density of 350 units per hectare whereas the present maximum is 120 dwelling units per hectare. In addition, the maximum building height is capped at four storeys whereas six is the present maximum.

The amendment is consistent with the Provincial Policy Statement, and conforms to the Growth Plan, Regional Official Plan, and general intent of the Town's Official Plan.

## **PART 2 – THE AMENDMENT**

### **2.1 PREAMBLE**

All of this part of the document entitled PART 2 – THE AMENDMENT, consisting of the explanatory text constitute Amendment Number XX to the Official Plan of the Town of Lincoln.

### **2.2 DETAILS OF THE AMENDMENT**

#### **MAP AMENDMENTS**

1. Schedule 'A2' is hereby amended by changing the land use designations of the lands, shown as the subject lands on Schedule 'A', attached hereto and forming part of this Amendment, from a Residential Designation, a Low Density Residential Designation, and Medium Density Residential Designation to as follows:
  - a) Part 1 is hereby redesignated to a Medium Density Residential Designation;
  - b) Part 2 is hereby redesignated to a High Density Residential Designation; and
  - c) Part 3 is hereby redesignated to a Parks and Open Space Designation

#### **TEXT AMENDMENTS**

1. Section 3.1.5.2. is hereby amended by adding the Subsection 3.1.5.2(g):

*“Notwithstanding the permitted dwelling types in Section 3.1.5.2 of the Official Plan, single detached and semi-detached dwellings will also be permitted within the Medium Density Residential policy area on the lands shown on Schedule ‘A’ of this amendment.”*
2. Section 3.1.5.3. is hereby amended by adding subsection 3.1.5.3(f):

*“Notwithstanding the height and density requirements of Section 3.1.5.3. of the Official Plan, the maximum permitted height and density for an apartment building is four storeys and 350 dwelling units per hectare.”*
3. Section 6.1.4.(b)(iii) is hereby amended by adding subsection 6.1.4.(b)(vi):

*“Notwithstanding the minimum width for local roads, widths less than 20 meters shall be permitted subject to a technical demonstration that carriageway geometry, boulevards, sidewalks, layby parking, underground & above ground utilities and municipal services can all be adequately provided and function without adversely impacting the public interest and safety. Private roads created through the condominium process shall have a right-of-way width be a minimum of 6 metres.”*

### **2.3 IMPLEMENTATION**

This Amendment will be implemented by the enactment of an amending Zoning By-law to reflect the general intent of this Amendment. Development of the lands will be subject to a Subdivision Agreement and Site Plan Approval.

AFFIDAVIT

IN THE MATTER OF AMENDMENT NO. XX TO  
THE OFFICIAL PLAN OF THE TOWN OF  
LINCOLN

I, Julie Kirkelos, the Clerk of the Corporation of the Town of Lincoln, do hereby make oath and say as follows:

That the requirements for the giving of notice, and the holding of at least one Public Meeting as set out in Section 17(15) of the Planning Act, R.S.O. 1990 and the giving of the notice as set out in Section 17(23) of the Planning Act, R.S.O. 1990, have been complied with for Official Plan Amendment Number X.

\_\_\_\_\_  
Julie Kirkelos  
Town Clerk

SWORN before me at the Town of Lincoln in the Region of Niagara this XXth day of April 2024.

\_\_\_\_\_  
A COMMISSIONER, ETC.

AFFIDAVIT

IN THE MATTER OF AMENDMENT NO. XX TO  
THE OFFICIAL PLAN OF THE TOWN OF  
LINCOLN

I, Julie Kirkelos, the Clerk of the Corporation of the Town of Lincoln, do hereby make oath and say as follows:

The following persons or public bodies made oral submissions at the public meeting held on December 4, 2023:

- Liz Benneian
- Russell Durward
- Lynne Elliot
- Vince Fiorentino
- Eric Fishleigh
- Joe Hube
- Angela Lytle
- Breanne MacDonald
- Keith Robertson, Benchlands Citizen Group
- Michael Seaman
- Herb Sawatzky
- Jacqueline Swart
- Jeffrey Sinclair, Niagara Region
- Roelf Swart
- Chris Webb
- Noel Walker, Lincoln Housing Select Committee
- Greater Niagara Chamber of Commerce

\_\_\_\_\_  
Julie Kirkelos  
Town Clerk

SWORN before me at the Town of  
Lincoln in the Region of Niagara this  
XXth day of April 2024.

\_\_\_\_\_  
A COMMISSIONER, ETC.

AFFIDAVIT

IN THE MATTER OF AMENDMENT NO. XX TO  
THE OFFICIAL PLAN OF THE TOWN OF  
LINCOLN

I, Matt Bruder, the Director of Planning and Development of the Corporation of the Town of Lincoln, do hereby make oath and say as follows:

That Amendment No. XX is consistent with the policy statements issued under subsection 3(1) of the Act, and that Amendment No. XX conforms to or does not conflict with any provincial plan.

\_\_\_\_\_  
Matt Bruder MCIP, RPP  
Director of Planning and Development

SWORN before me at the Town of Lincoln in the Region of Niagara this XXth day of April 2024.

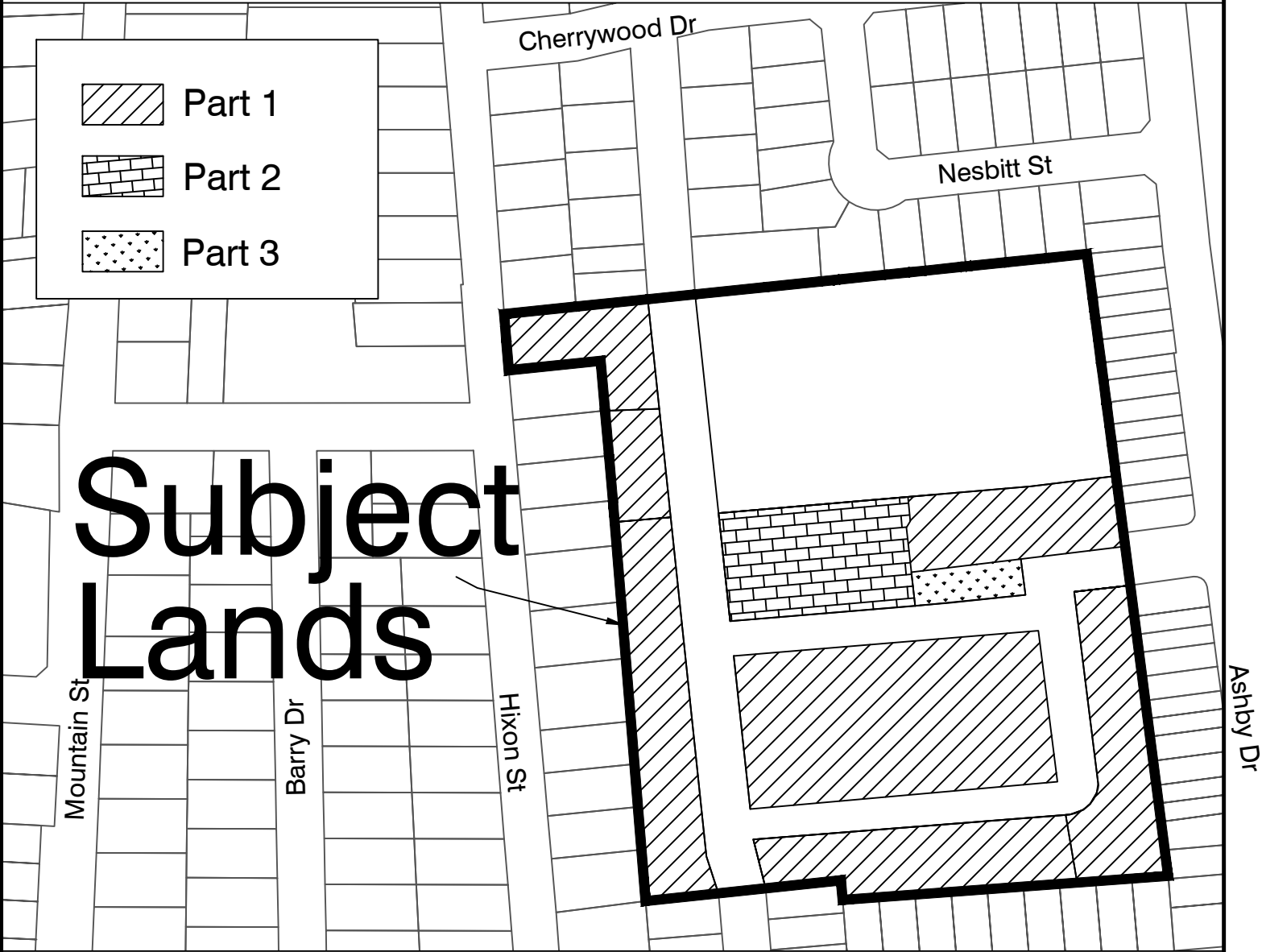
\_\_\_\_\_  
A COMMISSIONER, ETC.



# SCHEDULE 'A' - DETAIL MAP TOWN OF LINCOLN



Metric Scale:  
N.T.S.



This is Schedule 'A' to By-law No. \_\_\_\_\_ passed the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR: SANDRA EASTON

\_\_\_\_\_  
CLERK: JULIE KIRKELOS