

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN


BY-LAW 2022-69

BEING A BY-LAW TO ADOPT AMENDMENT NO. 62 (2051 GROWTH FORECASTS AND TARGETS, MAPPING OF SMITHVILLE URBAN BOUNDARY EXPANSION LANDS AND BOUNDARY ADJUSTMENTS IN HAMLETS OF ABINGDON, CAISTORVILLE, FULTON, BISMARK AND WELLANDPORT) TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF WEST LINCOLN AND TO FORWARD TO THE REGIONAL MUNICIPALITY OF NIAGARA FOR APPROVAL

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

1. THAT, Amendment No. 62 (2051 Growth Forecasts and Targets, Mapping of Smithville Urban Boundary Expansion Lands and Boundary Adjustments in Hamlets of Abingdon, Caistorville, Fulton, Bismark and Wellandport) to the Official Plan for the Township of West Lincoln, attached hereto, is hereby adopted in the form as found at Schedule 'A'.
2. THAT, staff be directed to forward the adopted Official Plan Amendment No. 62 to the Regional Municipality of Niagara for approval.
3. AND THAT, this By-law shall become effective from and after the date of passing thereof.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
18th DAY OF JULY, 2022.**



DAVE BYLSMA, MAYOR



JOANNE SCIME, CLERK

CERTIFIED TO BE A TRUE COPY



Deputy CLERK, Township of West Lincoln

AMENDMENT NUMBER 62
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN
(SMITHVILLE URBAN AREA EXPANSION)
2022

CERTIFIED TO BE A TRUE COPY


Deputy CLERK, Township of West Lincoln

**AMENDMENT NUMBER 62
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN**

PART 1 – THE PREAMBLE

1.1 TITLE

This Amendment when adopted by Council shall be known as Amendment Number 62 (Smithville Urban Area Expansion) to the Official Plan of the Township of West Lincoln.

1.2 COMPONENTS

This Amendment consists of Part 1 – The Preamble and Part 2 – The Amendment. The preamble does not constitute part of the actual amendment but is included as background information.

1.3 PURPOSE

The purpose of this Amendment is to revise specific policies and schedules of the Official Plan to:

- Update the population and employment growth forecasts and the greenfield density and intensification targets of the Official Plan consistent with those of the Niagara Region Official Plan, pursuant to the Growth Plan for the Greater Golden Horseshoe, to the 2051 planning horizon;
- Add land to the boundary of the Smithville Urban Area by implementing the settlement area boundary recommended through the Smithville Master Community Plan process and corresponding to the expanded settlement area boundary for Smithville delineated in the Niagara Region Official Plan;
- Designate the land to be added to the boundary of the Smithville Urban Area as “Future Greenfield Area” corresponding to the limits of the Designated Greenfield Area delineated in the Niagara Region Official Plan for the expanded Smithville Urban Area;
- Identify the land to be added to the boundary of the Smithville Urban Area as a Secondary Plan area being the Master Community Plan for Smithville; and,
- Establish interim policies for the Smithville Master Community Plan Secondary Plan area to reserve these areas for appropriate future urban land uses, public service facilities and infrastructure, transportation and natural heritage systems based on land use mapping and policies to be incorporated in the Official Plan through a future/separate Township-initiated Official Plan Amendment(s) to implement the Smithville Master Community Plan. The Smithville Master Community Plan is intended to be implemented as a Secondary Plan via future/separate Township-initiated Official Plan Amendment(s).

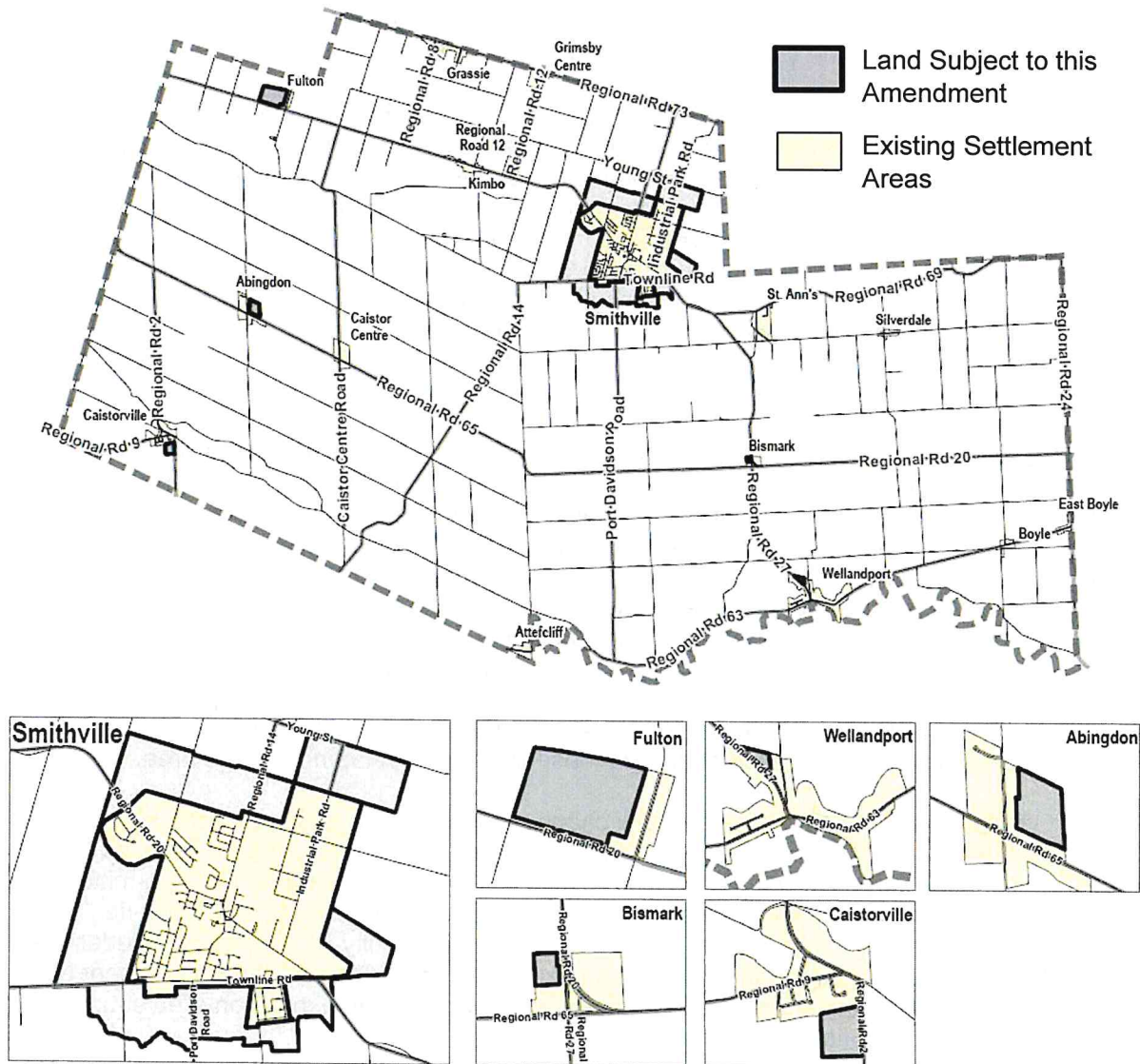
1.4 LOCATION

The Amendment applies primarily to land surrounding the existing community of Smithville in the Township of West Lincoln within the area shown on the Location Map provided below.

The total land area within Master Community Plan Study Area is approximately 685 hectares, and the total land area to be added to the Smithville Urban Area boundary by this amendment is approximately 540 hectares.

Certain aspects of this amendment relate to matters of Township-wide significance and apply to the Township as a whole, such as the updated Township-wide population and employment growth forecasts to the year 2051; however, the majority of this future growth will be directed to the expanded Smithville Urban Area.

Location Map



1.5 BASIS OF THE AMENDMENT

The basis of this amendment is the Planning Act which requires the Council of the Township of West Lincoln to, among other things:

- Revise its Official Plan to ensure that it conforms with provincial plans or does not conflict with them (Planning Act s. 26(1)(a)), including the Growth Plan for the Greater Golden Horseshoe (2019, amended in 2020) which establishes population and employment forecasts for the Region of Niagara to the year 2051 as well as intensification targets for delineated built-up areas and minimum density targets for designated greenfield areas;
- Amend its Official Plan to conform with the Niagara Region Official Plan (Planning Act s. 27(1)) which establishes a settlement area boundary and the geographic limits of the delineated built-up area and designated greenfield area for the Smithville Urban Area, the boundaries of rural settlement areas (hamlets) in the Township of West Lincoln, as well as population and employment growth forecasts and intensification and greenfield density targets to the year 2051 for the Township of West Lincoln.

The need to add land to the Smithville Urban Area and to a lesser extent to certain hamlets within the Township of West Lincoln has been established through a Municipal Comprehensive Review completed by Niagara Region leading to the creation of a new Niagara Region Official Plan providing a basis for planning to accommodate growth and for directing and managing land use changes and development in the Region to the year 2051. The new Niagara Region Official Plan was adopted by Regional Council on June 23, 2022 and is subject to approval by the Ministry of Municipal Affairs and Housing. Niagara Region is the approval authority for this amendment to the Township of West Lincoln Official Plan and the Region's approval of this amendment is subject to the Region's receipt of Ministry approval of the new Niagara Region Official Plan.

A Master Community Plan for the land to be added to the Smithville Urban Area has been developed under the Planning Act and is integrated with related infrastructure planning in accordance with the requirements of the Municipal Engineers Association's Municipal Class Environmental Assessment (EA) for Water, Wastewater and Roads (as amended in 2015) Master Plan Approach #4. A Subwatershed Study has also been undertaken to address environmental and stormwater considerations associated with the Twenty Mile Creek watershed and support the Master Community Plan Study including the EA process. The Master Community Plan is intended to be adopted as a Secondary Plan for the Smithville urban expansion lands, and to be implemented via the approval of separate Township-initiated Official Plan Amendment(s) to incorporate the Secondary Plan in the Township's Official Plan, prior to the considerations and acceptance of applications for urban development in the area.

As this Official Plan Amendment implements changes to the Smithville Urban Area boundary in anticipation of further amendment(s) to incorporate a Secondary Plan for the urban expansion area, it includes interim policies to establish the applicable land use designations, permitted uses and policies until such time as a Secondary Plan is approved and implemented via separate amendment(s) to the Official Plan. The Master Community Plan process includes the development of a Secondary Plan for the urban expansion area. Official Plan Amendment No. 63 has been drafted to implement the Secondary Plan for the urban expansion area subsequent to the approval of this Official Plan Amendment No. 62.

The interim policies included in this Official Plan Amendment No. 62 are intended to apply to land within the urban expansion area until Official Plan Amendment No. 63 is approved to implement the Secondary Plan. The interim policies permit limited land use changes and development of an interim nature and those permitted by the implemented Zoning By-law, to recognize that there are existing land uses in the area and some limited changes of use and/or expansion of existing uses may be appropriate prior to the development and redevelopment of the area for urban land uses in accordance with an approved Secondary Plan.

Alongside this recognition of and flexibility for existing uses and those of an interim nature, the conservation, protection, restoration and enhancement of the existing natural features on the landscape is required and will support the longer-term planning objectives for the area as well as maintaining conformity with the applicable Provincial and Regional policies. Therefore, the existing Natural Heritage System designations and policies of the Official Plan will remain in place for the urban expansion area until an updated Natural Heritage System is incorporated as part of the Secondary Plan through the approval of Official Plan Amendment No. 63.

The Township initiated the Master Community Plan process in 2019 and the process is nearing completion including the advancement of Official Plan Amendment No. 63 to establish a Secondary Plan for the urban expansion area, in parallel with the Niagara Region Municipal Comprehensive Review and creation of the new Niagara Region Official Plan. Through the Master Community plan process, the Township has initiated and prepared a draft Secondary Plan for the area in keeping with the policies of the new Niagara Region Official Plan through a comprehensive, watershed-based, integrated land use and infrastructure planning approach involving extensive consultation and engagement with the public and key stakeholders including public agencies and partners, area landowners and their consultant representatives and advisors. This amendment anticipates the completion of the Township-initiated Master Community Plan process in due course. Privately initiated Secondary Plans and related Official Plan Amendments are not contemplated nor supported by this Official Plan Amendment.

PART 2 – THE AMENDMENT

2.1 PREAMBLE

All of this part of the document entitled PART 2- THE AMENDMENT, consisting of the text amendments and mapping amendments constitute Amendment No. 62 to the Official Plan of the Township of West Lincoln.

2.2 DETAILS OF THE AMENDMENT

2.2.1 The text of the Township of West Lincoln Official Plan is hereby amended by replacing the reference in section 2.3 to a population of “13,170” and associated footnote number 1 citing the “2006 Census Population” with a population of “15,454” and revising the footnote to read “2021 Census Population”.

2.2.2 The text of the Township of West Lincoln Official Plan is hereby amended by rewording the first sentence of section 2.5 to read as follows:

“The policies and designations of the Plan are intended to guide development in the Township to the year 2051.”

2.2.3 The text of the Township of West Lincoln Official Plan is hereby amended by replacing the first paragraph of section 3.2 with the following:

“Through this Official Plan, the Township intends to accommodate the population and employment growth forecasts provided for the Township of West Lincoln in the Niagara Region Official Plan which are based on projections to the year 2051 provided in the Growth Plan. The Niagara Region Official Plan directs the Township of West Lincoln to plan for a total population of 38,370 people and for total employment of 10,480 jobs by 2051.”

2.2.4 The text of the Township of West Lincoln Official Plan is hereby amended by replacing the first sentence of the second paragraph of section 3.4(b) with the following:

“The majority of the forecast population and employment growth in the Township will be directed to land within the Smithville Urban Settlement Area via urban development on full municipal services.”

2.2.5 The text of the Township of West Lincoln Official Plan is hereby amended by rewording section 5.2(a) to read as follows:

“a) To ensure that Settlement boundaries contain sufficient land to accommodate the growth forecasts of this Official Plan.”

2.2.6 The text of the Township of West Lincoln Official Plan is hereby amended by deleting section 5.3 in its entirety and replacing it with the following new section 5.3:

“5.3 Population and Employment Growth Targets

a) This Plan is intended to accommodate the population and employment growth forecasts set out in section 3.2 primarily within the Smithville Urban Settlement Area while limited growth may occur within the Hamlet Settlement areas.

- b) Population growth in the Township will be primarily accommodated within the Smithville Urban Settlement Area through the provision of a range and mix of housing types, as follows:
 - i. Through intensification within the Built Boundary, focussed primarily within Downtown Smithville, by planning to achieve a target of 13% of new residential units to be accommodated within this area over the planning horizon; and,
 - ii. Through the development of complete communities within designated Greenfield areas, by planning to achieve a target density of 50 people and jobs combined per hectare.
- c) A limited amount of new housing may be accommodated in the Hamlet Settlement Areas by infilling and rounding out of existing development.
- d) Outside of settlement areas, new non-farm housing will be discouraged and limited to locations where new dwellings are permitted by the implementing Zoning By-law.
- e) Employment growth will be primarily accommodated within the Smithville Urban Settlement Area through the development of a range of commercial, industrial and institutional land uses as well as work-from-home employment within existing and new households, as follows:
 - i. Through infilling, redevelopment and expansion of existing commercial, mixed-use and institutional sites and buildings within the Built Boundary to maintain and enhance these areas and support the role of Downtown Smithville as the commercial and mixed-use hub of the Township;
 - ii. Through the development of new commercial, mixed-use and institutional sites within the designated Greenfield areas, by planning to achieve a target density of 50 people and jobs combined per hectare; and,
 - iii. Through the development of compatible employment uses in the Smithville Industrial District (as delineated in the Niagara Region Official Plan), by planning to achieve a target density of 20 jobs per hectare.
- f) A limited amount of new employment may be accommodated in the Hamlet Settlement Areas by infilling and rounding out of existing development.
- g) Outside of settlement areas, a limited amount of rural employment growth will be accommodated through permitted agricultural, agriculture-related and on-farm diversified uses and the limited expansion of existing commercial, industrial and institutional sites and buildings where these uses are permitted by the implementing Zoning By-law."

2.2.7 The text of the Township of West Lincoln Official Plan is hereby amended by deleting section 5.4 in its entirety.

2.2.8 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.5 as section 5.4 and replacing clause (a) with the following new clause (a):

- “a) A diverse range and mix of housing types, unit sizes and densities will be planned for and provided within the Smithville Urban Settlement Area to accommodate the market based and affordable housing needs of the Township’s current and future residents, as follows:
- i. Through intensification within the Built Boundary, focussed primarily within Downtown Smithville, where the majority of new housing will be accommodated in the form of multi-unit residential buildings and apartments within mixed-use buildings, infilling of ground-related housing forms on vacant and underutilized land within low and medium density residential areas, and additional residential units within existing homes and residential accessory buildings;
 - ii. Through new residential and mixed-use developments in designated Greenfield areas, by planning to achieve a target housing mix of 60% low density, 35% medium density, and 5% high density.”

2.2.9 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.6 as section 5.5 and re-wording the last sentence of clause (a) to read as follows:

“The structure of the Urban Settlement Area is comprised of: the built-up area, intensification areas within the built-up area, greenfield areas and future greenfield areas, the core natural heritage system, and transportation corridors.”

2.2.10 The text of the Township of West Lincoln Official Plan is hereby amended by replacing section 5.6 (d) (now re-numbered to section 5.5 (d)) with the following:

“(d) Greenfield Areas are intended for the development of new neighbourhoods and will be planned to achieve an overall density target of 50 persons and jobs per hectare. It is realized that not every site will be able to individually achieve that target; however, the Township will closely monitor Greenfield developments to ensure that the Township will meet the overall Greenfield target measured across the Greenfield Area. Future Greenfield Areas are intended to be planned primarily for future residential neighbourhoods as complete communities with a range of housing, commercial and community facilities and services, parks and a linked natural heritage and open space system, to be developed on full municipal services and supported by a local, collector and arterial street network, including complete streets, providing for transportation options and the efficient movement of people and goods. Future Greenfield Areas will be designated for specific land uses, and related policies as well as the required infrastructure, transportation systems and natural heritage systems will be established for these areas, through Township-initiated Official Plan Amendment(s) to implement the Smithville Master Community Plan as a Secondary Plan.”

2.2.11 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.7 to section 5.6.

2.2.12 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.8 to section 5.7.

2.2.13 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.9 to section 5.8 and by re-wording the first two sentences of the first paragraph of this section to read as follows:

“The majority of the intensification will be located within the identified Intensification Area on Schedule B-5 with a target of 13% of new residential units to be constructed within the existing Built-Up Area. Based on the projected growth, the Township will develop an updated Intensification Strategy to address anticipated intensification requirements over the planning period of this Plan and to consider the need for related amendments to this Plan including updates to the Intensification Strategy set out herein.”

2.2.14 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.10 to section 5.9 and by revising the list of features and areas excluded from the calculation of the greenfield density to read as follows:

- i. Natural heritage features and areas, natural heritage systems and floodplains, provided development is prohibited in these areas;
- ii. Rights-of-way for electricity transmission lines, energy transmission pipelines, freeways as defined by and mapped as part of the Ontario Road Network, and railways;
- iii. Employment areas; and,
- iv. Cemeteries.”

2.2.15 The text of the Township of West Lincoln Official Plan is hereby amended by adding the following new subsection to the end of section 6.11:

“6.11.7 Smithville Master Community Plan

The area shown on Schedule “B-4” as the Smithville Master Community Plan Secondary Plan area is intended to be designated for appropriate future urban land uses, public service facilities and infrastructure, transportation and natural heritage systems based on land use mapping and policies to be incorporated as a Secondary Plan through future Township-initiated Official Plan Amendment(s). Until such time as the Smithville Master Community Plan is approved and incorporated herein as a Secondary Plan by amendment to this Plan, the following policies shall apply to this Secondary Plan area:

- a) Permitted uses within the Smithville Master Community Plan area will be limited to those of an interim nature except as otherwise provided in the implementing Zoning By-law.
- b) The Township may amend the Zoning By-law to apply status zoning and/or holding zones to limit and avoid development and changes of land use that may adversely impact the efficient development and servicing of the land for appropriate urban land uses in the future.
- c) New development for urban land uses shall not be permitted until a Secondary Plan is approved for the area by amendment to this Plan.

- d) The submission requirements for Block Plans and for complete applications for development of urban land uses will be determined in accordance with an approved Secondary Plan, and therefore applications submitted prior to approval of a Secondary Plan may be deemed incomplete by the Township.
- e) Notwithstanding clauses (a) through (d) of this subsection, the area designated as Public Parks as shown on Schedule "B-4" may continue to be used for existing and new land uses in accordance with the applicable policies of Section 9 of this Plan.
- f) The Natural Heritage System designation and policies of this Plan shall continue to apply to the land within the Smithville Master Community Plan as shown on Schedules "B-4" and "C-1", "C-2", "C-3" and "C-4" and in accordance with the applicable policies of Section 10 of this Plan. It is the intent of this Plan that updated Natural Heritage System designations, policies and mapping will be incorporated as part of a Secondary Plan through future Township-initiated Official Plan Amendment(s), based on subwatershed planning.
- g) The development and improvement of infrastructure and extension of municipal services and transportation systems will be based on the applicable master plans prepared by the Region and the Township. It is the intent of this Plan that infrastructure and transportation system policies and mapping will be incorporated as part of a Secondary Plan through future Township-initiated Official Plan Amendment(s), based on the applicable master plans prepared by the Region and the Township. For greater clarity and certainty, this policy does not restrict the Region and the Township in undertaking public infrastructure and transportation improvements prior to the approval of a Secondary Plan for the area."

2.2.16 The text of the Township of West Lincoln Official Plan is hereby amended by re-wording subsection 14.5.1 (a)(iv) to read as follows:

"iv. Future development of a Regional Road 20 by-pass around the north and to the east of Smithville, shown as a Conceptual Planned Corridor in the Niagara Region Official Plan, will permit the more efficient movement of heavy traffic through the Township."

2.2.17 Schedule "A" – Municipal Structure of the Township of West Lincoln Official Plan is hereby amended by:

- a) Adding land to the Smithville Urban Boundary as shown on Schedule A hereto; and,
- b) Adding land to the Hamlet Settlement Areas of Abingdon, Bismark, Caistorville, Fulton and Wellandport as shown on Schedule A hereto.

2.2.18 Schedules "B-1", "B-2" and "B-3", "B-4" – Land Use of the Township of West Lincoln Official Plan are hereby amended by:

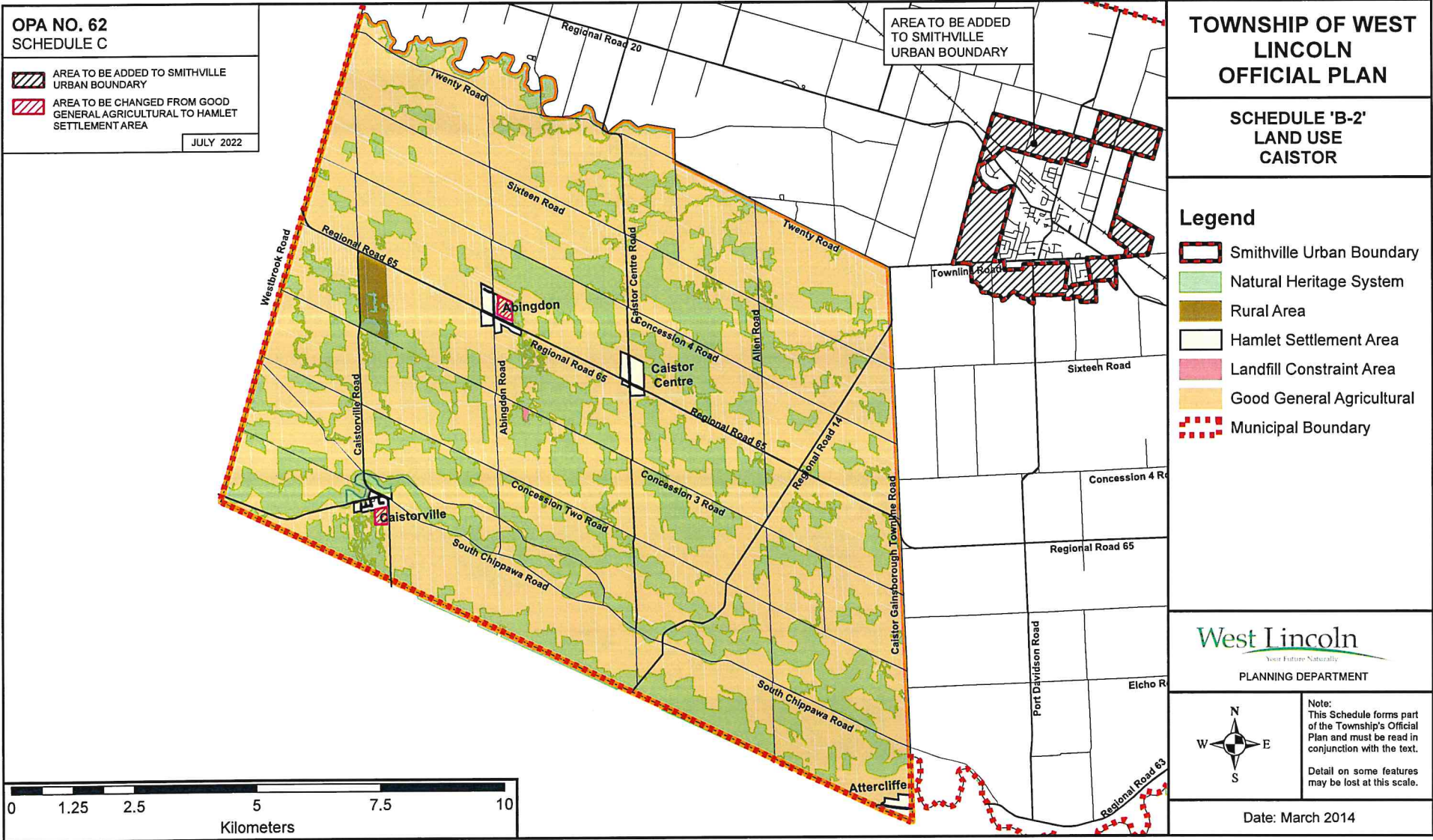
- a) Adding the land to the Smithville Urban Boundary and removing the land from Schedules "B-1", "B-2" and "B-3" as shown Schedules B, C and D hereto, respectively;
- b) Removing the land to be added to the Smithville Urban Boundary from the Good General Agricultural designation on Schedules "B-1", "B-2" and "B-3" as shown on Schedules B, C and D hereto, respectively;
- c) Adding the land to the Smithville Urban Boundary, designating the land as Secondary Plan (to be mapped as an overlay of the existing Public Parks and Natural Heritage System designations where the area to be designated as Secondary Plan overlaps with these designations) and labelling the area as "SMITHVILLE MASTER COMMUNITY PLAN" on Schedule "B-4" as shown on Schedule E hereto;
- d) Changing the designation of the land north-west of Bismark and north of Wellandport from Good General Agricultural to Hamlet Settlement Area on Schedule "B-1" as shown Schedule B hereto;
- e) Changing the designation of the land north-east of Abingdon and south of Caistorville from Good General Agricultural to Hamlet Settlement Area on Schedule "B-2" as shown on Schedule C hereto; and,
- f) Changing the designation of the land west of Fulton from Good General Agricultural to Hamlet Settlement Area on Schedule "B-3" as shown Schedule D hereto.

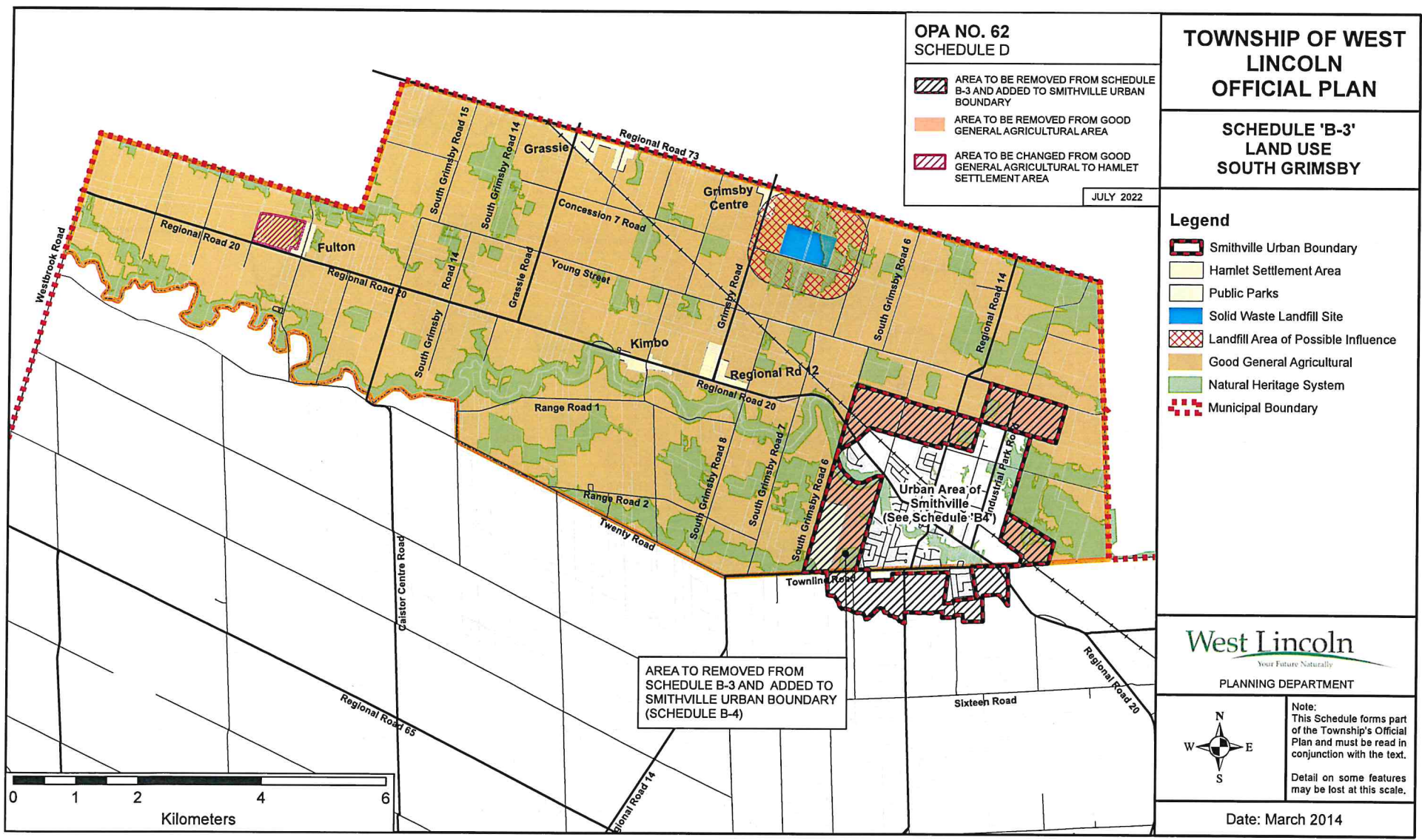
2.2.19 Schedule "B-5" – Urban Structure Smithville of the Township of West Lincoln Official Plan is hereby amended by adding the land to the Smithville Urban Boundary and designating the land as Future Greenfield Area as shown on Schedule F hereto.

2.2.20 Schedules "C-1", "C-2", "C-3" and "C-4" – Natural Heritage System and Schedule "C-5" – Aggregate & Petroleum Resources of the Township of West Lincoln Official Plan are hereby amended by adding the land to the Smithville Urban Boundary and adding the land to the Hamlet Settlement Areas of Abingdon, Bismark, Caistorville, Fulton and Wellandport as shown on Schedules G, H, I, J and K hereto, respectively.




2.2.21 Schedules "D-1", "D-2" and "D-4" – Hamlet Boundaries of the Township of West Lincoln Official Plan are hereby amended by adding the land to the Hamlet Settlement Areas of Abingdon, Bismark, Caistorville, Fulton and Wellandport as shown on Schedules L, M, and N hereto, respectively.

2.2.22 Schedule "F" – Infrastructure and Transportation of the Township of West Lincoln Official Plan is hereby amended by adding the land to the Smithville Urban Boundary and removing the Highway 20 By-pass from the map as shown Schedule "O" hereto.





**OPA NO. 62
SCHEDULE D**

-  AREA TO BE REMOVED FROM SCHEDULE B-3 AND ADDED TO SMITHVILLE URBAN BOUNDARY
-  AREA TO BE REMOVED FROM GOOD GENERAL AGRICULTURAL AREA
-  AREA TO BE CHANGED FROM GOOD GENERAL AGRICULTURAL TO HAMLET SETTLEMENT AREA

JULY 2022

**TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN**


**SCHEDULE 'B-3'
LAND USE
SOUTH GRIMSBY**

- Legend**
-  Smithville Urban Boundary
 -  Hamlet Settlement Area
 -  Public Parks
 -  Solid Waste Landfill Site
 -  Landfill Area of Possible Influence
 -  Good General Agricultural
 -  Natural Heritage System
 -  Municipal Boundary

AREA TO REMOVED FROM SCHEDULE B-3 AND ADDED TO SMITHVILLE URBAN BOUNDARY (SCHEDULE B-4)

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PLANNING DEPARTMENT

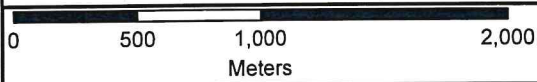
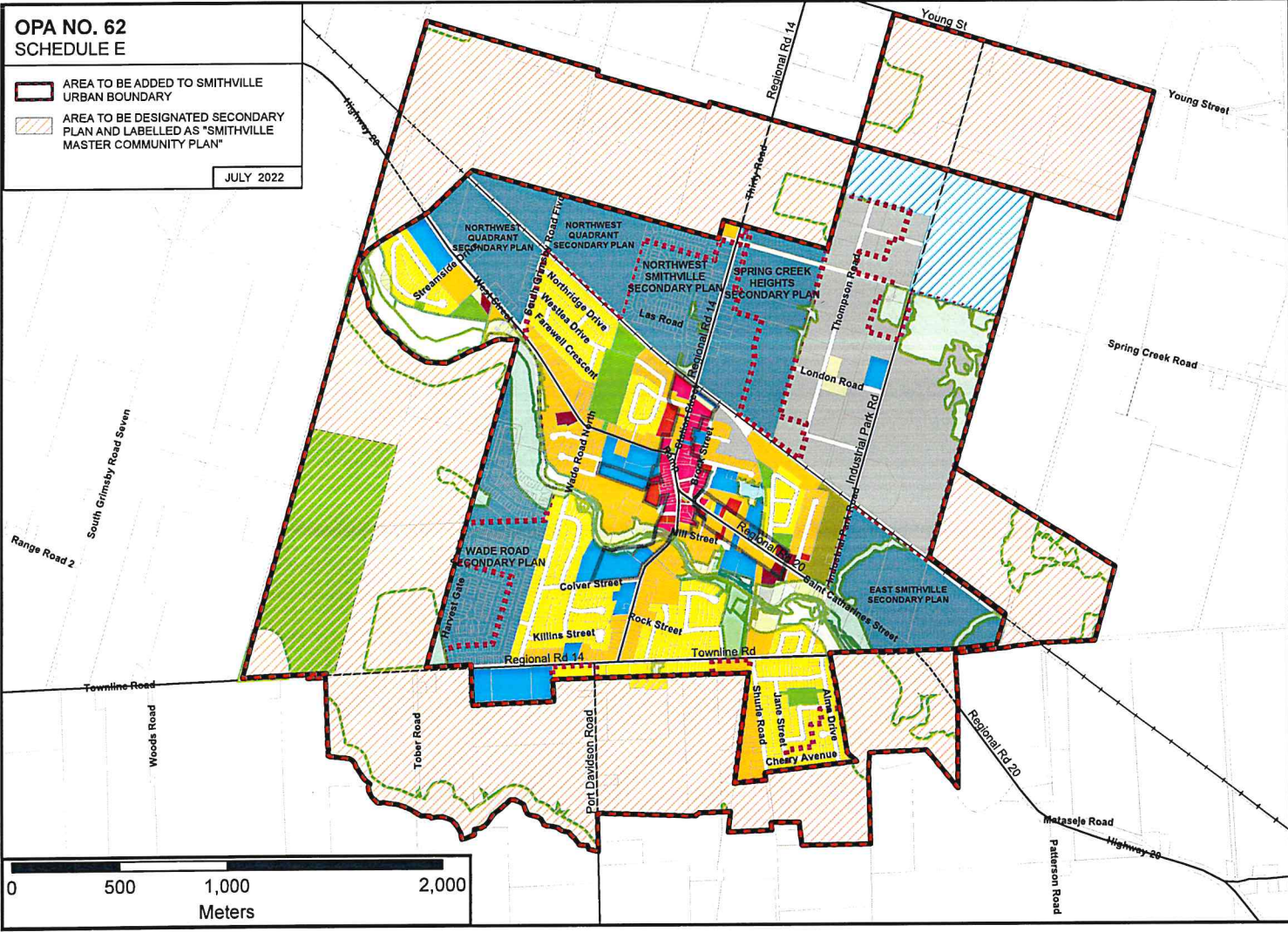


Note: This Schedule forms part of the Township's Official Plan and must be read in conjunction with the text.
Detail on some features may be lost at this scale.

Date: March 2014

OPA NO. 62
SCHEDULE E

 AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY
 AREA TO BE DESIGNATED SECONDARY PLAN AND LABELLED AS "SMITHVILLE MASTER COMMUNITY PLAN"
 JULY 2022



TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'B-4' LAND USE SMITHVILLE

- Legend**
-  Smithville Urban Boundary
 -  Mixed Use Corridor
 -  Urban Boundary Expansion - Employment
 -  Natural Heritage System
 -  Low Density Residential
 -  Medium Density Residential
 -  High Density Residential
 -  Secondary Plan
 -  Commercial Core
 -  Commercial Plaza
 -  Service Commercial
 -  Employment Area
 -  Institutional
 -  Public Parks
 -  Public Use

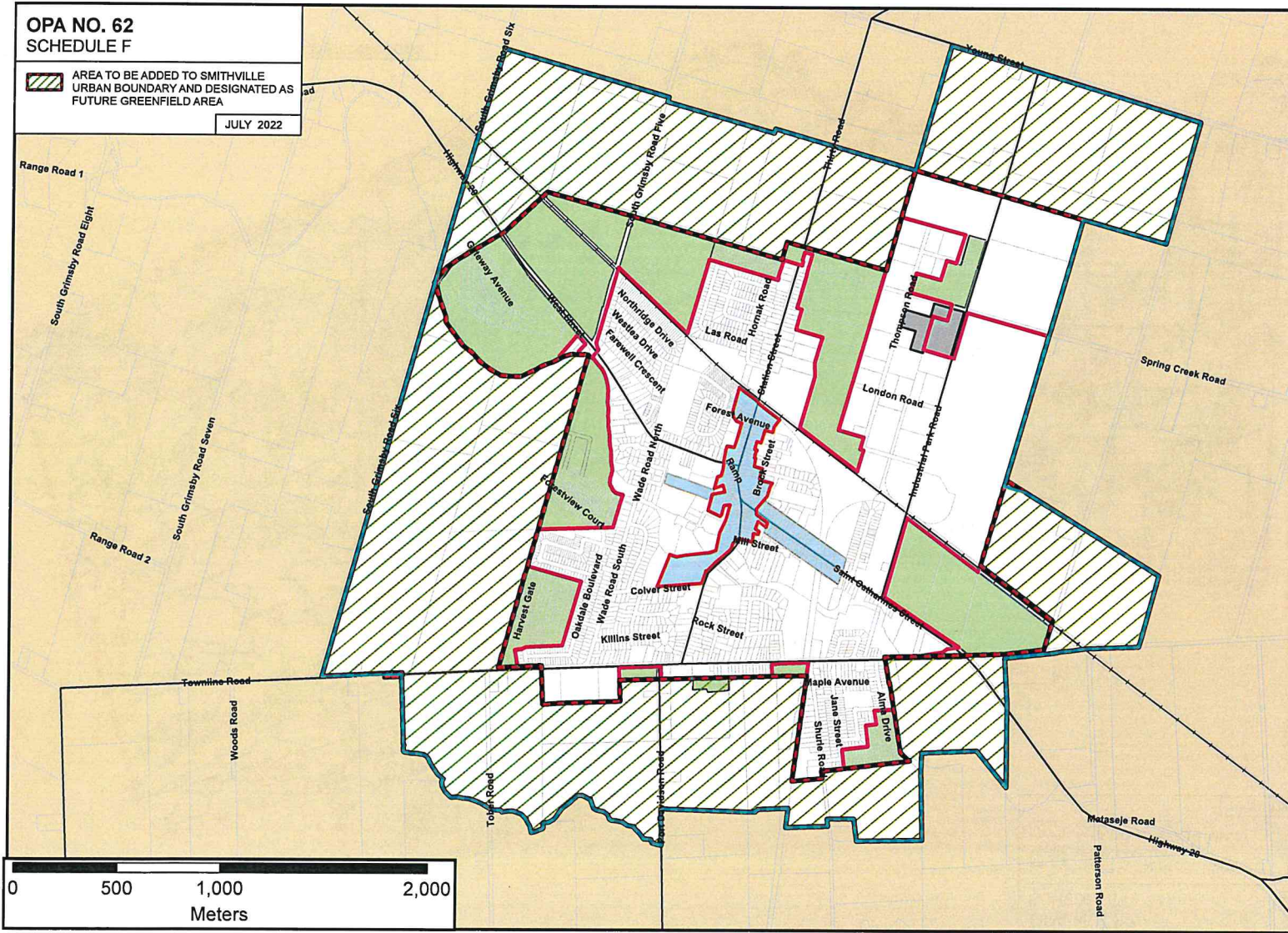
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 PLANNING DEPARTMENT



Note:
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Date: March 2014

OPA NO. 62
SCHEDULE F
 AREA TO BE ADDED TO SMITHVILLE
 URBAN BOUNDARY AND DESIGNATED AS
 FUTURE GREENFIELD AREA
 JULY 2022



**TOWNSHIP OF WEST
 LINCOLN
 OFFICIAL PLAN**

**SCHEDULE 'B-5'
 URBAN STRUCTURE
 SMITHVILLE**

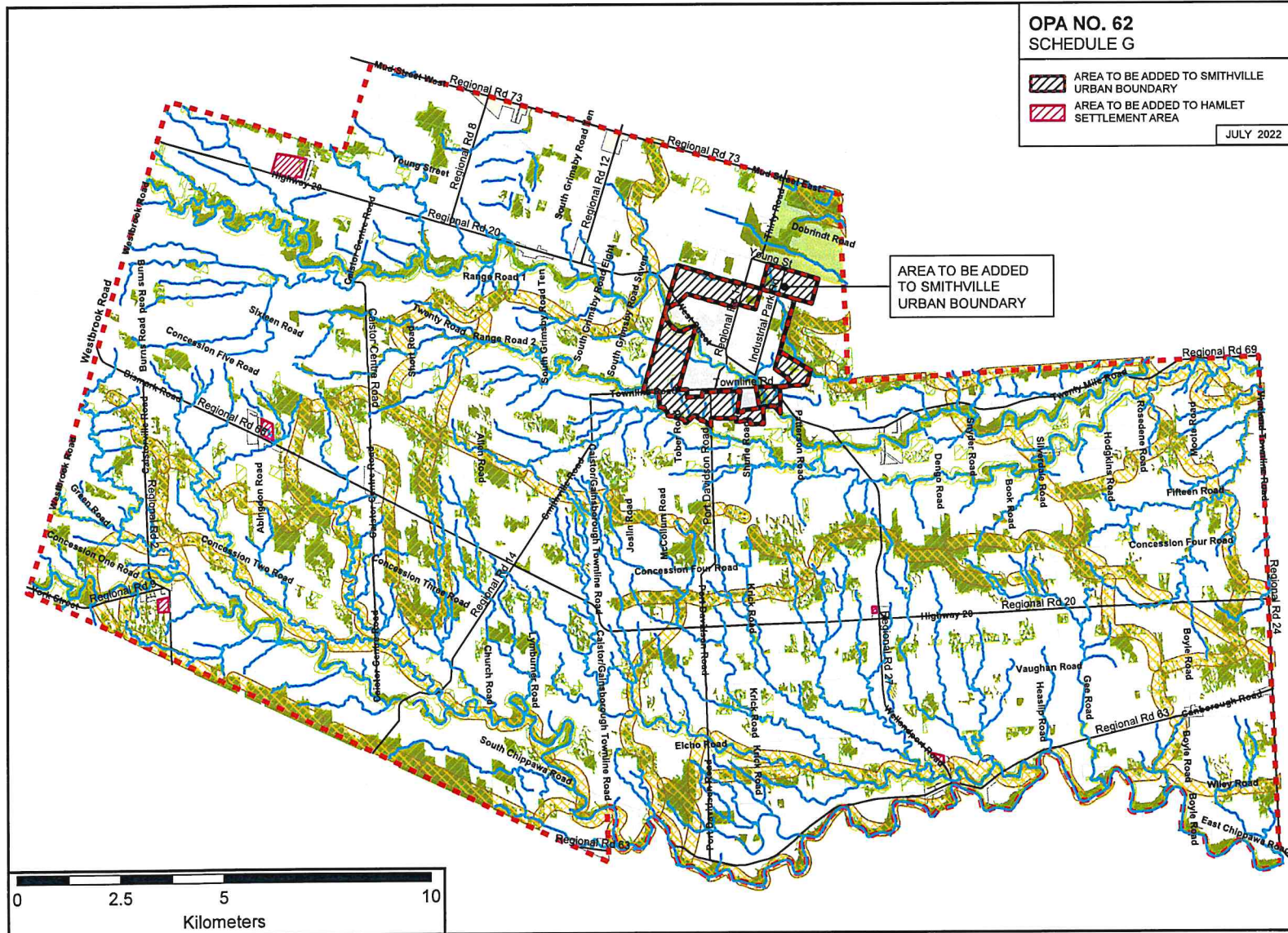
- Legend**
- Smithville Urban Boundary
 - CIP Boundary
 - Built Boundary
 - PCB Lands
 - Greenfield Area (P2G)
 - Intensification Area
 - Agricultural & Rural Area

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Note:
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 of the Township's Official
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Date: March 2014



**OPA NO. 62
SCHEDULE G**

 AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY
 AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

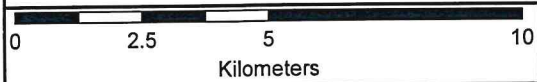
JULY 2022

**TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN**

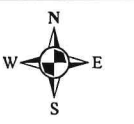
**SCHEDULE 'C-1'
NATURAL HERITAGE SYSTEM**

- Legend**
-  Smithville Urban Boundary
 -  Hamlet Settlement Area
 -  Greenbelt Lands
 -  Environmental Protection Area
 -  Environmental Conservation Area
 -  Potential Corridors
 -  Fish Habitat
 -  Municipal Boundary

AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY



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PLANNING DEPARTMENT





Note:
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Detail on some features may be lost at this scale.

Date: March 2014

OPA NO. 62
SCHEDULE H

-  AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY
-  AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

JULY 2022

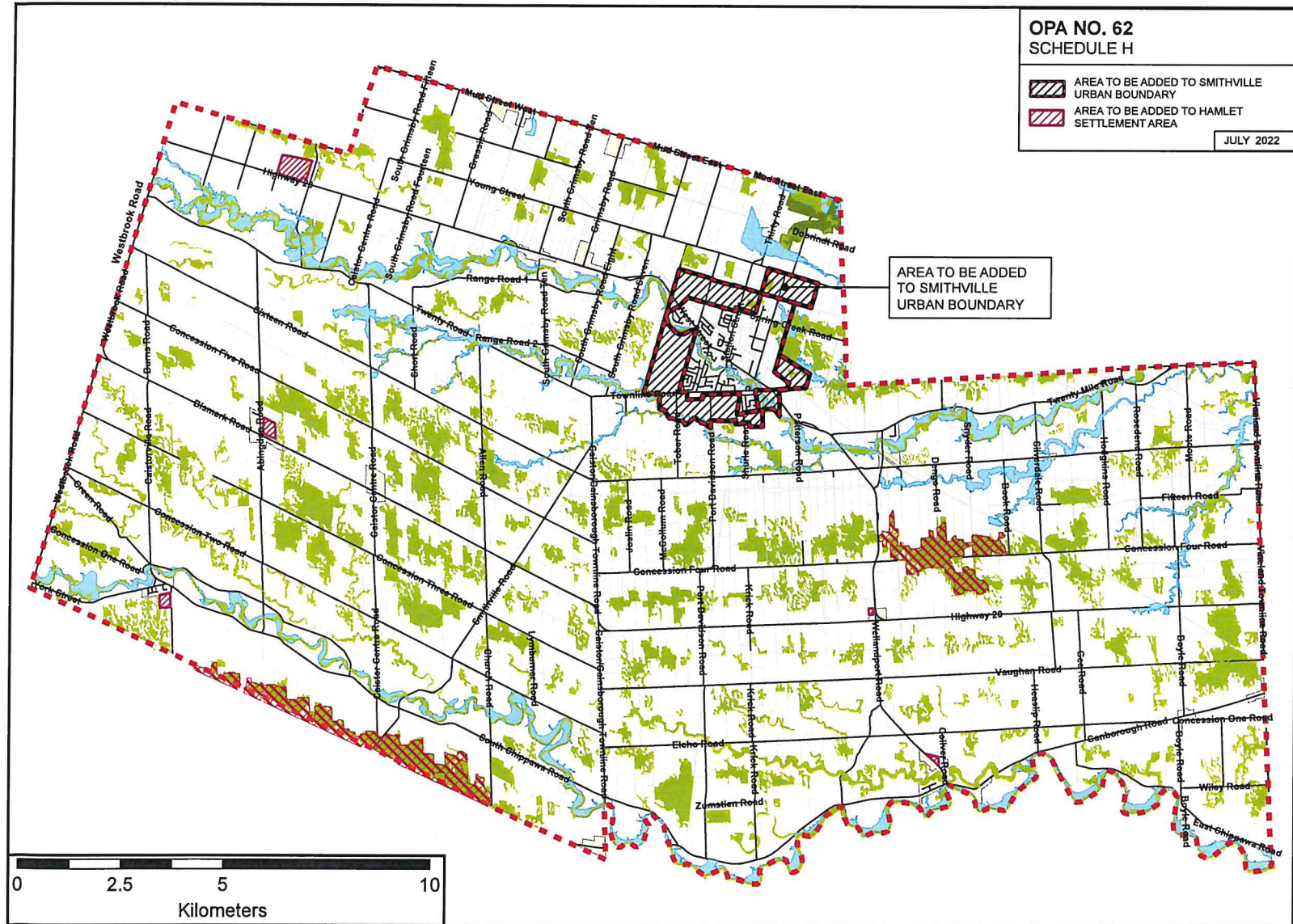
TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'C-2' NATURAL HERITAGE SYSTEM ENVIRONMENTAL PROTECTION AREA

Legend

-  Smithville Urban Boundary
-  Areas of Natural and Scientific Interest
-  Greenbelt Natural Heritage System
-  Provincially Significant Wetlands (PSW)
-  Floodplain
-  Municipal Boundary
-  Hamlet Settlement Area

AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY





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Date: March 2014

**OPA NO. 62
SCHEDULE I**

-  AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY
-  AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

JULY 2022

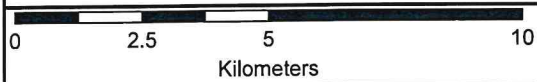
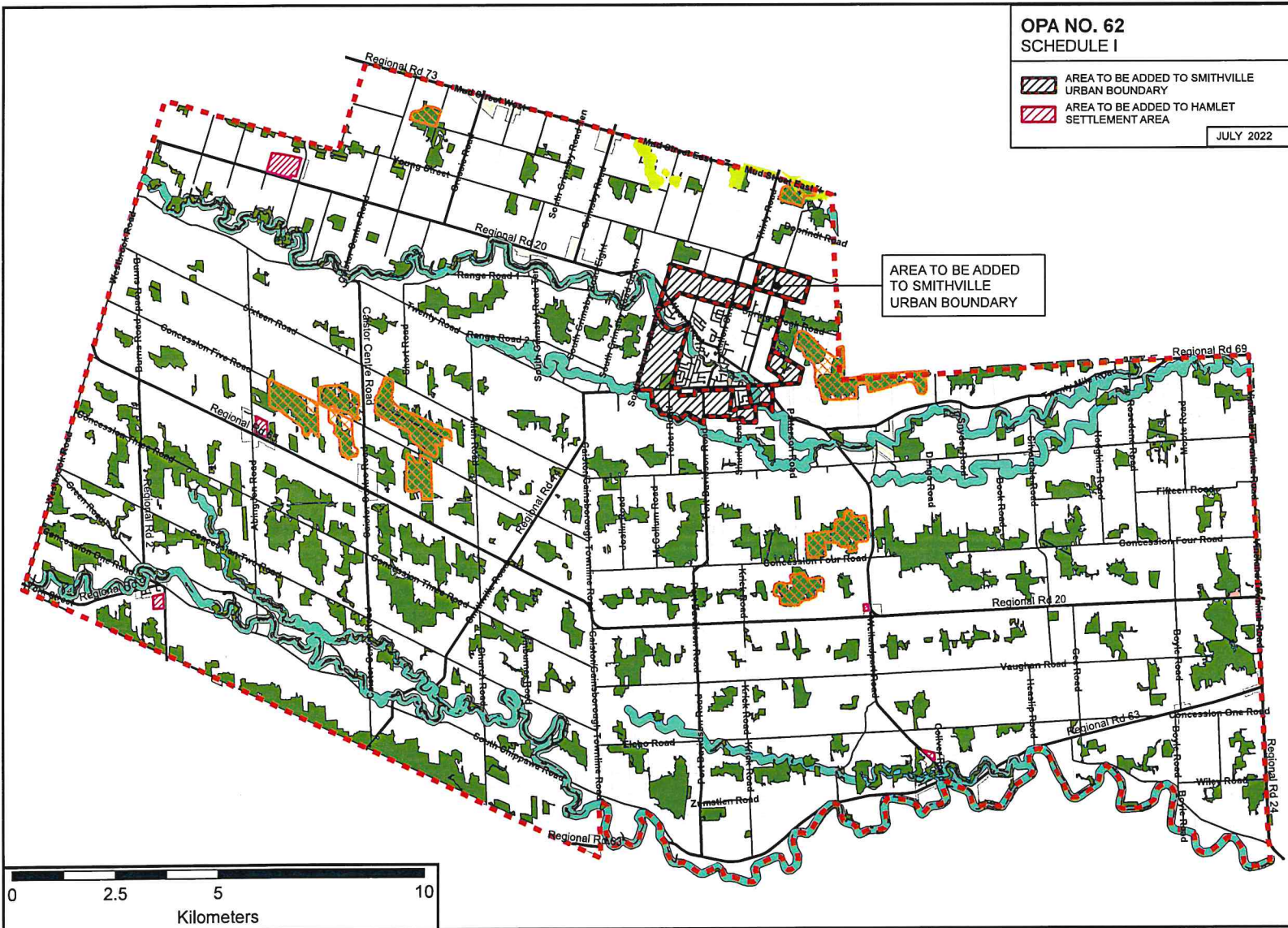
**TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN**

**SCHEDULE 'C-3'
NATURAL HERITAGE SYSTEM
ENVIRONMENTAL
CONSERVATION
AREA**

Legend

-  Smithville Urban Boundary
-  Regionally Significant Life Science ANSI
-  Other Evaluated Wetlands
-  Significant Woodlands
-  Public Conservation Land
-  Valley Shoreline
-  Municipal Boundary
-  Hamlet Settlement Area

AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY



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Note:
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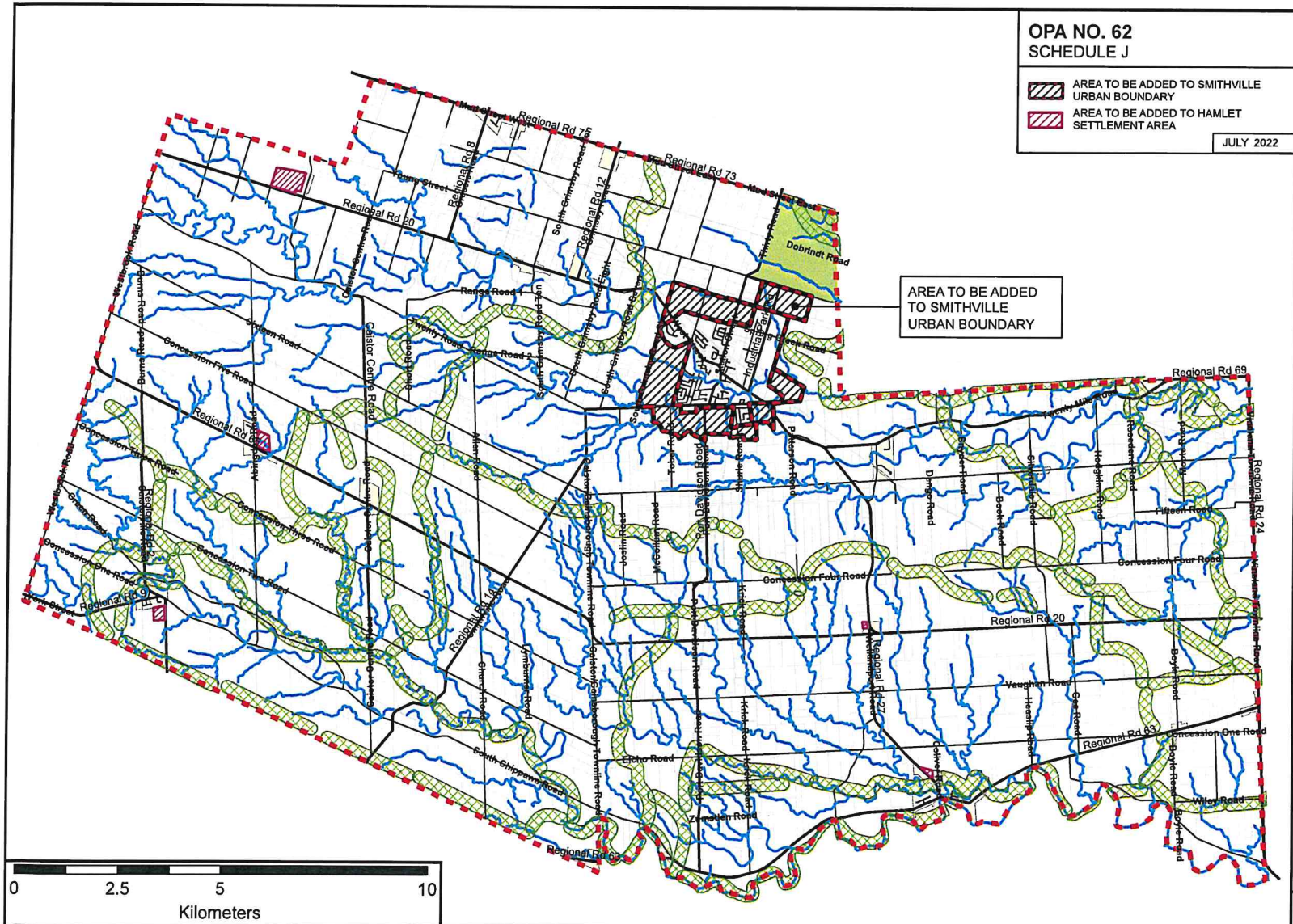
Detail on some features may be lost at this scale.

Date: March 2014

OPA NO. 62
SCHEDULE J
 JULY 2022

TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN

SCHEDULE 'C-4'
NATURAL HERITAGE SYSTEM
OTHER FEATURES



- AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY
- AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY

- Legend**
- Smithville Urban Boundary
 - Greenbelt Lands
 - Core Natural Heritage Corridors
 - Fish Habitat
 - Municipal Boundary
 - Hamlet Settlement Area

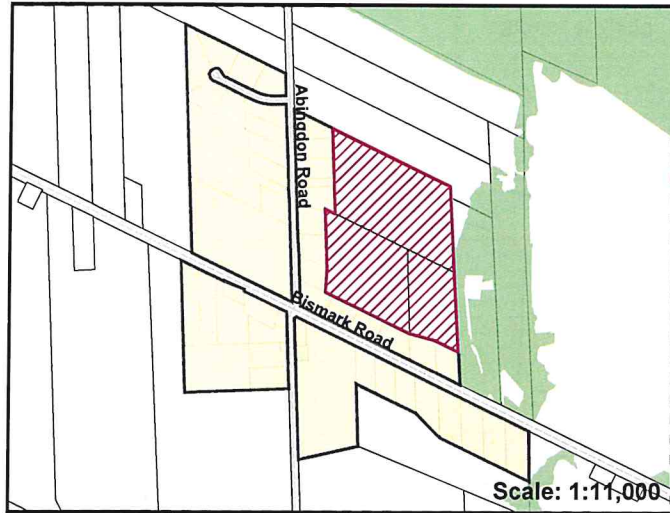
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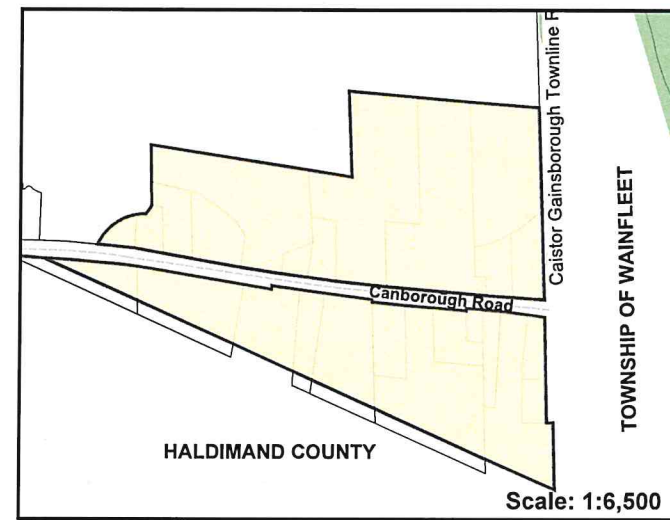
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Date: March 2014

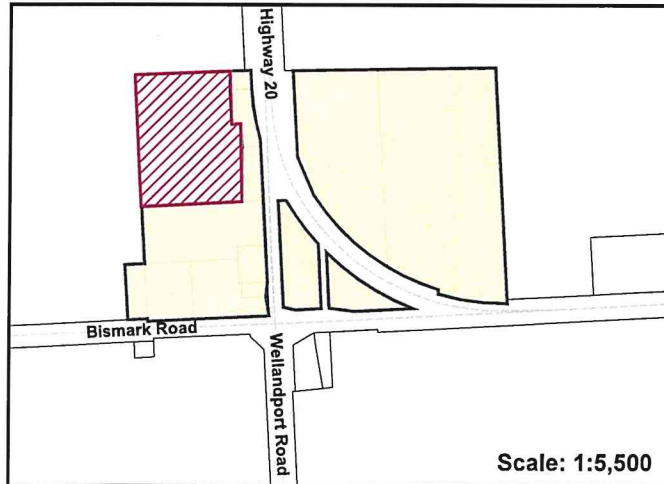
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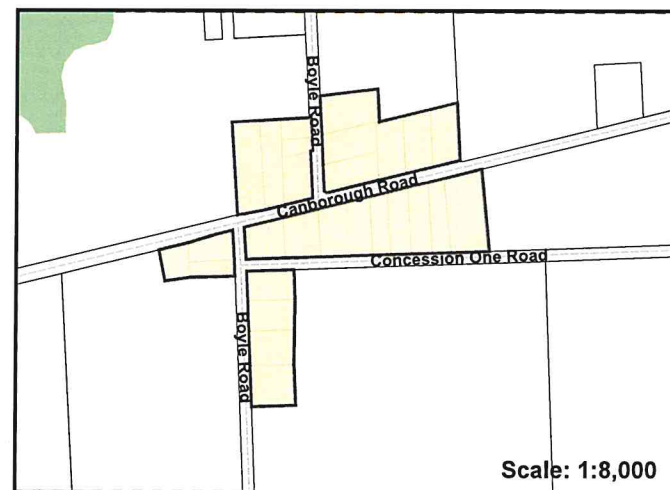
ATTERCLIFFE



BISMARK



BOYLE




**TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN**

**SCHEDULE 'D-1'
HAMLET BOUNDARIES**

Legend

-  Hamlet Settlement Area
-  Natural Heritage System
-  Municipal Boundary

**OPA NO. 62
SCHEDULE L**

 AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

JULY 2022



PLANNING DEPARTMENT

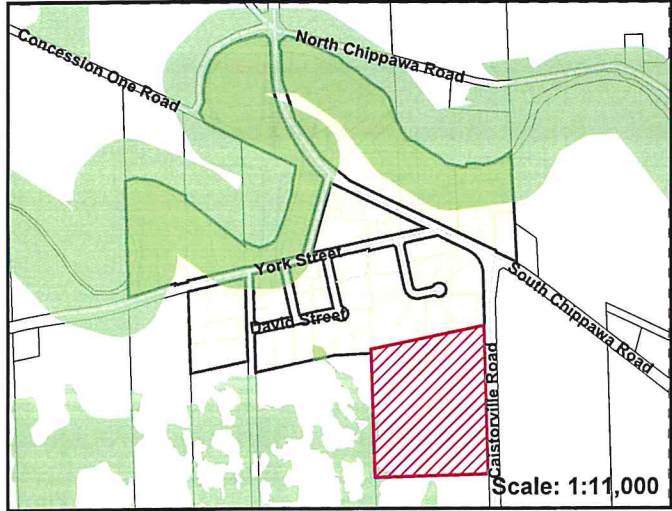


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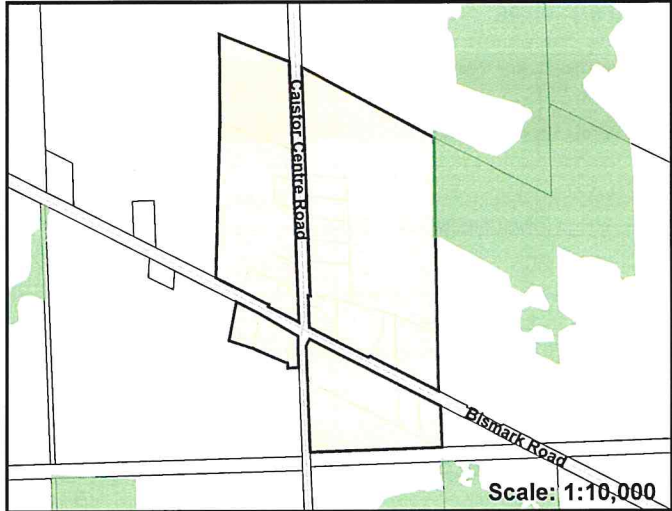
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Date: March 2014

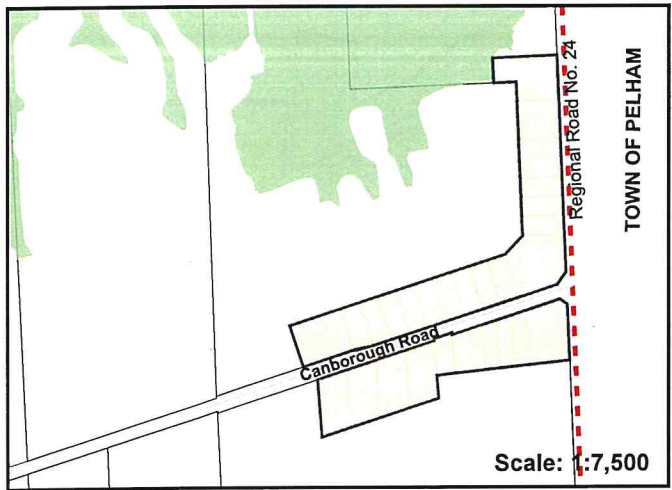
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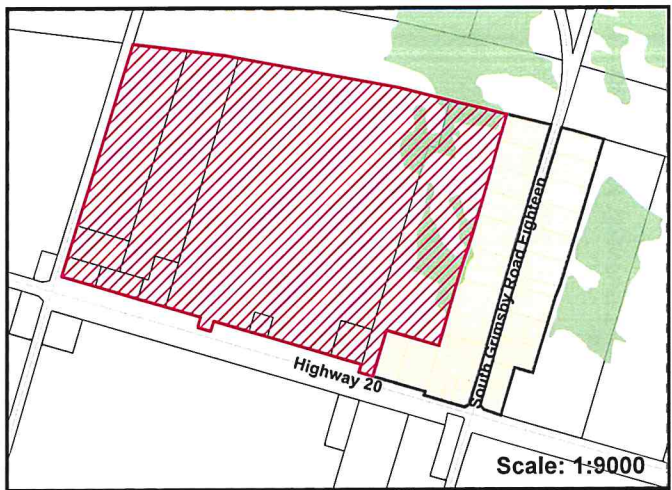
CAISTOR CENTRE



EAST BOYLE



FULTON



**TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN**

**SCHEDULE 'D-2'
HAMLET BOUNDARIES**

Legend

- Hamlet Settlement Area
- Natural Heritage System
- Municipal Boundary

**OPA NO. 62
SCHEDULE M**

AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

JULY 2022

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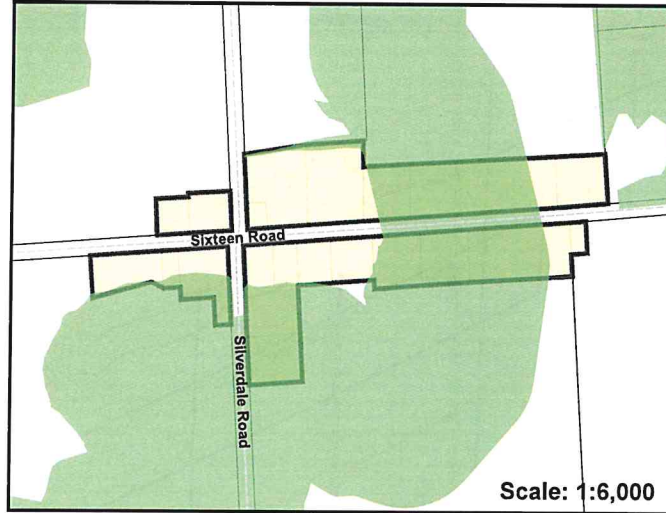


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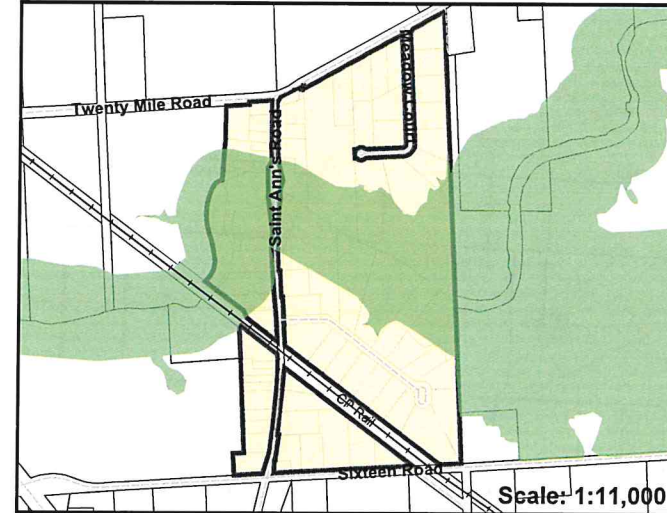
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Date: March 2014

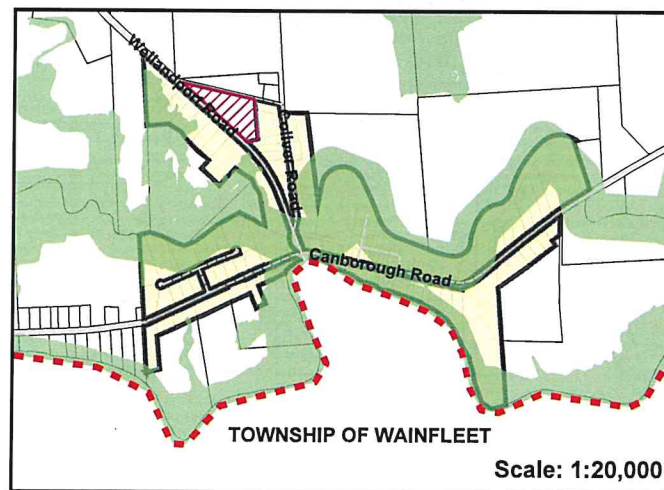
SILVERDALE



ST. ANN'S



WELLANDPORT



TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'D-4' HAMLET BOUNDARIES

Legend

-  Hamlet Settlement Area
-  Natural Heritage System
-  Municipal Boundary

OPA NO. 62 SCHEDULE N

-  AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

JULY 2022



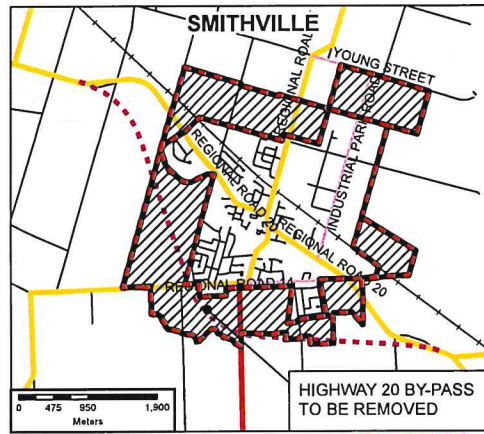
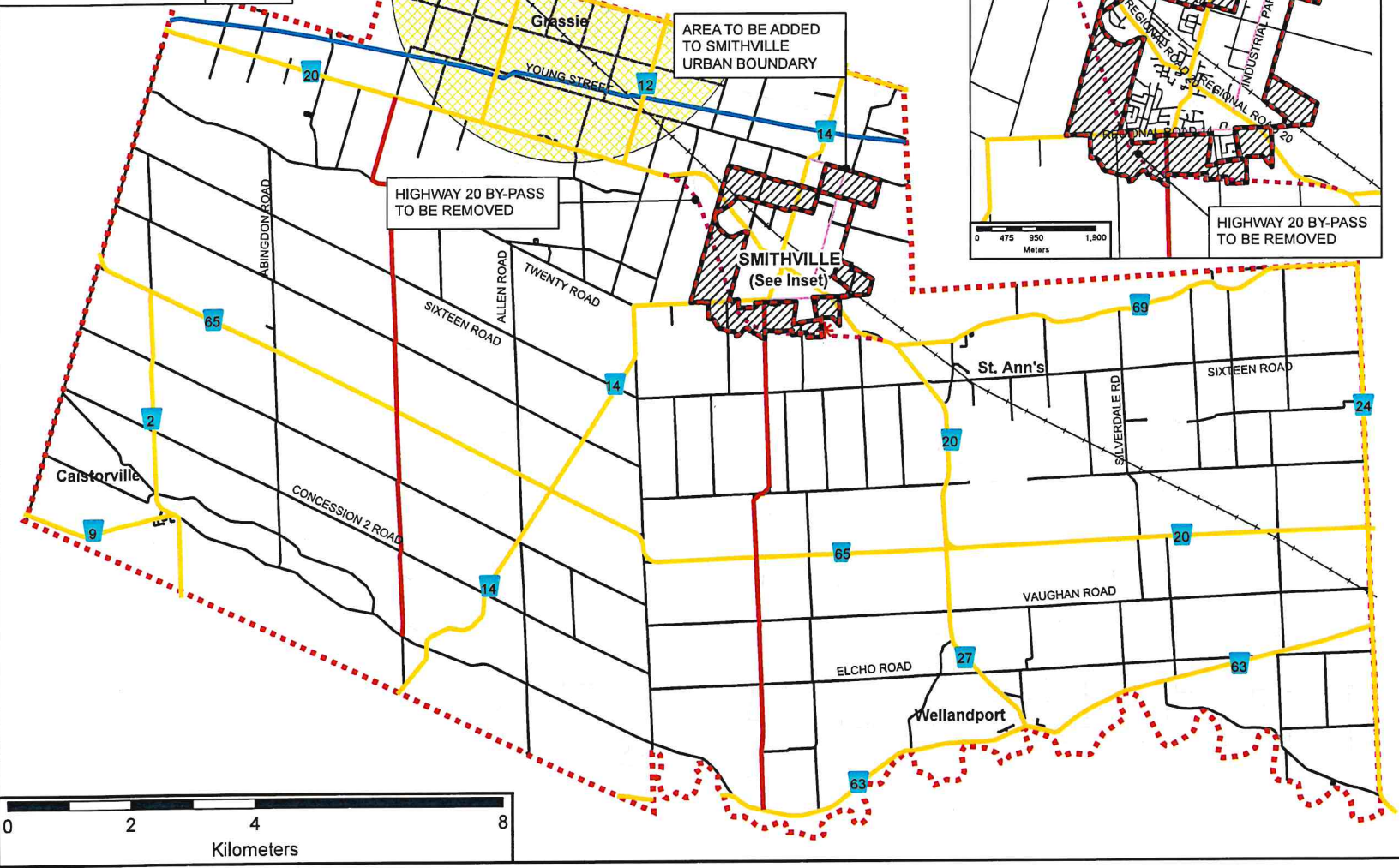
PLANNING DEPARTMENT



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Date: March 2014

OPA NO. 62
SCHEDULE O
 AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY
 JULY 2022



TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN

SCHEDULE 'F'
INFRASTRUCTURE & TRANSPORTATION

- Legend**
- Smithville Sewage Lagoons
 - Highway 20 By-pass
 - Arterial
 - Township Arterial
 - Collector
 - Smithville Urban Boundary
 - Trans Canada Pipeline
 - Municipal Boundary
 - Rail Corridor
 - Airfield Outer Surface
 - Local Road

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Note:
 This map is to be interpreted in conjunction with the text of the Official Plan.

Date: March 2014