

---

**NOTICE OF PASSING OF COMPREHENSIVE ZONING BY-LAW 2017-70  
AND CORRESPONDING OFFICIAL PLAN AMENDMENT (OPA NO. 47)**

RE: Notice of Passing of Zoning By-law 2017-70 being A New Comprehensive Zoning By-law & Corresponding Amendment to the Township of West Lincoln Official Plan – Being OPA (#47)

**Purpose and Effect of the New Comprehensive Zoning By-law:**

The Planning Act requires a municipality to update its zoning by-law within three years of revising the Official Plan. The Township completed an Official Plan update which received Regional approval in 2014. The zoning by-law must now conform with the revised Township of West Lincoln Official Plan. The purpose and effect of the new Comprehensive Zoning By-law is to repeal and replace the current zoning by-law 79-14 which was passed in 1979, and all other zoning by-laws now in effect within the Township. The new Comprehensive Zoning By-law has:

- Addressed provincial requirements
- Implemented the Regional and Local Official Plans
- Replaced the current zoning by-law with an updated, user-friendly and streamlined zoning by-law
- Updated defined terms, general provisions, parking standards and provide new zone categories
- Reduced exceptions / special provisions
- Included new mapping and zoning for each property within the Township

**Purpose and Effect of Corresponding Official Plan Amendment:**

The Township of West Lincoln Official Plan is being changed by modifying 5 provisions within the current Township Official Plan to allow for better implementation of the new comprehensive zoning by-law. These 5 changes can be summarized as follows:

1. Amend the provisions to permit limited home industry type uses as a matter of right in the agricultural area.
2. Amend the provisions to permit long term care facilities and other like uses in appropriate zones.
3. Amend the provisions to clarify permitted residential uses in the core mixed use area of Smithville.
4. Amend the provisions to implement the Province's 2017 Minimum Distance Separation (MDS) formula.
5. Amend the Transportation Schedule of the Township of West Lincoln Official Plan for Springcreek Road from South Grimsby Road 6 as a collector road.

The new Comprehensive Zoning By-law will apply to all land within the Township of West Lincoln. For this reason, a map is not provided with this notice illustrating the land affected by the by-law. The Official Plan amendment generally affects text only.

On Monday June 26, 2017 the Council of the Township of West Lincoln passed By-law Number 2017-70 with respect to the New Comprehensive Zoning By-law and the replacement of Zoning By-law 79-14. New By-law 2017-70 reflects the passing of a new comprehensive zoning by-law. It is important that you read and understand all of the implications of this notice and By-law.

Also, on Monday June 26, 2017, the Council of the Township of West Lincoln passed Official Plan Amendment (OPA) No. 47 that made minor text changes to implement the new comprehensive zoning by-law.

If you do not agree with Council's decision, you should send a letter (Notice of Appeal) forthwith to the Township Clerk, Township Office (318 Canborough Street, Smithville), stating your objections and the reasons for your objections along with the \$300.00 fee required by the Ontario Municipal Board (made payable to the Minister of Finance).

Effective September 1, 2006, the Board will no longer accept personal cheques; the Board will only accept filing fee payments by certified cheque or money order. If you wish to appeal, a copy of an appeal form is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca).

If there are no appeals to these approvals, there will be no Public Hearing by the Ontario Municipal Board and the By-law will be approved upon the expiration of the twenty (20) day period for filing notices of appeal with the Township Clerk. .  
**Please note, the last day of appeal is July 24<sup>th</sup>, 2017 AT 4:30 PM.**

Only individuals, corporations or public bodies may appeal a decision of the municipality or planning board to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a part to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council, or in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

#### **For More Information**

Additional information and material about the proposed new comprehensive zoning by-law or official plan amendment is available for viewing during regular office hours or on the Township website [www.westlincoln.ca](http://www.westlincoln.ca).

Planning Department  
318Canborough Street, Smithville  
Call: 905-957-3346  
Email: [planning@westlincoln.ca](mailto:planning@westlincoln.ca)  
Website: [www.westlincoln.ca](http://www.westlincoln.ca)

Dated: July 4, 2017