

## NOTICE OF PUBLIC MEETING FOR PLANNING MATTERS

Get involved with your input. The Township of West Lincoln Planning Staff will hold an Open House and Planning/Building/Environmental Committee will hold a Public Meeting in accordance with the Planning Act at an accessible facility where the matter(s) below will be considered. The meetings will take place:

### OPEN HOUSES

DATE: THURSDAY MAY 17, 2018

TIME: 3:00-4:30 PM & 6:30-8:00 PM

### PUBLIC MEETING

DATE: MONDAY, JUNE 11, 2018

TIME: 6:30 PM

OPEN HOUSE LOCATION: Township Fire Hall Conference Room, 318 Canborough Street, Smithville, ON

PUBLIC MEETING LOCATION: Council Chambers, Township Office, 318 Canborough Street, Smithville, ON

### About the Planning Application(s):

#### File No. 1701-002-18, 1601-016-18 West Lincoln Official Plan & Zoning By-law Amendment - Maximum Height Increase

The Township of West Lincoln is holding a Public Meeting and Open House to provide information on a Township-initiated Official Plan Amendment and a corresponding Zoning By-Law Amendment to consider an increase to the maximum permitted height of buildings in the High Density Residential (HDR) and Core Commercial (CC) designations within the Smithville Urban Boundary of the Township's Official Plan.

Height increases are being proposed by staff for a number of reasons. These reasons include changes made to the Ontario Building Code in 2014 as well as a newly implemented Provincial policy that represents the Province's desire to increase density of development across the Greater Golden Horseshoe, to provide better utilize municipal services and infrastructure and for climate change purposes.

Township Planning Staff are also proposing to explore options for implementing an angular plane policy that would require a proposed building to locate under a certain angle once it exceeds a certain height. These policies could be implemented for all buildings over a certain height within Smithville, for proposed buildings just located in the downtown commercial core in Smithville, or for proposed buildings located next to lower density residential designations.

Other options being discussed include utilizing Section 37 of the Planning Act to gain community benefits such as improved services, facilities or other specific development options where the developer demonstrates an interest in increased height and density.

The increase in height would support a more sustainable land use pattern that would place the Township's Official Plan in a position to be more consistent with the Provincial Policy Statement (2014).

### Planner Contact

Name: Brian Treble, Director of Planning and Building

Call: 905-957-3346 ext. 5138

### How to provide comment

Any person may attend the meeting and/or provide written or verbal representation on the above proposal(s). We ask that any written comments be provided by **WEDNESDAY, MAY 30, 2018** to the Township Clerk, Carolyn Langley so that they may be incorporated into the staff report, however, written comments may be made any time prior to the meeting **MONDAY, JUNE 11, 2018**. Please be sure to clarify which file your comments apply to.

### Important information about making a submission

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of West Lincoln Planning/Building/Environmental Committee before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of West Lincoln to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submission at a public meeting, or make written submissions to the Township of West Lincoln Planning/Building/Environmental Committee before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Individuals who make written submissions with respect to a Planning Act application should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

### For more information

Planning documents and background material for any application is available for viewing during regular office hours at:

#### Planning Department

318 Canborough Street, Smithville

Call: 905-957-3346

E-mail: [planning@westlincoln.ca](mailto:planning@westlincoln.ca)

Website: [www.westlincoln.com](http://www.westlincoln.com)

If you would like to be notified of Township Council's decision with respect to any planning application, you must make a written request (specifying which file number) to: **Carolyn Langley, Township of West Lincoln, 318 Canborough Street, Smithville, ON L0R 2A0**

Dated: May 1, 2018