

NOTICE OF PUBLIC MEETING FOR PLANNING MATTERS

Get involved with your input. The Township of West Lincoln Growth and Sustainability Committee will hold a Public Meeting in accordance with the Planning Act where the matter(s) below will be considered. The meeting will take place:

PUBLIC MEETING

DATE: Monday February 10, 2025

TIME: 6:30 PM

LOCATION: Hybrid Meeting (in person and virtual attendance*)
Town Hall – 318 Canborough Street, Smithville, Ontario

*Those who wish to provide comments at a meeting virtually (Zoom), must register in advance by contacting Justin Paylove, Interim Director of Legislative Services/Clerk at jpaylove@westlincoln.ca or 905-957-3346 ext. 5129.

ABOUT THE PLANNING APPLICATION:

Name: Kainthville Holdings Inc.

File No.: 1601-003-23 (Zoning By-law Amendment) and File No.: 2000-92-24 (Draft Plan of Subdivision)

Applications for Zoning By-law Amendment and Draft Plan of Subdivision has been submitted by NPG Planning Solutions Inc. on behalf of the property owner, Kainthville Holdings Inc., to rezone a 7.68 hectare (19.98 acres) of land in the Township of West Lincoln, legally described as Concession 9, Part Lot 5 (South Grimsby in the former Township of South Grimsby) and in the urban area of Smithville (subject lands). See the attached location map.

The intent of the zoning by-law amendment application is to permit a variety of residential uses, office and commercial business park, parkland and recreational trail, and environmental conservation areas. The proposed zoning by-law amendment is to change the zoning from the current Development ('D') zone and Environmental Conservation ('EC') zone to site-specific Open Space ('OS') for the park and trail, Employment ('M1') for the office and commercial business park, Commercial Mixed Use ('CM') for the apartment and mixed use apartment buildings, Low Density Residential ('R3') for the single and semi-detached lots, Medium Density Residential ('RM2') for the street townhouses, Environmental Conservation ('EC') for the conservation areas, and the balance of the land will remain as Development ('D') zone for future development opportunities.

A Draft Plan of Subdivision application has also been submitted to divide the land into lots and blocks and local roads. This application is being processed simultaneously with the zoning by-law amendment application.

If you have any questions about these applications, please contact Susan Smyth, Senior Planner at ssmyth@westlincoln.ca or 905-957-3346 ext. 5133.

HOW TO HAVE YOUR COMMENTS HEARD:

Please submit your written comments to jpaylove@westlincoln.ca with the file numbers for the applications by 4:00 PM Friday, January 31, 2025 to have them included in Staff's report for the applications. If you submit comments after this date, they will not be included in Staff's report. Any comments received after January 31, 2025 and before February 7, 2025 will be read into the public record during the specified meeting. While residents are encouraged to make written submissions to the committee, members of the public will also be able to provide verbal comments at Committee and Council in person or virtually through Zoom. Please contact the Justin Paylove, Interim Director of Legislative Services/Clerk at jpaylove@westlincoln.ca to register to speak at the meeting and indicate if you will need a link to the Zoom meeting.

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 Growth and Sustainability Committee before a 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 Ontario Land Tribunal. Additionally, should no oral or written submissions be made, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land 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:

The documents and background material for this application can be made available by contacting West Lincoln's Growth and Sustainability Department at:

Phone: 905-957-3346

E-mail: planning@westlincoln.ca

Website: www.westlincoln.ca

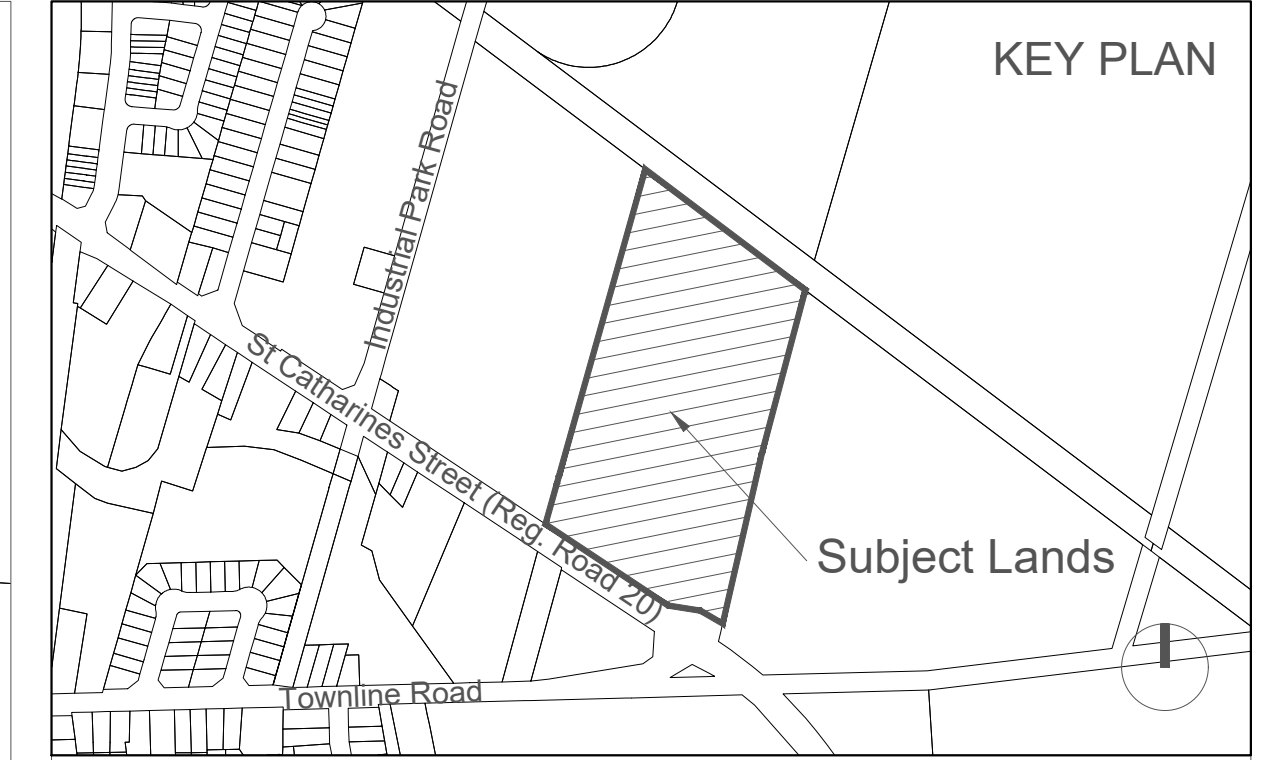
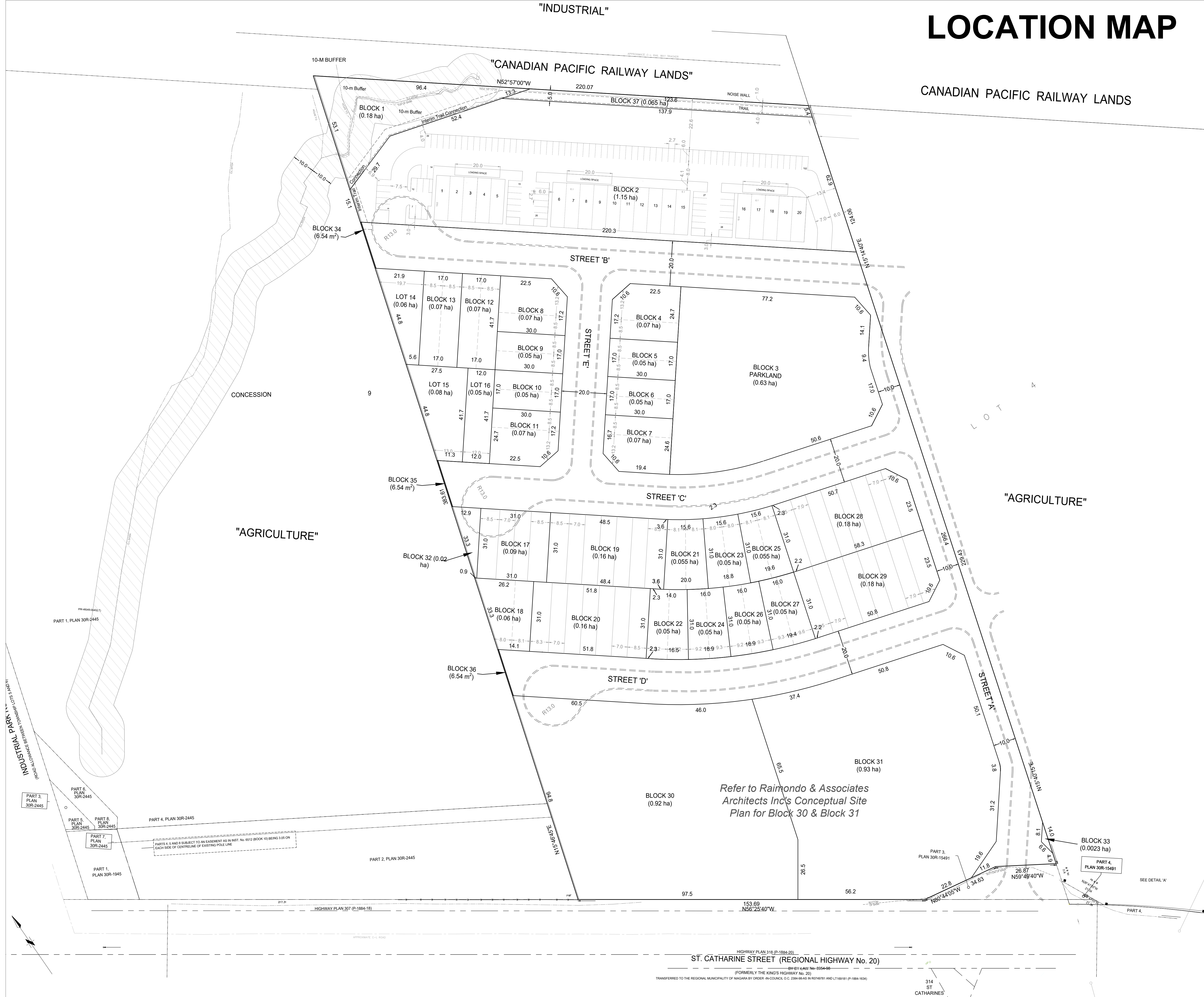
Copies of the Staff Report will be available Friday February 7, 2025 after 4:00 PM on the Township's website.

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 numbers) to:

Justin Paylove, Interim Director of Legislative Services/Clerk at jpaylove@westlincoln.ca

Dated: Wednesday January 8, 2025

LOCATION MAP



LEGAL DESCRIPTION
PART OF LOT 5, CONCESSION 9, GEOGRAPHIC TOWNSHIP OF SOUTH GRIMSBY (AS IN R0891284), SAVE AND EXCEPT PART 3, PLAN 30R-15491 TOWNSHIP OF WEST LINCOLN, REGIONAL MUNICIPALITY OF NIAGARA

LAND USE SCHEDULE

LAND USE	BLOCK/ LOT NO.	NO. OF UNITS	AREA (HA)	AREA (%)
Environmental Conservation	1	0	0.18	2.3%
Business Park	2	20	1.15	15.0%
Parkland Dedication (for Subject Lands)	3	0	0.30	3.8%
Parkland Dedication (for other Lands)			0.33	4.4%
Single Detached	14, 15, 16	3	0.18	2.4%
Semi-Detached	4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 18, 21, 22, 23, 24, 25, 26, 27	36	1.07	14.0%
Street Townhouse	17, 19, 20, 28, 29	34	0.79	10.2%
Retirement Home	30	104	0.92	12.0%
Mixed Use Apartment	31	152	0.93	12.1%
Future Development	32, 33		0.02	0.3%
One-Foot Reserve	34, 35, 36		0.002	0.03%
Trail	37		0.065	0.85%
Right of way			1.74	22.7%
TOTAL		349	7.68	100%

REVISIONS

NO.	DATE	REVISION	BY	NO.	DATE	REVISION	BY
1	2023-08-14	1st Draft Plan	JT	6	2024-11-20	Interim Trail	JT
2	2023-09-12	2nd Draft Plan	JT				
3	2023-10-23	Edits to blocks	AM				
4	2023-12-12	Address comments	JT				
5	2024-08-20	Address comments	JT				

PRELIMINARY CONCEPT PLAN
LANDS NORTH OF ST. CATHARINES STREET, TOWNSHIP OF WEST LINCOLN

For: KAINTHVILLE HOLDINGS INC. Scale: 1:750
Drawing No.: 21751.3.8 Date: November 20, 2024

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ST. CATHARINE STREET (REGIONAL HIGHWAY No. 20)
FORMERLY THE KING'S HIGHWAY No. 20
BY-LAW No. 8954-08
TRANSFERRED TO THE REGIONAL MUNICIPALITY OF NIAGARA BY ORDER: R-COUNCIL D.C. 230489-05 IN R0749781 AND L1169191 (P-1884-1634)

314 ST CATHARINES STREET