



**THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN  
COMMITTEE OF ADJUSTMENT  
AGENDA**

**Wednesday, September 24, 2025, 7:00 p.m.**  
**Township Administration Building**  
**318 Canborough Street, Smithville, Ontario**

**Pages**

- 1. CHAIR**  
The Chair will call to Order the evening's proceedings.
- 2. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST**
- 3. REQUEST FOR WITHDRAWAL AND/OR ADJOURNMENT**  
There are no requests for withdrawal and/or adjournment at this time.
- 4. APPLICATIONS**
  - a. **B08/2025WL - Leonard and Lynn Snippe** 3  
Property Address: 4421 & 4373 Regional Road 20  
  
An application has been applied for a Lot Boundary Adjustment to merge 4373 Regional Road 20 (referred as Parcel 3 on the survey sketch) with the abutting lands located at 4421 Regional Road 20 and to consolidate the parcels and continue the agricultural use and crop production.  
  
Additionally, this application is for a Surplus Farm Dwelling Severance (Consent) whereby the two existing dwellings located on 4373 Regional Road 20 are deemed surplus to the farm operation, therefore the two dwellings will be severed from the continued agricultural use.  
  
If approved, a condition of consent will be to rezone the surplus farm dwellings (referred as Parcel 1 and Parcel 2 on the survey sketch) to Rural Residential (RuR) and if required, apply the applicable site-specific zoning provisions.
  - b. **A12/2025WL - Brian Breukelman** 16  
Property Address: 5399 Concession 4 Road  
  
A Minor Variance application has been applied for to permit an accessory dwelling unit (ADU) above the first storey of an existing accessory

building (detached garage) located in the front yard.

Relief is being requested from Part 3.2 Accessory Dwellings and Dwelling Units of the Township's Zoning Bylaw 2017-70, as amended, as follows:

- The first variance requested is to allow the proposed ADU in the front yard whereas, Section 3.2.1g) of the Zoning By-law does not permit dwelling units in the required front or exterior yards. The existing accessory building has a front yard setback of 12.5m.

- The second variance is relief from Section 3.2.1b) to allow an ADU with a gross floor area of 105m<sup>2</sup> whereas, the Zoning By-law identifies the lesser of 100m<sup>2</sup> as the maximum gross floor area or 40% of the gross floor area of the primary dwelling.

- c. A11/2025WL - Marz Homes (Smithville West) Inc.  
Property: Thrive Subdivision; Regional Road 20 NS (Roll: 2602030012318000000), Blocks 65, 82 & 86

25

A Minor Variance application has been applied for to address a zoning deficiency within Blocks 65, 82, and 86 of the Thrive Subdivision (Draft Plan of Subdivision File: 2000-090-20 and Zoning By-law Amendment File:1601-10-20).

This application applies to three townhouse blocks, referred to as Blocks 65, 82, and 86 of the Thrive Draft Plan of Subdivision. Relief is being requested from Part 6 Residential Zone (Table 15) of the Township's Zoning By-law 2017-70, as amended, as follows:

- Reduced Front Yard Setback for Medium Density Residential (RM3 and RM4) Zones from the required minimum 4.5 metres to:
  - a. 3.0 metres for Block 65
  - b. 2.9 metres for Block 82
  - c. 3.5 metres for Block 86

## 5. MINUTES FOR APPROVAL

There are no Minutes for approval at this time.

## 6. NEW BUSINESS

## 7. ADJOURNMENT

That, this Committee does now adjourn at the hour of \_\_\_\_\_ pm

**DATE:** September 24, 2025

**REPORT NO:** COA-17-2025

**SUBJECT:** **Recommendation Report for Consent and Lot Boundary Adjustment B08/2025WL – 4421 and 4373 Regional Road 20**

**CONTACT:** Stephanie Pouliot, Secretary Treasurer of the Committee of Adjustment

**OVERVIEW:**

- An application for consent (Surplus Farm Dwelling) and lot boundary adjustment has been submitted by Lenoard and Lynn Snippe (Owners).
- The subject lands are designated as 'Good General Agriculture' and 'Natural Heritage System' within the Township's Official Plan.
- The subject lands are zoned Agriculture (A), Environmental Conservation (EC) and Environmental Protection (EP) in the Township's Zoning By-law 2017-70, as amended.
- The application proposes a lot boundary adjustment to merge 4373 Regional Road 20 (referred as Parcel 3 on survey sketch) with the abutting lands of 4421 Regional Road 20 to consolidate the parcels to continue to be used for agricultural purposes.
- The application also proposes to sever Parcels 1 and 2, as shown on the survey sketch, as Surplus Farm Dwellings as the two existing dwellings located on 4373 Regional Road 20 are deemed surplus to the agricultural use and the Owners currently have a primary or principal dwelling.
- As a condition of severance, a Zoning By-law Amendment application will be required to rezone Parcels 1 and 2 to a site specific Rural Residential (RuR) Zone.
- Parcels 1 and 2 will maintain the existing dwellings and accessory buildings.
- 4421 Regional Road 20 will remain zoned Agriculture and maintain the existing single detached dwelling.

**RECOMMENDATION:**

That, Consent Application B08/2025WL, submitted by Leonard and Lynn Snippe as outlined in Report COA-17-2025, for the lot boundary adjustment to merge lands from 4373 Regional Road 20 (Parcel 3) to 4421 Regional Road 20, and to create two new lots (Parcels 1 and 2) by way of Surplus Farm Dwelling Severance **BE APPROVED**,

subject to the following conditions:

1. That the approval applies to the transaction as applied for.
2. That all municipal requirements are met to the satisfaction of the Township of West Lincoln including property maintenance, compliance with Zoning By-law provisions for structures and any related requirements, financial or otherwise.
3. That the Owner/Applicant shall provide a copy of the transfer documents for the conveyance of the severed parcels (Parcels 1, 2 and 3) or a legal description of the subject parcels to be registered, together with a copy of the deposited reference plan, for the issuance of the Certificate of Consent.
4. That the Owner/Applicant shall pay the flat fee of \$1,000 per lot (Parcels 1 and 2) for parkland dedication purposes as per By-law 2019-87.
5. That a Zoning By-law Amendment application is submitted for the rezoning of the severed parcels (Parcels 1 and 2) to a site-specific Rural Residential (RuR) Zone and be passed by Council.
6. That the Owner/Applicant shall provide documentation for Parcels 1 and 2 indicating compliance with Part 8 Sewage Systems of the Ontario Building Code, to the satisfaction of the Township's Septic Inspector and Building Department.
7. That any other unused wells be decommissioned to the satisfaction of the Township of West Lincoln Director of Growth and Sustainability and/or Building Department.
8. That a 2.50 metre Right of Way (Parcels 4 and 5) along Regional Road 20 be dedicated to the satisfaction of the Niagara Region Transportation Services Division. The Owner/Applicant shall be responsible for all costs to provide the necessary reference plan, final deposit and final transfer to the Reion of Niagara.
9. That the Owner/Applicant is responsible to enter into a Drainage Act Agreement (Section 65 of the Drainage Act) with the Township dealing with the assessment of land for the drainage works and liability of the Fifteen Mile municipal drain, to the satisfaction of the Director of Infrastructure and to obtain Council approval of the agreement.
10. That the final certification fee, payable to the Township of West Lincoln, be submitted to the Secretary-Treasurer.
11. That all conditions shall be fulfilled within a period of two years after the date of giving Notice of Decision, pursuant to Section 53(41) of the Planning Act. Failure to complete conditions shall deemed to be refused.

#### **BACKGROUND:**

A consent application was submitted by Leonard and Lynn Snippe for the lands municipally known as 4421 and 4373 Regional Road 20, Township of West Lincoln. The purpose of this consent application for a lot boundary adjustment to merge lands from 4373 Regional Road 20, as shown as Parcel 3 on the survey sketch plan, to 4421 Regional Road 20 to consolidate the lands and continue to be used for agricultural purposes. As a result, Parcels 1 and 2, as shown on the survey sketch plan, will become surplus to the existing agricultural use and the primary or principal dwelling therefore will be severed to create two new rural residential lots.



The subject properties are located on the north side of Regional Road 20. 4421 Regional Road 20 has an approximate lot area of 21.2 hectares and a lot frontage of approximately 257 metres. The property contains one single detached dwelling and is currently used for agricultural purposes (cash crop). Currently, 4373 Regional Road 20 has an approximate lot area of 20 hectares and a combined lot frontage of 135.86 along Regional Road 20. The property contains one semi-detached dwelling and one single detached dwelling and accessory structure. The subject lands are also being used for agricultural purposes.

The application proposes a lot boundary adjustment to merge approximately 18.2 hectares, shown as Parcel 3 on the survey sketch, with 4421 Regional Road 20 to consolidate the lands into a larger agricultural holding with a new lot area of approximately 39.4 hectares.

Additionally, the application proposes to sever two lots, Parcels 1 and 2, as Surplus Farm Dwellings. The proposed surplus farm dwelling severance (Parcel 1) will have a new lot area of approximately 0.6 hectares and lot frontage of 71 metres onto Regional Road 20. Parcel 1 will maintain the existing semi-detached dwelling unit. Parcel 2 will have a new lot area of approximately 0.5 hectares and a lot frontage of approximately 66.6 metres onto Regional Road 20. Parcel 2 will maintain the existing single detached dwelling and accessory structure.

A pre-consultation meeting was held on June 19, 2025, where the Township Staff advised the applicant that a Zoning By-law Amendment application will be required as a condition of the consent to rezone the lands to Rural Residential (RuR) for the severed lands. Furthermore, the Niagara Region stated that a 2.5 metre (Parcels 4 and 5) wide road widening will be required as condition of the consent.

### **CURRENT SITUATION:**

Planning Staff have completed an analysis of the proposed consent and lot boundary adjustment and can provide the following evaluation:

#### **Provincial Planning Statement, 2024**

The Provincial Planning Statement (PPS 2024) provides guidance on all land use planning matters. The subject property is located within Prime Agricultural Area. In accordance with the PPS, lot creation in the Prime Agricultural Area may only permit one new residential lot per farm consolidation for a residence surplus to an agricultural operation provided that the new lot is limited in size to a minimum size in order to accommodate appropriate sewage and water services. The proposed surplus farm dwelling severance is surplus to a bona-fide agricultural operation, Parcel 1 will have a proposed lot area of 0.6, and Parcel 2 will have a lot area of approximately 0.5 hectares. Both Parcels 1 and 2 will have a lot area greater than the required minimum lot size requirement of 0.4 hectares of the Township's Official Plan and Zoning By-law.

Parcels 1 and 2 are considered surplus to the farm operation and both have existing private sanitary sewage systems that can accommodate the residential use. Water services will continue to be supplied by the existing private well on Parcels 1 and 2, as shown on the survey sketch plan. Private services are located solely within the proposed new lots of Parcels 1 and 2.

According to Section 4.3.2 and 4.3.3 of the PPS, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected. The proposed lot boundary adjustment with 4373 Regional Road 20 and merging Parcel 3, approximately 18.2 hectares with an existing farm parcel located at 4421 Regional Road to increase the farm operation along with the surplus farm dwelling severance of Parcels 1 and 2 with the proposed lot sizes for a non-farm parcel capable of accommodating private sanitary and water services is consistent with the PPS.

### **Township of West Lincoln Official Plan and Niagara Region Official Plan**

Bill 23 has changed Niagara Region's role in land use planning and as of March 31, 2025, the Niagara Official Plan (NOP) is no longer a Regional Plan and is an Official Plan of the twelve area municipalities in Niagara. Therefore, the Township has considered the applicable policies of the NOP alongside the Township's Official Plan (OP) for the assessment to support proposed lot boundary adjustment and surplus farm dwelling severance.

The subject lands are designated as 'Good General Agriculture' and 'Natural Heritage System' within the Township's Official Plan (OP). Section 4 of the OP states the main objectives of this designation is to provide the second highest level of protection to preserve the Township's agricultural lands. Section 4.4.2 c) supports the consolidation of existing agricultural holdings into larger agricultural holdings. The application proposes to add approximately 18.2 hectares of agricultural land (Parcel 3) from 4373 Regional Road 20 to 4421 Regional Road 20. The proposed lot addition will further protect and preserve agricultural lands within the Township.

Section 4.4.2 g) of the Official Plan states *within the Agricultural Designation there exists a number of legally established non-agricultural related uses, buildings and structure that have been recognized through the Township's Zoning By-law. These uses can continue to exist as legally established, and changes to these uses, buildings and structures will be subject to approval by a Planning Act application.* The continued use of the semi-detached dwelling will be captured in a future Zoning By-law Amendment application to rezone Parcel 1 to site specific Rural Residential Zone, as a condition of consent. Parcel 2 contains the single detached dwelling as well as a larger than permitted accessory building for the proposed new Rural Residential zone, therefore the zoning amendment application will capture the legally established use in the site specific zone.

Section 18.13.2 g) of the OP only permits the creation of a new lot in the Good General Agricultural designation subject being surplus to a farm operation, a lot size of 0.4

hectares, and can adequately support private sewage and water services. The proposed surplus farm dwelling severances are surplus to a bona-fide farm operation where Parcel 1 will have a lot area of 0.6 hectares and Parcel 2 will have a lot area of 0.5 hectares.

Similarly, with the reference to the former Niagara Region Official Plan, lot creation within Prime Agricultural Areas lots shall have an area of 0.4 hectares and required to support private sewage and water supply system.

Section 18.13.2 g) viii) states that the remnant farmland shall be merged on title with an abutting piece of Agricultural lands. Parcel 3 will be severed and merged to the abutting property of 4421 Regional Road 20, which is currently zoned Agriculture and will continue being used for agricultural purposes.

As mentioned, the subject lands (primarily in the north section) contain lands designated Natural Environment System (significant woodland and wetland features). The proposed lot boundary adjustment will better align with the environmental policies whereby the natural environmental features are going to be consolidated and eliminate any further fragmentation of the features. The new rural lot creation of Parcels 1 and 2 will not impact the natural features as the proposed lot lines will not intersect with any natural features located on the subject lands. Therefore, Section 3.1.1 of the Natural Environment System and the policies for long term protection are being met.

Based on the above, Planning Staff are satisfied that the proposal lot to merge Parcel 3 of 18.2 hectares of agricultural land from 4373 Regional Road with 4421 Regional Road 20, and the surplus farm dwelling severance and lot creation of Parcels 1 and 2 conforms with and meets the intent of the policies of both Official Plans.

### **Township of West Lincoln Zoning By-law**

Both 4421 and 4373 Regional Road 20 are zoned Agriculture (A), Environmental Protection (EP) and Environmental Conservation (EC) within the Township's Zoning By-law 2017-70, as amended. The A zone permits a variety of agricultural uses and permits the use of a single detached dwelling and accessory buildings and structures. As previously mentioned, the proposal will not impact the EP or EC zones and will remain the same.

A Zoning By-law Amendment application is required to rezone the Parcels 1 and 2 to a site specific Rural Residential (RuR) Zone. The RuR Zone requires a minimum of lot area of 0.4 hectares and lot frontage of 45 metres.

Parcel 1 currently contains an existing semi-detached dwelling and accessory building and the site-specific amendment will recognize the semi-detached dwelling as a legal non-conforming use. Parcel 1 proposes to have a lot area of 0.6 hectares and lot frontage of 71.26 metres of which satisfies the RuR zone provisions.

Subsequently, Parcel 2 will also be rezoned to a site-specific RuR Zone. Parcel 2 will maintain the existing single detached dwelling unit and accessory building. The site-specific zoning will be to recognize the existing accessory building and its building height, gross floor area, and accessory lot coverage. The existing Parcel 2 has a proposed lot area of 0.5 hectares and lot frontage 66.66 metres.

The remnant farmland (Parcel 3) will be severed and merged to the abutting lands (4421 Regional Road 20) and will remain in the Agriculture Zone.

Based on the review of the zoning regulations, Planning Staff are of the opinion that the proposed lot boundary adjustment and surplus farm Dwelling Severance and meets general intent of the Township's Zoning By-law.

#### **INTER-DEPARTMENTAL & AGENCY COMMENTS:**

##### **Township Civil and Development Engineering**

The Owner/Applicant is responsible to enter into a Drainage Act Agreement (Section 65 of the Drainage Act) with the Township dealing with the assessment of land for the drainage works and liability of the Fifteen Mile municipal drain.

##### **Township Septic Inspector**

The Owner/Applicant is to provide documentation indicating compliance with Part 8 of the Ontario Building Code to the satisfaction of the Building Department.

##### **Niagara Peninsula Conservation Authority**

Based on the current NPCA mapping, the subject properties contain the following NPCA regulated features:

- Provincially Significant Wetland with an associated 30 m regulated buffer area identified as the Silverdale Wetland Complex
- Watercourses with an associated 15 m buffer area
- Areas of potentially unevaluated wetland
- An unmapped floodplain area located within the southwestern adjacent lot to parcel 4421 Regional Road 20

The NPCA would have no objection to the merging of the two lots, 4421 and 4373 Regional Road 20, West Lincoln, as a boundary adjustment.

The NPCA would have no objection to the severance of the two surplus farm dwellings identified as Parcels 1 and Parcel 2, north of Regional Road 20.

Please be advised, located west and southwest adjacent to the existing property, 4421 RR 20 is an unmapped floodplain hazard area. There is a low area on the Part 3 (4421

RR 20) in proximity to the western watercourse which may hold floodplain. Should future proposed works be within parcel 4421 Regional Road 20 within the low point area identified, additional floodplain mapping maybe of a requirement depending on the scope, nature, and location of future proposed works alongside NPCA Permits.

### **Region of Niagara**

A road widening of approximately 2.5 metres (to be confirmed by field survey) is required along the frontage of Regional Road 20 to achieve the designated road allowance of 17.5 metres (measured from the legal centreline).

Waste collection is to remain as is.

### **PUBLIC COMMENTS:**

One member of the public provided written comments although offered no objections.

### **CONCLUSION:**

Based on the above analysis of Consent Application B082025WL, Planning Staff recommend **APPROVAL** for the lot boundary adjustment to merge lands from 4373 Regional Road 20 (Parcel 3) to 4421 Regional Road 20, and to create two new lots (Parcels 1 and 2) by way of Surplus Farm Dwelling Severance.

### **ATTACHMENTS:**

Schedule A – Survey Sketch  
Schedule B – Agency Comments  
Schedule C – Public Comments

#### **Prepared & Submitted by:**

**Robin Shugan, CPT, ACST**  
**Senior Planner**

#### **Approved by:**

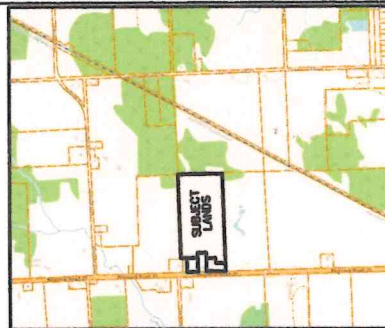
**Susan Smyth, CPT**  
**Manager, Community Planning and Design**



**SURVEYOR'S SEAL**

SKETCH

THIS IS AN ORIGINAL  
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THE SURVEYOR'S SEAL,  
OR PDF CERTIFIED



KEY PLAN NOT TO SCALE

SKETCH FOR PLANNING ACT APPLICATION  
4373 REGIONAL ROAD No. 20  
TOWNSHIP OF WEST LINCOLN  
REGIONAL MUNICIPALITY OF NIAGARA

0 25 50 75

SCALE 1:750

RASCH & HYDE LTD.

RASCH & TIDE LTD.  
ONTARIO LAND SURVEYORS

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PIN 46083 - 0156 (LT)

PIN 46083 - 0152 (LT)

PIN 46083 - 0153 (LT)

PIN 46083 - 0154 (LT)

## CONCESSION

**PARCEL 3**  
18.2 Ha.

**PARCEL**  
18.2 Ha.

PIN 46083 - 0155 (LT)

PARCEL 1  
0.6856 Ha

**PARCEL 2**  
0.5731 Ha.

**PARCEL 4**  
178.0 s.m.  
(2.5m WIDENING)

PARCEL 1  
166.8 s.m.  
(2.5m WCD)

PIN 46083 - 0193 (LT)

ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4, GAINSBOROUGH  
KNOWN AS REGIONAL ROAD No. 20

## BOUNDARY NOTE

BOUNDARIES HAVE BEEN DERIVED FROM REGISTRY  
OFFICE RECORDS AND ACTUAL FIELD WORK.

### LEGEND

PIN	DENOTES	PROPERTY IDENTIFIER NUMBER
AC	DENOTES	AIR CONDITIONER
BF	DENOTES	BOARD FENCE
HM	DENOTES	HYDRO METER
HP	DENOTES	HYDRO/UTILITY POLE
OUL	DENOTES	OVERHEAD HYDRO/UTILITY POLE LINE
PB	DENOTES	PATIO BLOCKS
WF	DENOTES	WIRE FENCE

WF DENOTES WIRE FENCE  
N=NORTH, S=SOUTH, E=EAST, W=WEST  
ALL DISTANCES, AREAS AND BUILDING TIES ARE APPROXIMATE

### PROPERTY DESCRIPTION

PART OF LOT 20, CONCESSION 4  
GEOGRAPHIC TOWNSHIP OF GAINSBOROUGH  
TOWNSHIP OF WEST LINCOLN  
REGIONAL MUNICIPALITY OF NIAGARA  
ALL OF PIN 46083-0156 (LT)

### CAUTION

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2. THIS SKETCH IS PROTECTED BY COPYRIGHT ©
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**METRIC NOTE**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

JULY 31, 2025  
DATE

HAROLD D. HYDE  
ONTARIO LAND SURVEYOR

**RASCH + HYDE LTD.**  
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B  
DUNNVILLE, ONT, N1A 2X1  
DUNNVILLE: 905-774-7188 FORT ERIE: 905-871-9757  
(FAX 905-774-4000)

SCALE 1 : 750

SURVEY : 25-105
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DRWN BY : T. Motheson
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## SCHEDULE B - COA-17-2025

**RE: Notice of Public Hearing - B08/2025WL - September 24th, 2025 - CoA**

From Paige Pearson <ppearson@npca.ca>  
To Stephanie Pouliot <spouliot@westlincoln.ca>  
Cc Jeni Fisher <jfisher@westlincoln.ca>

📎 1 attachment (1 MB)

4421-4373 RR 20, West Lincoln - NPCA MAP.png.pdf;

Hi Stephanie,

Based on the current NPCA mapping, the subject properties contain the following NPCA regulated features:

- Provincially Significant Wetland with an associated 30 m regulated buffer area identified as the Silverdale Wetland Complex
- Watercourses with an associated 15 m buffer area
- Areas of potentially unevaluated wetland
- An unmapped floodplain area located within the southwestern adjacent lot to parcel 4421 Regional Road 20 (RR 20)

As per the description, the application is proposing the following:

- To dissolve the centre property line to merge the two existing lots, 4421 and 4373 Regional Road 20, as a boundary adjustment
- The existing use for agricultural practices is to continue
- There is no future proposed development at this time
- To severing of the existing lots (i.e., surplus farm dwellings) and existing dwelling units located north of RR 20.

The NPCA would have no objection to the merging of the two lots, 4421 and 4373 Regional Road 20, West Lincoln, as a boundary adjustment.

The NPCA would have no objection to the severance of the two surplus farm dwellings identified as Parcels 1 and Parcel , north of Highway 20.

Please be advised, located west and southwest adjacent to the existing property, 4421 RR 20 is an unmapped floodplain hazard area. There is a low area on the Part 3 (4421 RR 20) in proximity to the western watercourse which may hold floodplain. Should future proposed works be within parcel 4421 RR 20 within the low point area identified, additional floodplain mapping maybe of a requirement depending on the scope, nature, and location of future proposed works alongside NPCA Permits.

Thank you,





**Paige Pearson (She/Her)**  
Watershed Planner

**Niagara Peninsula Conservation Authority (NPCA)**  
3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6

(O) 905.788.3135 Ext 205  
[www.npca.ca](http://www.npca.ca)  
[ppearson@npca.ca](mailto:ppearson@npca.ca)

The NPCA completed its Watershed-based Resource Management and Conservation Area Strategies, paving the way for sustainable conservation across the Niagara Peninsula watershed. It's Watershed Natural Asset Analysis and Valuation for the Niagara Peninsula watershed offers new insights that redefine how we view nature. **Explore them today!**

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**From:** Jeni Fisher <jfisher@westlincoln.ca>

**Sent:** September 10, 2025 7:11 PM

**To:** 'Pat.busnello@niagararegion.ca' <Pat.busnello@niagararegion.ca>;  
'devtplanningapplications@niagararegion.ca' <devtplanningapplications@niagararegion.ca>;  
'susan.dunsmore@niagararegion.ca' <susan.dunsmore@niagararegion.ca>; Katie'''  
<Katie.Young@niagararegion.ca>; Paige Pearson <ppearson@npca.ca>; Taran Lennard <tlennard@npca.ca>; Mike  
DiPaola <mdipaola@westlincoln.ca>; Jennifer Bernard <jbernard@westlincoln.ca>; Ben Agro  
<bagro@westlincoln.ca>; Taf Tsuru <ttsuro@westlincoln.ca>; Barb Behring <bbehring@westlincoln.ca>; 'Lyle  
Killins' <lkillins@live.com>; Ray Vachon <rvachon@westlincoln.ca>

**Cc:** Stephanie Pouliot <spouliot@westlincoln.ca>; Robin Shugan <rshugan@westlincoln.ca>; Susan Smyth  
<ssmyth@westlincoln.ca>; Gerrit Boerema <gboerema@westlincoln.ca>

**Subject:** Notice of Public Hearing - B08/2025WL - September 24th, 2025 - CoA

Good Evening,

Please find attached the Notice of Hearing and full package (application) for the below application going forward at the September 24<sup>th</sup>, 2025 Committee of Adjustment hearing.

- Consent Application B08/2025WL – Snippe - for the properties located at 4421 & 4373 Regional Road 20

As aThere will be an email coming out tomorrow regarding the Minor Variance(s) that will also be going forward at the September 24th, 2025 meeting.

If you have any questions or concerns, please let me know.

Sincerely,

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**PLANNING & DEVELOPMENT DEPARTMENT**

**MEMORANDUM**

**TO: Stephanie Pouliot – Planner / Treasurer Committee of Adjustment**

**FROM: Lyle Killins, Septic Inspection Manager**

**DATE: September 17, 2025**

**SUBJECT: Consent- Septic Evaluation - B08/2025 WL – Snippe**

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The proposed application has been reviewed, file searches and on-site visit completed.

Given that no documentation has been submitted relating to compliances with Part 8 (Sewage Systems) of the Ontario Building Code, the following is provided for consideration as a Condition of Approval.

The applicant provide documentation indicating application compliance with Part 8 of the Ontario Building Code to the satisfaction of the Township of West Lincoln Building Department.

We trust the preceding serves as required, however should additional information and/or clarification, please contact West Lincoln Building Department at 905-957-3346.

Respectfully submitted,



Lyle Killins C.P.H.I.(c)  
BCIN #11112

**From:** [Jennifer Bernard](#)  
**To:** [Stephanie Pouliot](#); [Susan Smyth](#); [Robin Shugan](#)  
**Subject:** RE: Notice of Hearing and Full Package -Wednesday September 24th Committee of Adjustment Hearing  
**Date:** September 22, 2025 1:25:19 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image193067.png](#)  
[image692319.png](#)  
[image106652.png](#)  
[image795145.png](#)

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Hi, I apologize I am late on this, I have no comments to provide on either minor variance application.

Thanks,  
Jenn



**Jennifer Bernard** | Manager, Civil Land Development  
*Township of West Lincoln*

**T** 905-957-3346 ext 6732  
**E** [jbernard@westlincoln.ca](mailto:jbernard@westlincoln.ca)  
**W** [www.westlincoln.ca](http://www.westlincoln.ca)

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential or privileged

## SCHEDULE C - COA-17-2025

**From:** [Stephanie Pouliot](#)  
**To:** [Robin Shugan](#); [Susan Smyth](#)  
**Subject:** Fw: Committee of Adjustment File B08/2025WL  
**Date:** September 22, 2025 3:57:30 PM  
**Attachments:** [image669460.png](#)  
[image665865.png](#)  
[image322872.png](#)  
[image667352.png](#)

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Please see attached  
Thank you,  
Steph



**Stephanie Pouliot** | Planner  
*Township of West Lincoln*

**T** 905-957-3346 ext. 5140  
**E** [spouliot@westlincoln.ca](mailto:spouliot@westlincoln.ca)  
**W** [www.westlincoln.ca](http://www.westlincoln.ca)

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**From:** [REDACTED]  
**Sent:** September 16, 2025 4:41 PM  
**To:** Stephanie Pouliot <[spouliot@westlincoln.ca](mailto:spouliot@westlincoln.ca)>  
**Subject:** Committee of Adjustment File B08/2025WL

Good Afternoon Stephanie,

My name is [REDACTED] and we received the notice for the lot boundary adjustment and consent for Leonard and Lynn Snippe.

I have no objections to the proposed severances and think it makes a lot of sense.

I just wanted to let you know that we received this notice in the mail on September 15, 2025 and the notice indicates that comments are due today, September 16, 2025. I was surprised that the deadline for comments came so soon and I assume that maybe there was a delay with the mail. I just thought you would like to know and to maybe consider extending the commenting period so that everyone has a chance to wrap their head around the application.

Have a great day!

[REDACTED]

**DATE:** September 24, 2025

**REPORT NO:** COA-20-2025

**SUBJECT:** **Recommendation Report for Minor Variance A122025WL -5399 Concession 4 Road**

**CONTACT:** Stephanie Pouliot, Secretary Treasurer of the Committee of Adjustment

**OVERVIEW:**

- A Minor Variance application has been submitted by Brian Breukelmen (Owner) to facilitate the construction of an Additional Dwelling Unit (ADU) above the ground floor of an existing accessory building located within the front yard and to increase the maximum Gross Floor Area (GFA) of an ADU from 100 square metre to 105 square metres.
- The subject property is designated as 'Good General Agriculture', 'Environmental Conservation' and 'Potential Corridors'.
- The subject property is zoned Agriculture (A) and Environmental Conservation (EC).
- The subject lands contain an existing single detached dwelling, detached accessory building in the front yard, and accessory building located in the rear for agricultural purposed.

**RECOMMENDATION:**

That, the application for Minor Variance submitted by Brian Breukelmen (Owner), as outlined in Report COA-20-2025 BE APPROVED to facilitate the construction of a secondary storey for an Accessory Dwelling Unit (ADU) above an existing detached accessory building located within the front yard (12.5 metres to the front lot line) with a gross floor area of 105 square metres.

**BACKGROUND:**

A Minor Variance application has been submitted by Brian Breukleman (Owner) for the lands municipally known as 5399 Concession Road 4, Township of West Lincoln. The subject property is located on the north side of Concession Road and contains an existing single detached dwelling (principal dwelling), existing detached accessory

building (garage) located in the front yard and accessory structures used for agricultural proposes in the rear yard. The property is 5.29 hectares in size and ±117 metres of lot frontage. The surrounding land uses are predominately Agricultural and Rural Residential.

The purpose of this application and the requested variances include:

1. To permit the construction of an Accessory Dwelling Unit (ADU) above the ground floor of the existing detached accessory building located within the front yard that is 12.5 metres from the front lot line.
2. To increase the Gross Floor Area (GFA) of an ADU from 100 square metres to 105 square metres.

Planning Staff have completed an analysis of the proposed Minor Variance application and can provide the following evaluation:

**Does the proposal maintain the general intent of the Official Plan? Yes**

The subject property is designated as 'Good General Agricultural', 'Environmental Conservation Area' and 'Potential Corridors' in the Township's Official Plan. The Good General Agricultural designation allows for a use of single detached dwellings and accessory buildings and structures including accessory dwelling units (ADUs).

The proposed ADU will be constructed on the secondary storey above an existing detached accessory building (garage) located in the front yard approximately 12.5 metres setback from the front lot line and in front of the principal dwelling. The proposed ADU will preserve agricultural land by utilizing the existing footprint and will have less impacts on land consumption. The existing structure is located outside of the Environmental Conservation and Potential Corridors designation therefore no negative impacts are expected as a result of this proposed development.

Therefore, Planning Staff are of the opinion that proposal meets the general intent and purpose of the Official Plan.

**Does the proposal maintain the general intent and purpose of the Zoning By-law? Yes**

The subject property is zoned Agriculture (A) Zone and Environmental Conservation (EC) Zone. The Agricultural (A) Zone permits a single detached dwelling unit, accessory buildings, and accessory dwelling units (ADUs), while the EC Zone does not permit any new buildings or structures. As such, all development must be located within the portion of the lot zoned A, outside of the environmentally zoned area. The proposal is contained within an existing disturbed area outside of the EC Zone.

*Variance #1 – Accessory Structure/Accessory Dwelling Unit in Front Yard*

The general intent of limiting accessory structures and ADUs to the side or rear yards is to preserve rural character, maintain streetscape aesthetics, protect privacy, and ensure access to amenity space. According to Section 3.1 and Table 1-2 of the Zoning By-law, accessory buildings including ADUs are to be no closer to the front lot line than the main building. The existing single detached dwelling has a front yard setback of approximately 33 metres, while the existing accessory building, proposed to accommodate a second storey ADU, has a setback of 12.5 metres.

Despite its location in the front yard, the structure provides sufficient separation from the municipal right-of-way, preserves sight lines, and does not introduce privacy concerns for neighbouring properties.

*Variance #2 – Increased Ground Floor Area for an Accessory Dwelling Unit*

The intent of limiting the gross floor area (GFA) of ADUs is to ensure that they remain subordinate to the main dwelling. According to Section 3.1 and Table 1-2 of the Township's Zoning By-law, an ADU shall have a maximum GFA of 100 square metres. The proposed second storey ADU will have a GFA of 104.5 square metres rounded to 105 square metres. The additional size is necessary to ensure that the footprint for the ADU will be proportionate to the garage and maintain an appealing building facade to the main dwelling. Although slightly above the permitted threshold, the ADU remains secondary in scale and function, as it utilizes the existing footprint of the accessory building (garage).



Therefore, it is the opinion of Planning Staff that the requested variances maintain the general intent and purpose of the Township's Zoning By-law.

**Is the proposal desirable for the appropriate development or use of the land? Yes**

The proposed secondary storey for an ADU above an existing detached accessory



building (garage) located within the front yard is desirable and appropriate as will maintain the existing street scape and rural characteristic of the surrounding area.

Considering the environmental constraints on the property, and the existing location of the accessory building, it was determined to be logical and represents the best use of the land to develop above the garage, limiting development to the front yard.

The proposed ADU within the existing accessory building will maintain the existing 12.5 metre front yard setback and will provide sufficient space between the municipal right-of-way and maintain space to accommodate sight lines for vehicular traffic.

The increase in gross floor area (GFA) from 100 square metres to 105 square metres as noted previously is to provide for a building that is proportionate and attractive to the main dwelling to provide for good street appeal.

Therefore, Planning Staff are of the opinion that proposal is considered desirable for the appropriate development and use of the land and building.

#### **Is the proposal minor in nature? Yes**

The proposed accessory dwelling unit (ADU), located above the ground floor of the existing accessory building (garage), is considered minor in nature. It utilizes the existing footprint and does not further encroach into the front yard setback or the environmentally zoned area. The ADU will not negatively impact sight lines along Concession 4, nor will it create privacy or shadowing concerns for abutting neighbours.

Similarly, the proposed increase in GFA for the ADU remains minor, as it is confined to the existing structure and maintains the intent of being secondary to the main dwelling. It is not anticipated to result in any adverse privacy impacts to neighbouring properties.

Therefore, Planning Staff are of the opinion that the requested variances are minor in nature.

#### **INTER-DEPARTMENTAL & AGENCY COMMENTS:**

##### **Niagara Peninsula Conservation Authority:**

The existing accessory building is not located within a NPCA regulated area, however the proposed septic system is proposed within an NPCA-30 metre wetland buffer area. The NPCA has previously issued an septic permit. Should there be any changes, an amendment to the permit to the existing permit will be required. NPCA have no object to the application.

#### **PUBLIC COMMENTS:**

No public comments have been received at the time of writing this report.

**CONCLUSION:**

Based on the above analysis, Planning Staff recommend APPROVAL of Minor Variance A12/2025WL, to permit the construction of an Accessory Dwelling Unit above the ground floor of the existing detached accessory structure (garage) located within front yard of the subject property and to increase the gross floor area to 105 square metres.

**ATTACHMENTS:**

Schedule A – Sketch Plan  
Schedule B – Agency Comments

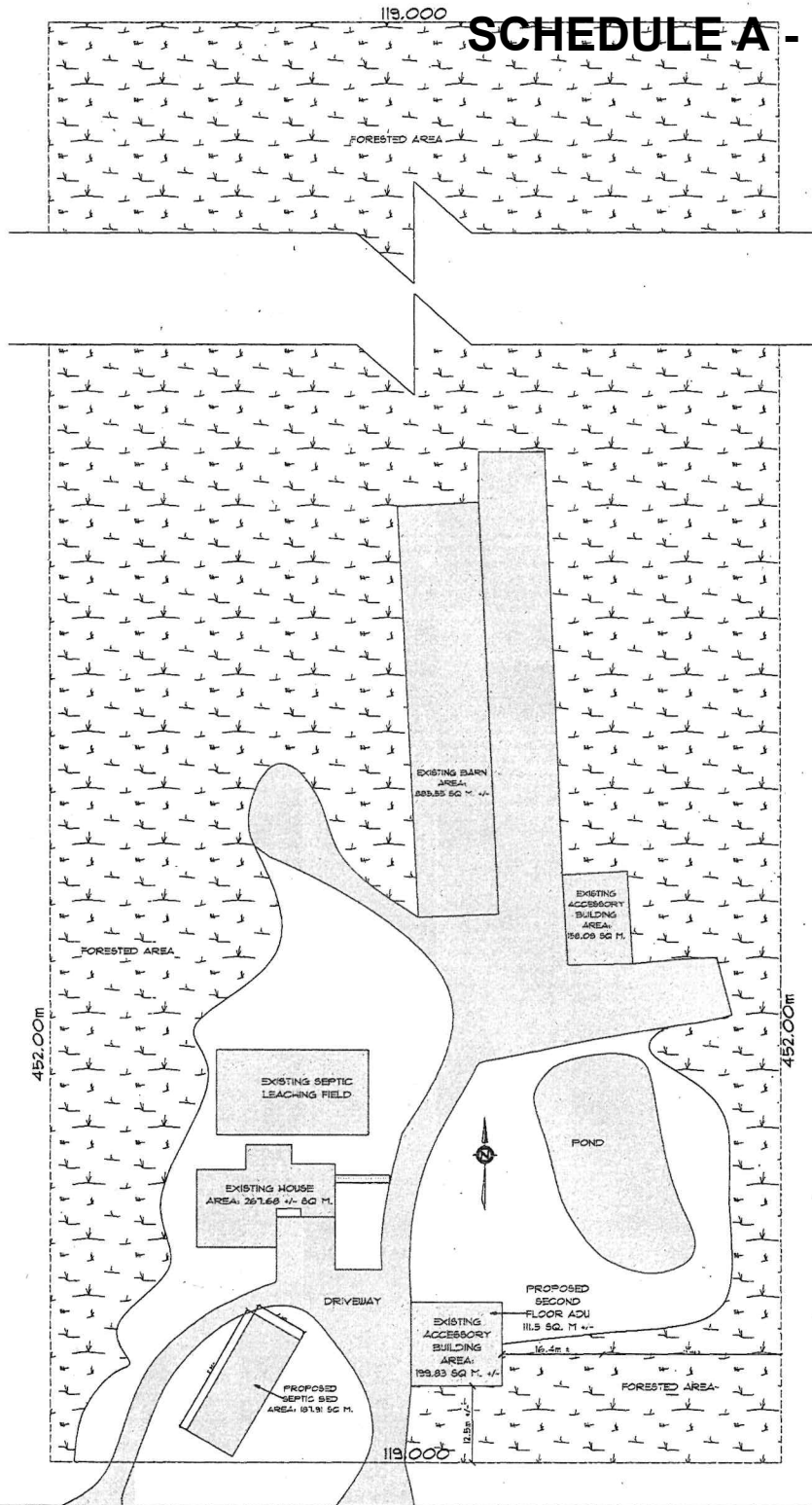
**Prepared & Submitted by:**

**Robin Shugan CPT, ACST**  
**Senior Planner**

**Approved by:**

**Susan Smyth CPT**  
**Manager, Community Planning and Design**

# SCHEDULE A - COA-20-2025



**SITE PLAN**  
SCALE: 1:750

CONCESSION 4 ROAD

**D. METHOT**  
Design and Construction Ltd.

408 FARES STREET PORT COLBORNE ONTARIO  
PHONE: (905)329-2443  
dmethotdesignandconstruction@gmail.com

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

**Qualification Information**  
Required unless design is exempt under Div. C-3.25.1. of this building code  
DAVE METHOT. *[Signature]* 35685  
Name Signature BCN  
**Registration Information**  
Required unless design is exempt under Div. C-3.25.1. of this building code  
D. METHOT DESIGN AND CONSTRUCTION LTD. 105252 BCN  
Firm Name

## CONCESSION 4 RD SITE PLAN

5399 Concession 4 Road ST ANN'S ONTARIO

SITE PLAN

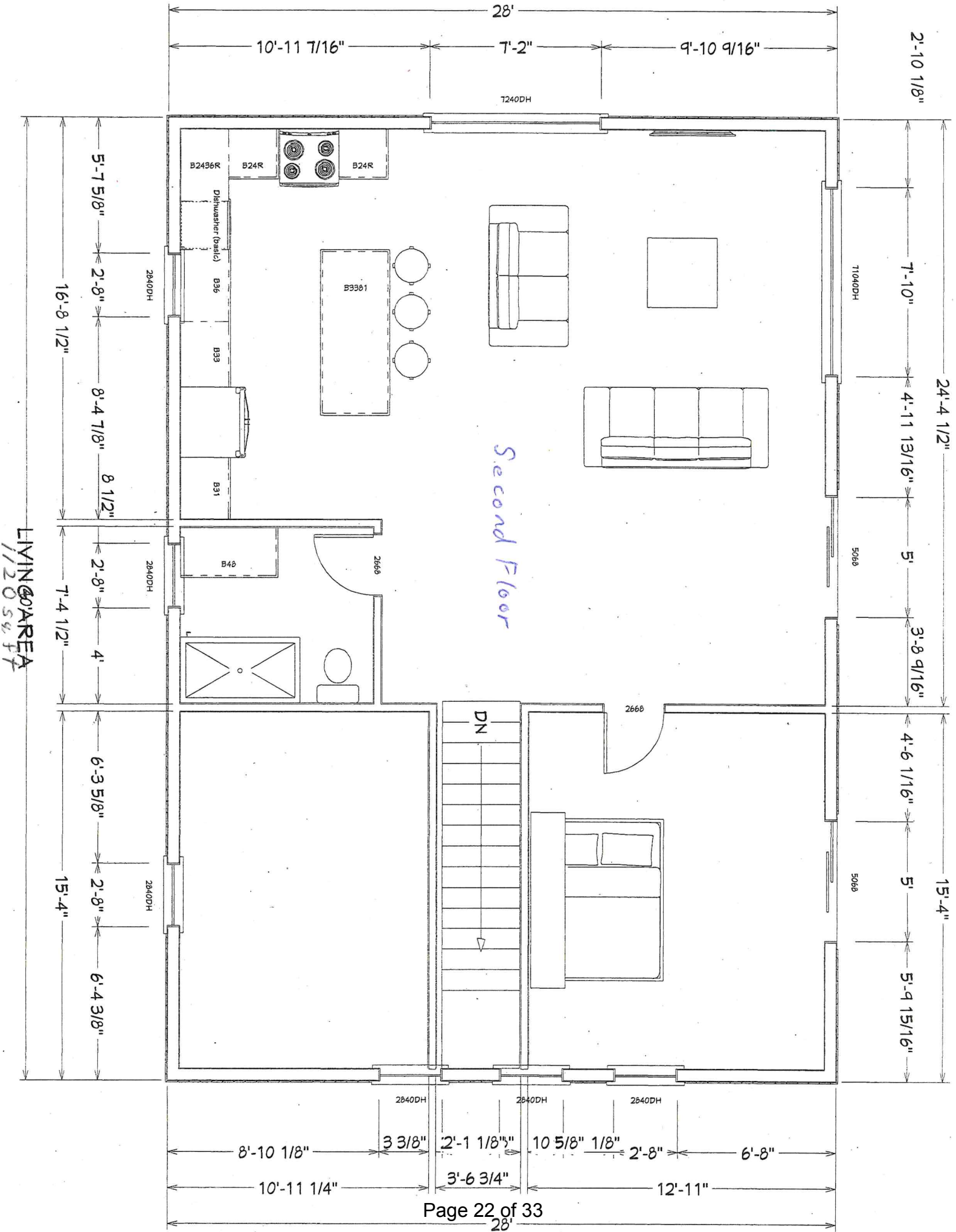
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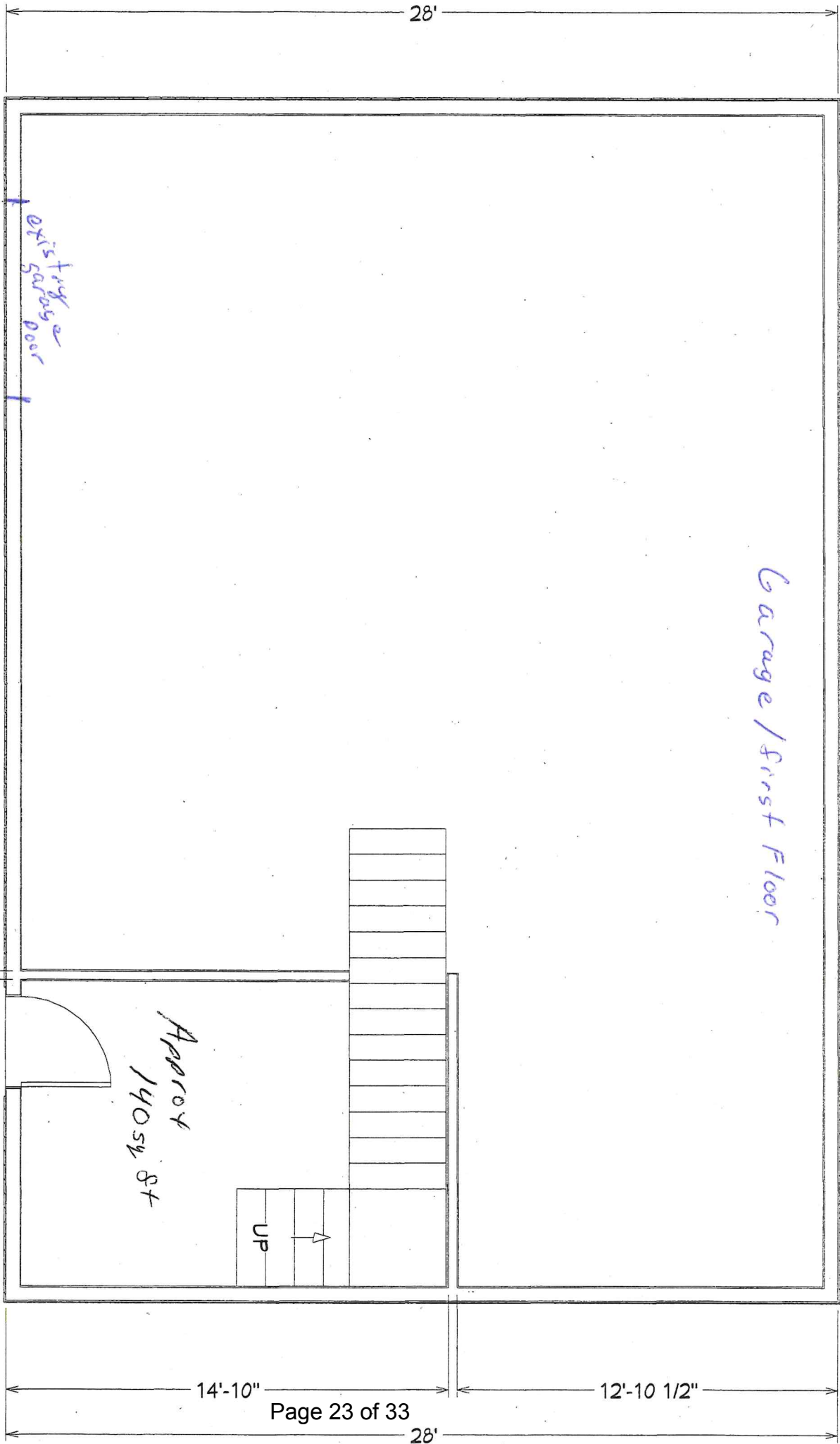
DRAWN BY: D. METHOT

DATE: 2025-08-26

1/1

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LIVING AREA

**SCHEDULE B- COA-20-2025****NPCA Minor Variance Comments: A12/2025WL**

From Paige Pearson <ppearson@npca.ca>  
To Stephanie Pouliot <spouliot@westlincoln.ca>

3 attachments (10 MB)

3. Full Package A122025WL.pdf; 2. Notice of Hearing -A122025WL.pdf; NPCA Map - 5399 Concession 4 Road, West Lincoln.pdf;

Hi Stephanie,

Based on the current NPCA mapping (attached), the subject property, 5399 Concession 4 Road, does contain the following NPCA regulated features:

- Provincially Significant Wetland (PSW) St Anns Slough Forest Wetland Complex, with a 30 meter regulated buffer area
- Watercourses with 15 meter regulated buffer areas

The existing accessory structure to be proposed as an additional dwelling unit is not within an NPCA regulated area however, the proposed septic system is proposed within an NPCA 30-meter wetland buffer area. The NPCA has previously issued an NPCA Permit, 202501011, to permit the septic system as identified. Should there be any required changes, the NPCA will require an amendment to the existing Permit to be applied for, for prior review and approval.

In conclusion, the NPCA offer no objection to the Minor Variance Application, A12/2025WL.

All future proposed works that encroach within an NPCA regulated area will require NPCA prior review, approval, and NPCA permits to be issued prior to the start of works.

Thank you,



**Paige Pearson (She/Her)**  
Watershed Planner

**Niagara Peninsula Conservation Authority (NPCA)**  
3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6

(O) 905.788.3135 Ext 205  
[\[www.npca.ca%20\]www.npca.ca](http://www.npca.ca)  
[ppearson@npca.ca](mailto:ppearson@npca.ca)

The NPCA completed its [Watershed-based Resource Management](#) and [Conservation Area](#) Strategies, paving the way for sustainable conservation across the Niagara Peninsula watershed. It's [Watershed Natural Asset Analysis and Valuation](#) for the Niagara Peninsula watershed offers new insights that redefine how we view nature. **Explore them today!**

**DATE:** September 24, 2025

**REPORT NO:** COA-19-2025

**SUBJECT:** **Recommendation Report for Minor Variance A11/2025WL – Marz Homes Smithville West Inc.**

**CONTACT:** Stephanie Pouliot, Secretary Treasurer of the Committee of Adjustment

**OVERVIEW:**

- A Minor Variance Application has been submitted by Arcadis Professional Services Canada Inc. (Agent) on behalf of Marz Homes Smithville West Inc. (Owner) for the Thrive Draft Plan of Subdivision.
- The variance requests apply to the Medium Density Residential RM3 and RM4 zones and the reduced front yard setback for Blocks 65, 82 and 86.
- Block 65 seeks to reduce the minimum front yard setback from 4.5 metres to 3.0 metres to permit the construction of street townhouse dwelling units.
- Block 82 seeks to reduce the minimum front yard setback from 4.5 metres to 2.9 metres to permit the construction of back-to-back townhouse dwelling units.
- Block 86 seeks to reduce the minimum front yard setback from 4.5 metres to 3.5 metres to permit the construction of back-to-back townhouse dwelling units.

**RECOMMENDATION:**

That, the application for Minor Variance A11/2025WL, submitted by Arcadis Professional Services Canada Inc. (Agent) on behalf of Marz Homes Smithville West Inc. (Owner) for the Thrive Draft Plan of Subdivision as outlined in Report COA-19-2025, BE APPROVED as submitted.

**BACKGROUND:**

A Minor Variance application has been submitted by Arcadis Professional Services Canada Inc. (Agent) on behalf of Marz Homes Smithville West Inc. (Owner) for the Thrive Draft Plan of Subdivision for Blocks 65, 82 and 86 legally described as Lot 9, Plan M-98 in the Township of West Lincoln.

The subject lands are located with the urban settlement area of Smithville with frontage on Regional Road 20 and South of Grimsby Road 5. The subject lands have a lot area



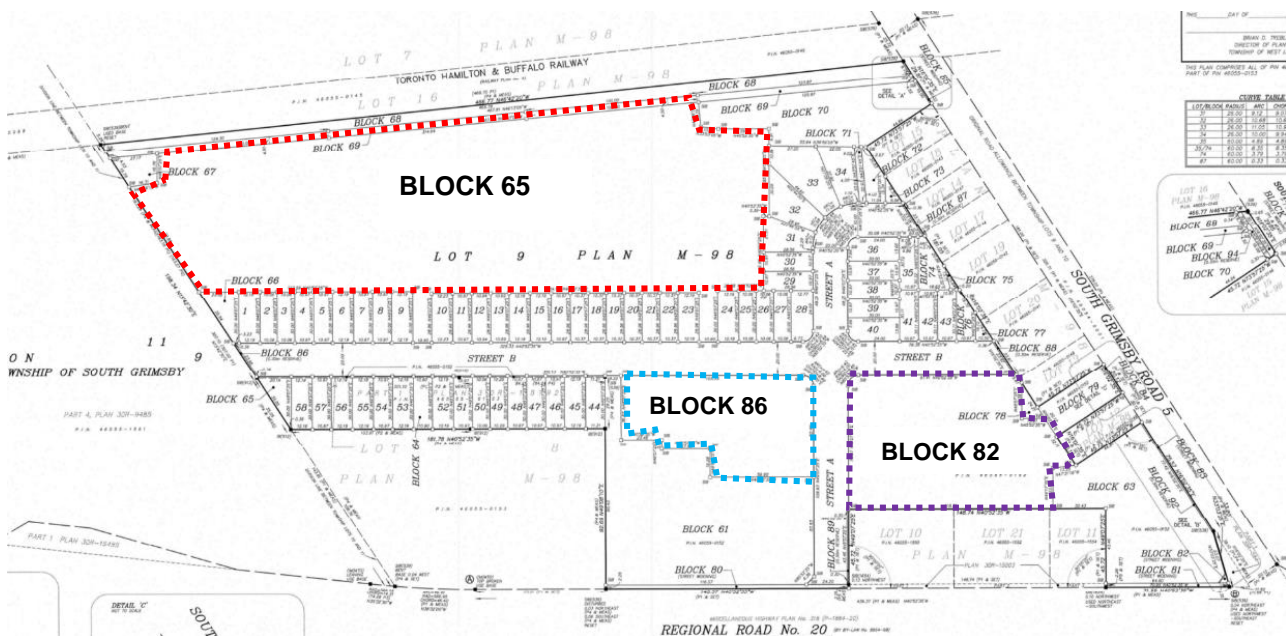
of approximately 10.3 hectares and is currently vacant. The Thrive Draft Plan of Subdivision is approved to construct 268 residential units, including single detached lots and townhouse dwellings including street and back-to-back units. The proposed subdivision will also include an internal road network, commercial mixed use block, stormwater management pond and a public park.

The purpose of the application is seeking a reduction of the required front yard setback of the Medium Density Residential (RM3 and RM4) Zones for Blocks 65, 82 and 86 to permit the construction of street and back-to-back townhouse dwelling units. The requested variances are as follows:

- Block 65: reduce the required front yard setback from 4.5 metres to 3.0 metres.
- Block 82: reduce the required front yard setback from 4.5 metres to 2.9 metres.
- Block 86: reduce the required front yard setback from 4.5 metres to 3.5 metres.

Refer to Figure 1 for the Thrive Draft Plan of Subdivision (Schedule A for the larger draft plan).

**Figure 1: Thrive Draft Plan of Subdivision**



Block 65 – Street Townhouse Dwelling Units refer to Schedule B for site plan  
 Block 82 – Back-to-back Townhouse Dwelling Units refer to Schedule C for site plan  
 Block 86 – Back-to-back Townhouse Dwelling Units refer to Schedule D for site plan

Planning Staff have completed an analysis of the proposed Minor Variance application and can provide the following evaluation:

**Does the proposal maintain the general intent and purpose of the Official Plan?  
Yes**

The subject lands are included in the Northwest Quadrant Secondary Plan (Official Plan Amendment No. 45 & 67) which permits the medium density residential uses that include different townhouse dwelling types such as street and back-to-back townhouse units.

The proposed variance for a reduced front yard setback does not change the intended use or density of the townhouses and therefore meets the general intent and purpose of the Official Plan and Secondary Plan policies.

**Does the proposal maintain the general intent and purpose of the Zoning By-law?  
Yes**

Block 65

The subject lands in Block 65 are zoned Medium Density Residential (RM3) that permit street townhouse dwelling units. According to Section 6.3 and Table 15 of the Zoning By-law, RM3 requires a minimum front yard setback of 4.5 metres. The general intent of minimum front yard setback regulations is to ensure a consistent setback along a street is maintained for streetscape purposes and to provide additional amenity space in the front yard of each dwelling. The requested relief of a 3.0 metre (reduction of 1.5 metres) can maintain the streetscape and sufficient space to the municipal right-of-way and not expected to create an impactful situation for the form and function of the front yard for the dwelling units.

Blocks 82 and 86

The subject lands in Blocks 82 and 86 are zoned Medium Density Residential (RM4) that permit back-to-back townhouse dwelling units. Again, according to Section 6.3 and Table 15 of the By-law, RM4 requires a minimum front yard setback of 4.5 metres. Consistent with the comment for Block 65 and the general intent of minimum front yard setback regulations, the same applies in this circumstance.

Block 82 is requesting relief of a 2.9 metre (reduction of 1.9 metres) and Block 86 is requesting relief of 3.5 metres (reduction of 1 metre). In both cases, the streetscape and space for the municipal right-of-way are not expected to be significantly impacted with the reductions. Similarly, there is sufficient space for an adequate front yard for amenity space, landscaping and function of a front yard.

**Is the proposal desirable for the appropriate development or use of the land? Yes**

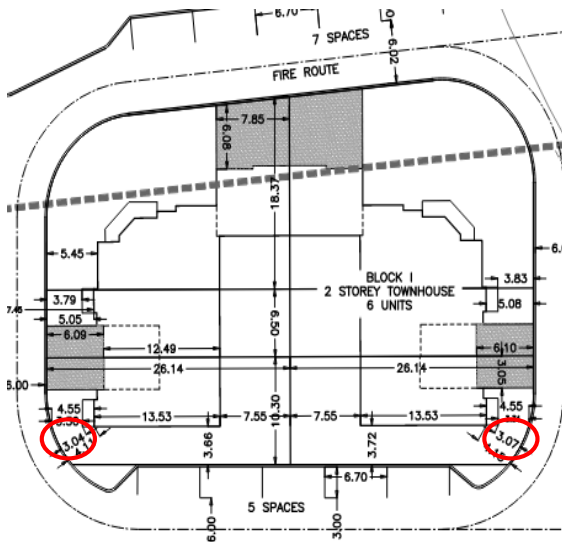
The proposed variances to reduce the front yard setback for the construction of the townhouse dwelling units for Blocks 65, 82, and 86 within the Thrive Draft Plan of Subdivision is appropriate and desirable for the subject lands. The units requesting the

reduced front yard setbacks are the end units of each block fronting onto the internal roadway of the subdivision. The reduced front yard setbacks allow the units to align to create consistency and maintains the overall streetscape of the subdivision. The reduced front yard setbacks will not have any significant impacts as it maintains appropriate vehicular parking, and sufficient room for general maintenance and drainage, as well as appropriate distance from municipal sidewalks and rights-of-way.

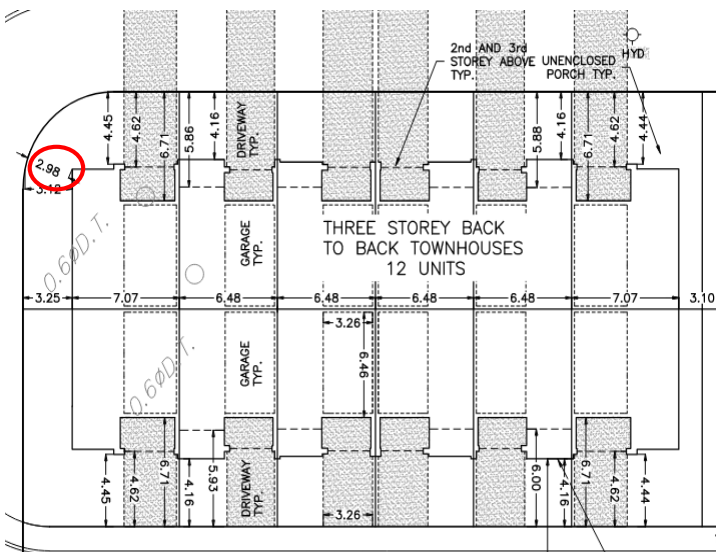
### Is the proposal minor in nature? Yes

The proposed reductions of the front yard setback for Blocks 65, 82 and 86 vary from 3.5 metres to 2.9 metres. These requested reductions are concentrated at the corner of the front exterior wall of the end units with exterior side yards along the internal road network.

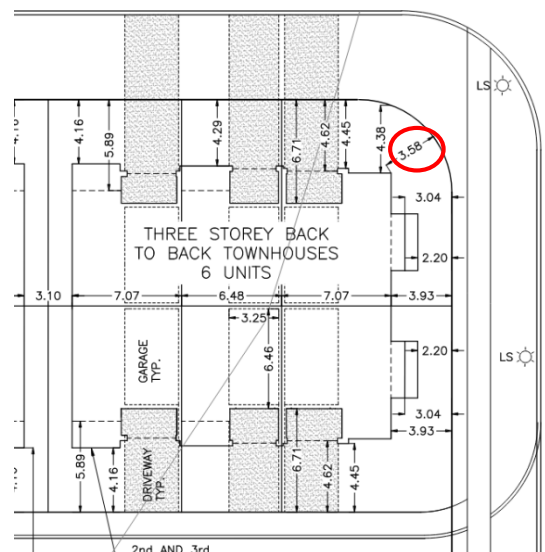
#### Block 65



#### Block 82



#### Block 86



Respecting Our Roots, Realizing Our Future

In each circumstance, the reduced front yard is not expected to create an undesirable situation or create impacts to the streetscape and usability of the front yard. The request is concentrated on the end and corner units of the townhouse blocks for Blocks 65, 82 and 86 that are internal to the subdivision. Since the reductions are minor in nature, it would be hard to visually notice the reduction considering there still will be adequate distance from the municipal sidewalk and right-of-way to the front yards of these units.

For these reasons, Planning Staff is of the opinion that the requested front yard setback reductions are minor in nature.

#### **INTER-DEPARTMENTAL & AGENCY COMMENTS:**

The application was circulated to the commenting agencies and there are no comments or objections to the proposed variance.

#### **PUBLIC COMMENTS:**

No public comments have been received at the time of writing this report.

#### **CONCLUSION:**

Based on the above analysis, Planning Staff recommend **APPROVAL** of Minor Variance application A11/2025WL, for a reduced front yard setback for the Medium Density Residential (RM3 and RM4) Zones from the required minimum 4.5 metres to 3.0 metres for Block 65; 2.9 metres for Block 82; and 3.5 metres for Block 86.

#### **ATTACHMENTS:**

Schedule A – Thrive Draft Plan of Subdivision  
Schedule B – Block 65  
Schedule C – Block 82  
Schedule D – Block 86

#### **Prepared & Submitted by:**

**Robin Shugan CPT, ACST**  
**Senior Planner**

#### **Approved by:**

**Susan Smyth, CPT**  
**Manager, Community Planning and Design**



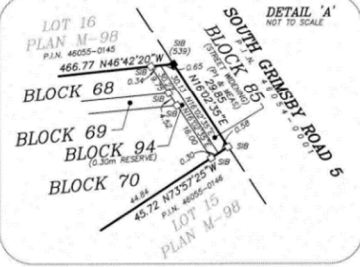
SCHEDULE A - COA-19-2025

PLAN OF SUBDIVISION OF  
LOT 9 & PART OF LOT 8  
PLAN M-98  
(AS CONFIRMED BY 30BA-1695)  
IN THE  
**TOWNSHIP OF  
WEST LINCOLN**  
REGIONAL MUNICIPALITY OF NIAGARA  
SCALE 1:1000  
0 10 20 30 40 50 metres  
NICHOLAS P. MUTH O.L.S.

**PLAN 30M-**  
I CERTIFY THAT THIS PLAN IS REGISTERED  
IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES  
DIVISION OF NIAGARA NORTH (30) AT \_\_\_\_\_ O'CLOCK ON THE  
DAY OF \_\_\_\_\_, 2023 AND ENTERED IN THE  
PARCEL REGISTER FOR PROPERTY IDENTIFIER \_\_\_\_\_  
AND REQUIRED CONSENTS ARE REGISTERED  
AS PLAN DOCUMENT NO. \_\_\_\_\_  
\_\_\_\_\_  
REPRESENTATIVE FOR  
LAND REGISTRAR  
APPROVED UNDER SECTION 51 OF THE PLANNING ACT  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
\_\_\_\_\_  
BRIAN D. TREBLE  
DIRECTOR OF PLANNING  
TOWNSHIP OF WEST LINCOLN

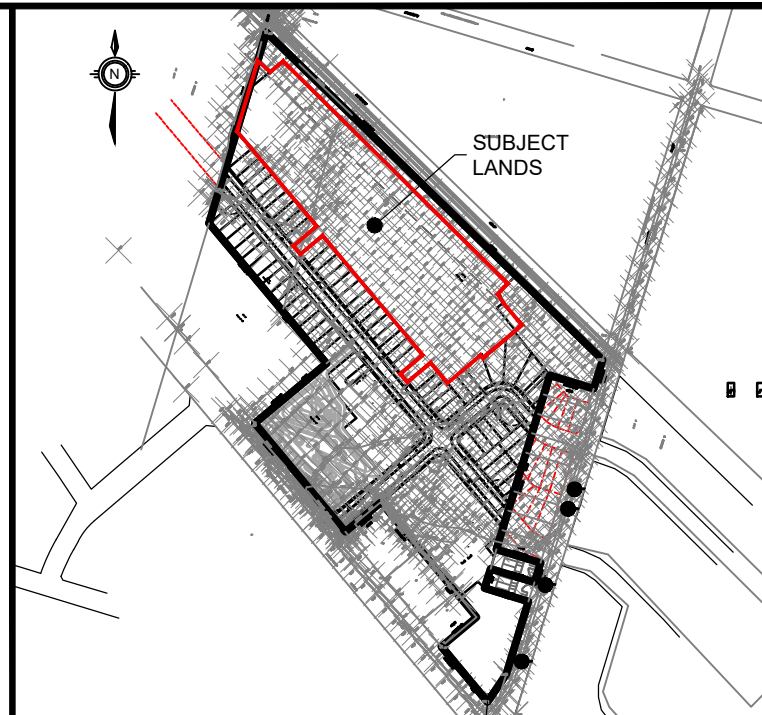
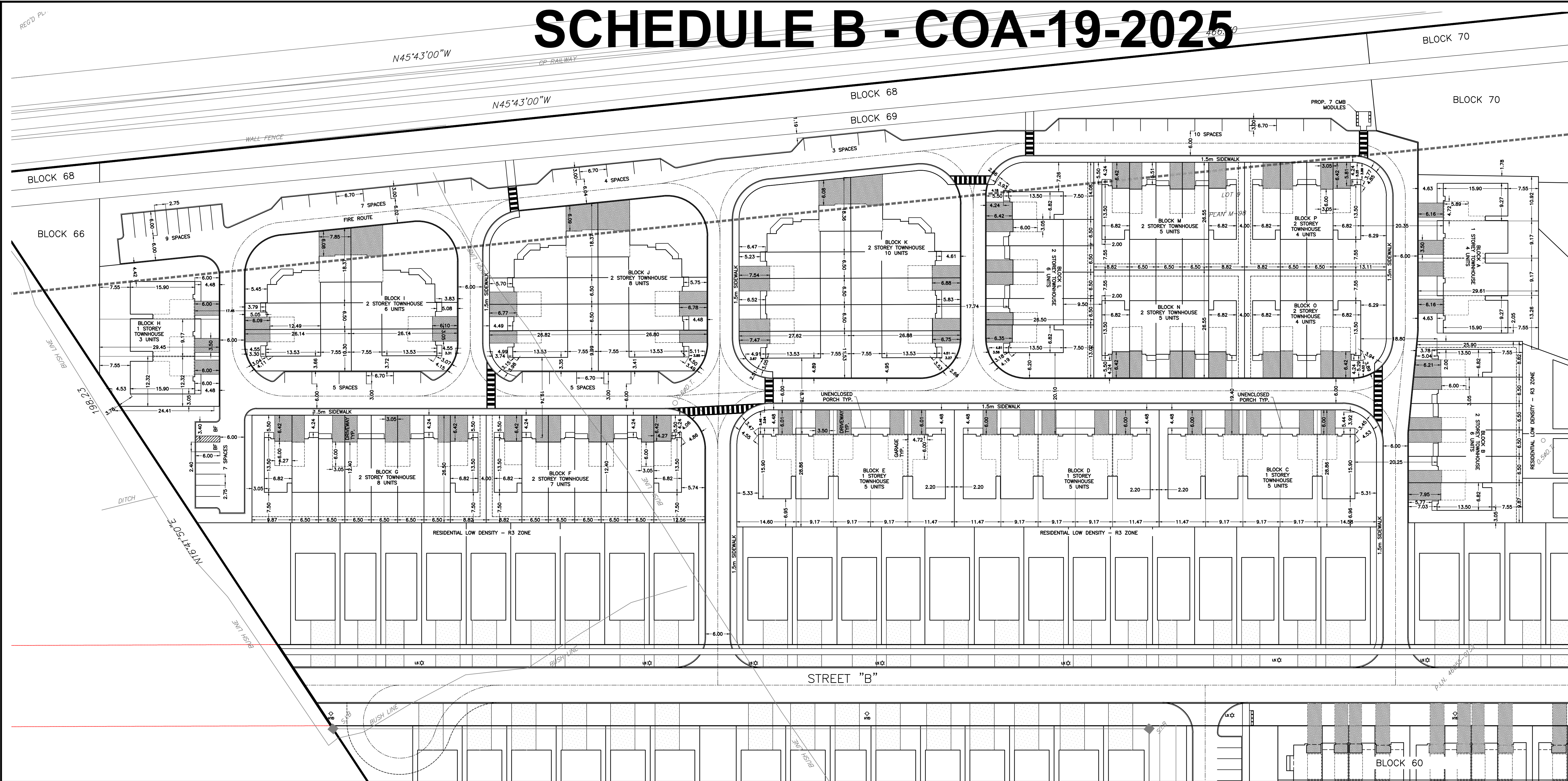
CURVE TABLE

LOT/BLOCK	RADIUS	ARC	CHORD	BEARING
31	26.00	8.12	9.07	N59°10'15"E
32	26.00	10.68	10.60	N80°39'00"E
33	26.00	11.05	10.96	N75°04'50"W
34	26.00	10.00	9.94	N51°53'35"W
35	60.00	4.89	4.89	N43°12'40"W
35/74	60.00	8.35	8.35	N44°51'50"W
74	60.00	3.79	3.79	N44°21'25"W
87	60.00	0.33	0.33	N49°00'35"W





# SCHEDULE B - COA-19-2025

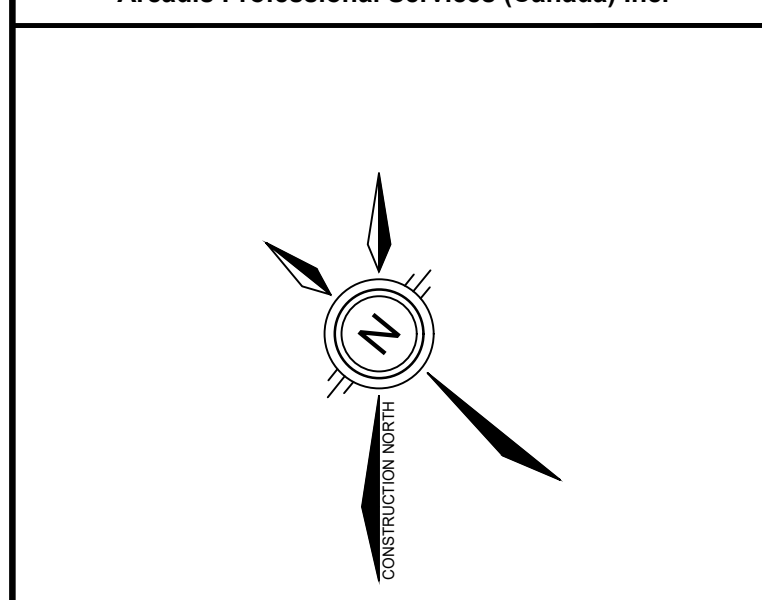


KEY MAP - N.T.S.

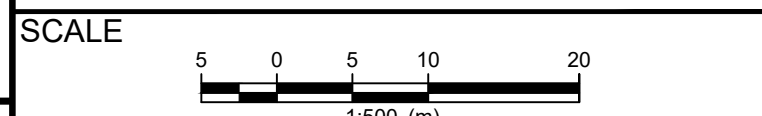
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Arcadis Professional Services (Canada) Inc.



**NOT FOR CONSTRUCTION**



DESIGN BY:	A.BUONAMICI	CHECKED BY:	J.MARCUS
DRAWN BY:	S.CHALMERS	DATE:	2020-03-16
5	2022-08-09	JM	MINOR VARIANCE SUBMISSION
4	2022-01-21	JM	PRE-CONSULTATION SUBMISSION
3	2021-10-01	JM	FOURTH DRAFT PLAN SUBMISSION
2	2021-08-19	JM	THIRD DRAFT PLAN SUBMISSION
1	2021-06-29	JM	SECOND DRAFT PLAN SUBMISSION
0	2020-05-04	SC	FIRST DRAFT PLAN SUBMISSION
21	DATE	BY	DESCRIPTION

DRAWING ISSUE RECORD			
NO.	DATE	BY	DESCRIPTION

APPROVALS



TOWNSHIP OF  
WEST LINCOLN

THRIVE - 25 ACRES

PRELIMINARY SITE PLAN  
BLOCK 65

FILE NUMBER: 109178 SHEET NUMBER: SP1

PROPOSED ZONING	RESIDENTIAL MEDIUM DENSITY TYPE 3 ZONE MODIFIED (RM3)			COMPLY
	2-STORY STREET TOWNHOUSE DWELLING			
REGULATION	REQUIRED	PROPOSED		
MIN. LOT AREA (PER DWELLING UNIT)*	165m <sup>2</sup>	169m <sup>2</sup>		YES
MIN. LOT FRONTAGE	6.0m/UNIT	6.5m		YES
MIN. FRONT YARD	DWELLING PRIVATE GARAGE	4.5m 6.21m	3.05m YES	NO YES
MIN. EXTERIOR SIDE YARD	3.0m	3.05m		YES
MIN. INTERIOR SIDE YARD	ADJOINING A LOT IN A LOW DENSITY RESIDENTIAL ZONE ADJOINING A LOT IN ANY OTHER ZONE	3.0m 1.2m	3.05m N/A	YES YES
MIN. REAR YARD	ADJOINING A LOT IN A LOW DENSITY RESIDENTIAL ZONE ADJOINING A LOT IN ANY OTHER ZONE	7.5m 6.0m	7.5m N/A	YES YES
MAX. LOT COVERAGE*	53 % 3.0m	51.6 % 4.0m	YES YES	
MIN. SEPARATION BETWEEN DWELLING ON THE SAME LOT	EXTERIOR SIDE WALLS EXTERIOR FRONT OR REAR WALLS EXTERIOR FRONT OR REAR WALL AND SIDE WALL	12.0m 7.5m	15.1m 9.5m	YES YES YES
MAX. HEIGHT	12m	12m		YES
MIN. LANDSCAPE OPEN SPACE	25%	37.6%		YES
ALLOWABLE PROJECTIONS INTO REQUIRED YARDS	UNENCLOSED PORCH BALCONY/DECK	FRONT/SIDE - 1.5m REAR - 3.0m FRONT/SIDE - 1.5m REAR - 3.0m	FRONT - 0.49m SIDE - N/A REAR - 3.0m N/A	YES YES YES YES
MINIMUM AND MAXIMUM WIDTHS FOR DRIVEWAYS AND PARKING AISLES				
DRIVEWAY FOR A DWELLING WITH A PRIVATE GARAGE	MIN. WIDTH	3.0m	3.0m	YES
	MAX. WIDTH	GARAGE WIDTH PLUS 0.5m OR 60% OF LOT WIDTH, WHICHEVER IS GREATER, TO A MAX. OF 6.0m	47.0%	YES
MAXIMUM DRIVEWAY AREA OF A REQUIRED FRONT YARD	60%	52.3%		YES
PRIVATE GARAGE SIZE	3.5m WIDTH 6.0m LENGTH	3.05m WIDTH 6.0m LENGTH		NO

\*DENOTES REGULATION CHANGED PER MINOR VARIANCE DECISION A25/2022WL

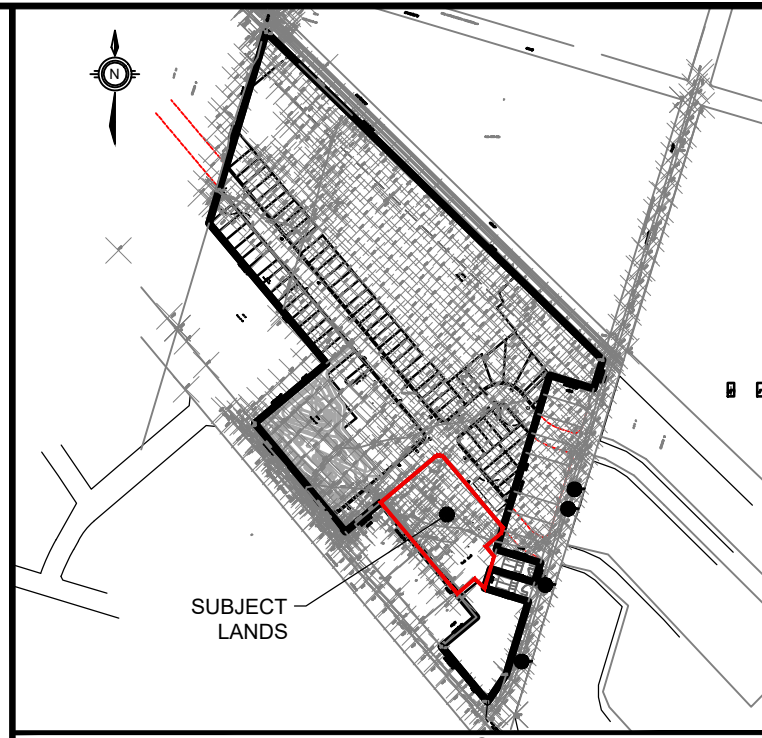
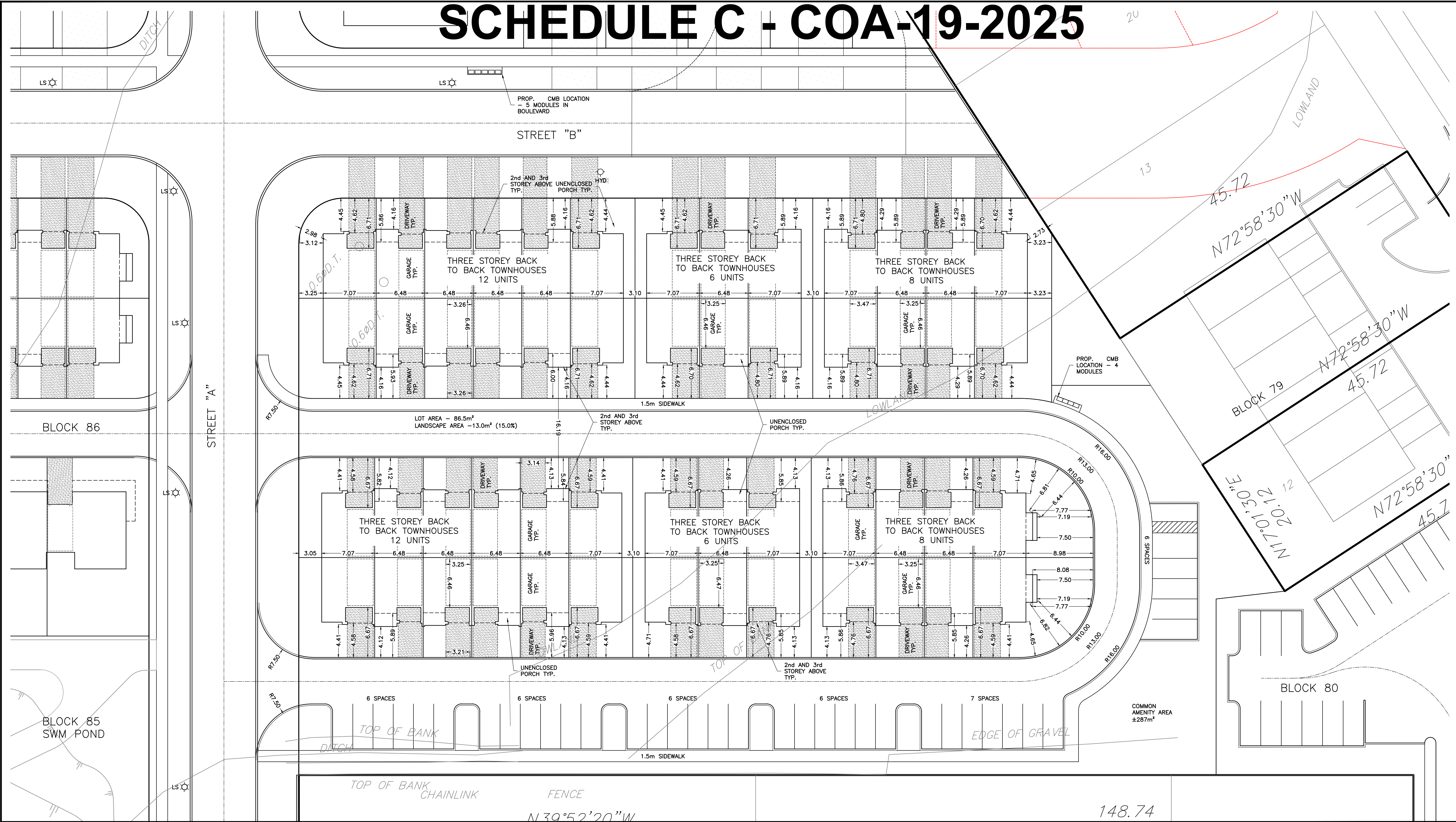
PROPOSED ZONING	RESIDENTIAL MEDIUM DENSITY TYPE 3 ZONE MODIFIED (RM3)			COMPLY
	BUNGALOW STREET TOWNHOUSE DWELLING			
REGULATION	REQUIRED	PROPOSED		
MIN. LOT AREA (PER DWELLING UNIT)	180m <sup>2</sup>	264m <sup>2</sup>		YES
MIN. LOT FRONTAGE	6.0m/UNIT	9.17m		YES
MIN. FRONT YARD	DWELLING PRIVATE GARAGE	4.5m 6.0m	5.76m YES	YES YES
MIN. EXTERIOR SIDE YARD	3.0m	3.72m		YES
MIN. INTERIOR SIDE YARD	ADJOINING A LOT IN A LOW DENSITY RESIDENTIAL ZONE ADJOINING A LOT IN ANY OTHER ZONE	3.0m 1.2m	N/A 1.78m	YES YES
MIN. REAR YARD	ADJOINING A LOT IN A LOW DENSITY RESIDENTIAL ZONE* ADJOINING A LOT IN ANY OTHER ZONE*	BLOCKS C, D, E - 6.9m BLOCK H - 3.7m	6.95m 3.78m	YES YES
MAX. LOT COVERAGE*	57 % 3.0m	55.4 % 4.4m	YES YES	
MIN. SEPARATION BETWEEN DWELLING ON THE SAME LOT	EXTERIOR SIDE WALLS EXTERIOR FRONT OR REAR WALLS EXTERIOR FRONT OR REAR WALL AND SIDE WALL	12.0m 7.5m	17.45m 9.5m	YES YES YES
MAX. HEIGHT	12m	19.74m		YES
MIN. LANDSCAPE OPEN SPACE	25%	36 %		YES
ALLOWABLE PROJECTIONS INTO REQUIRED YARDS	UNENCLOSED PORCH BALCONY/DECK	FRONT/SIDE - 1.5m REAR - 3.0m FRONT/SIDE - 1.5m REAR - 3.0m	FRONT - 1.03m SIDE - N/A REAR - N/A N/A	YES YES YES YES
MINIMUM AND MAXIMUM WIDTHS FOR DRIVEWAYS AND PARKING AISLES				
DRIVEWAY FOR A DWELLING WITH A PRIVATE GARAGE	MIN. WIDTH	3.0m	3.5m	YES
	MAX. WIDTH	GARAGE WIDTH PLUS 0.5m OR 60% OF LOT WIDTH, WHICHEVER IS GREATER, TO A MAX. OF 6.0m	4.72m 38.2%	YES
MAXIMUM DRIVEWAY AREA OF A REQUIRED FRONT YARD	60%	38.4%		YES
PRIVATE GARAGE SIZE	3.5m WIDTH 6.0m LENGTH	4.72m WIDTH 6.0m LENGTH		YES

\*DENOTES REGULATION CHANGED PER MINOR VARIANCE DECISION A25/2022WL

RESIDENTIAL MEDIUM DENSITY TYPE 4 (RM4) ZONE				COMPLY
PERMITTED USES	TOWNHOUSE DWELLING (BACK TO BACK)			
REGULATION	REQUIRED	PROPOSED		
RESIDENTIAL PARKING - 91 UNITS 1.75 SPACES/UNIT	159.25 SPACES	44 GARAGES 91 DRIVEWAYS 50 PARKING LOT 185 TOTAL SPACES		YES

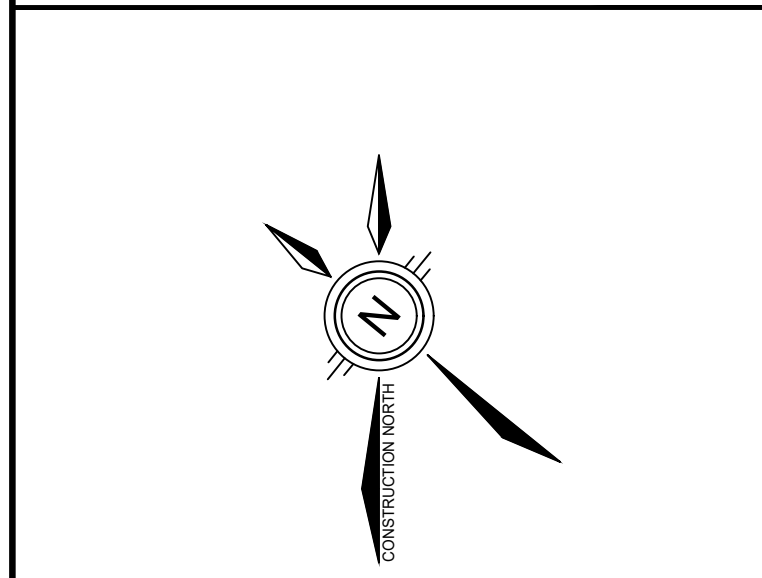


# SCHEDULE C - COA-19-2025



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Arcadis Professional Services (Canada) Inc.



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SOURCE:  
XXX

BENCHMARK  
XXX

SCALE  
3 0 5 10  
1:250 (m)

DESIGN BY: A.BUONAMICI  
DRAWN BY: S.CHALMERS  
CHECKED BY: J.MARCUS  
DATE: 2020-03-16

DATE	BY	DESCRIPTION
2022-01-21	JM	PRE-CONSULTATION SUBMISSION
2021-06-29	JM	SECOND DRAFT PLAN SUBMISSION
2020-05-04	SC	FIRST DRAFT PLAN SUBMISSION
2020-03-16	JM	FINAL PLAN SUBMISSION

DRAWING ISSUE RECORD

APPROVALS

**ARCADIS**  
360 James Street North - Suite 200  
Hamilton ON L8L 1H5 Canada  
tel 905 546 1010  
www.arcadis.com

TOWNSHIP OF  
WEST LINCOLN

THRIVE - 25 ACRES

PRELIMINARY SITE PLAN  
BLOCK 82

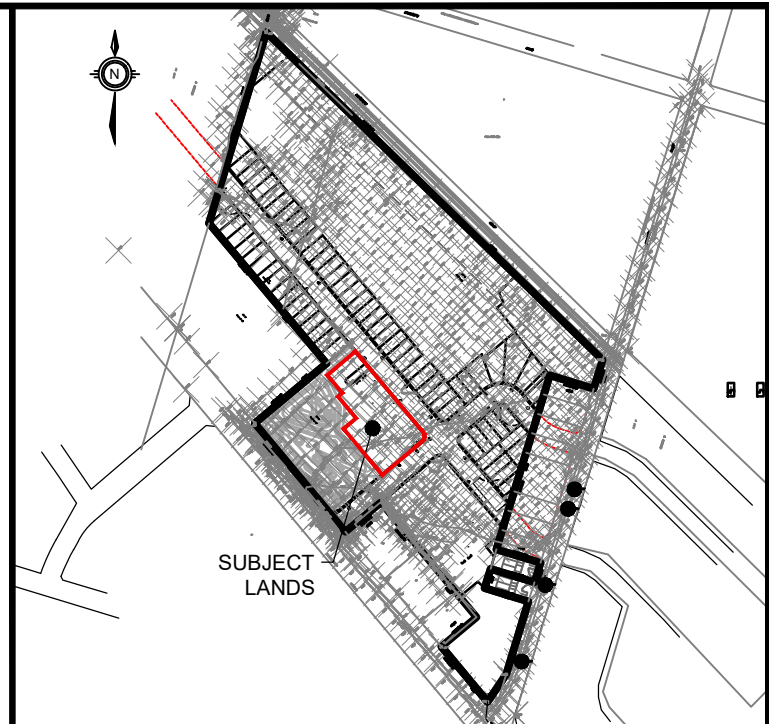
FILE NUMBER: 109178 SHEET NUMBER: SP1

PERMITTED USES	RESIDENTIAL MEDIUM DENSITY TYPE 4 (RM4) ZONE	COMPLY
REGULATION	TOWNHOUSE DWELLING (BACK TO BACK)	
MIN. LOT AREA (PER DWELLING UNIT)	REQUIRED: 75m <sup>2</sup> PROPOSED: 86.5m <sup>2</sup>	YES
MIN. LOT FRONTAGE	REQUIRED: 5.5 m/UNIT PROPOSED: 6.48m/UNIT	YES
MIN. FRONT YARD	DWELLING: 4.5m PRIVATE GARAGE: 6.0m	NO
MIN. EXTERIOR SIDE YARD	3.0m	YES
MIN. INTERIOR SIDE YARD	ADJOINING A LOT IN A LOW DENSITY RESIDENTIAL ZONE: 3.0m ADJOINING A LOT IN ANY OTHER ZONE: 1.2m	N/A YES
MIN. REAR YARD (FOR OTHER THAN COMMON LOT LINES)	ADJOINING A LOT IN A LOW DENSITY RESIDENTIAL ZONE: 7.5m ADJOINING A LOT IN ANY OTHER ZONE: 6.0m	N/A YES
MIN. SEPARATION BETWEEN DWELLING ON THE SAME LOT	EXTERIOR SIDE WALLS: 3.0m EXTERIOR FRONT OR REAR WALLS: 12.0m EXTERIOR FRONT OR REAR WALL AND SIDE WALL: 7.5m	N/A YES YES
MAX. HEIGHT	15m	YES
MIN. LANDSCAPE OPEN SPACE	15%	YES
ALLOWABLE PROJECTIONS INTO REQUIRED YARDS	UNENCLOSED PORCH: FRONT/SIDE - 1.5m REAR - 3.0m BALCONY/DECK: FRONT/SIDE - 1.5m REAR - 3.0m	FRONT - N/A SIDE - N/A REAR - N/A N/A

PERMITTED USES	RESIDENTIAL MEDIUM DENSITY TYPE 4 (RM4) ZONE	COMPLY
REGULATION	TOWNHOUSE DWELLING (BACK TO BACK)	
MIN. AMENITY AREA - 5-8 UNITS AND 9 OR MORE UNITS	40m <sup>2</sup> /BLOCK, PLUS 10m <sup>2</sup> /UNIT = 760m <sup>2</sup>	YES
INDIVIDUAL BALCONY AREA	5.5m <sup>2</sup> /UNIT	YES
MIN. OUTDOOR COMMON AMENITY AREA	60.0m <sup>2</sup>	YES
MINIMUM AND MAXIMUM WIDTHS FOR DRIVEWAYS AND PARKING AISLES	MIN. WIDTH: 3.0m MAX. WIDTH: GARAGE WIDTH PLUS 0.5m, OR 10% OF LOT FRONTAGE, TO A MAX. OF 6.0m	YES YES
MAXIMUM DRIVEWAY AREA OF A REQUIRED FRONT YARD	60%	YES
RESIDENTIAL PARKING - 52 UNITS 1.75 SPACES/UNIT	91 SPACES	YES
PRIVATE GARAGE SIZE	3.25m WIDTH 6.0m LENGTH	YES



# SCHEDULE D - COA-19-2025

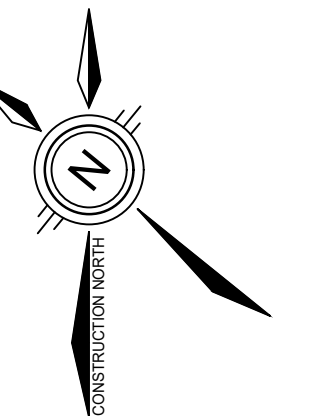


KEY MAP - N.T.S.

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**Arcadis Professional Services (Canada) Inc.**



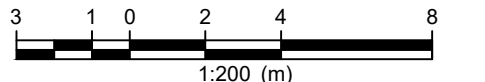
NOT FOR CONSTRUCTION

SOURCE:

XXX

BENCLIMARI

SCALE



DESIGN BY: A.BUONAMICI

DRAWN BY: S.CHALMERS

CHECKED BY: J.MARCUS

DATE: 2020-03-16

3	2022-08-09	JM	MINOR VARIANCE SUBMISSION
2	2022-01-21	JM	PRE-CONSULTATION SUBMISSION
1	2021-06-29	JM	SECOND DRAFT PLAN SUBMISSION
0	2020-05-04	SC	FIRST DRAFT PLAN SUBMISSION
#	DATE	BY	DESCRIPTION

### DRAWING ISSUE RECORD

## APPROVALS



360 James Street North - Suite 200  
Hamilton ON L8L 1H5 Canada  
tel 905 546 1010  
**www.arcadis.com**

TOWNSHIP OF  
WEST LINCOLN

THRIVE - 25 ACRES

PRELIMINARY SITE PLAN  
BLOCK 86

FILE NUMBER:	109178	SHEET NUMBER:	SP1
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PROPOSED ZONING	RESIDENTIAL MEDIUM DENSITY TYPE 3 ZONE (RM3)			COMPLY
PERMITTED USES	STREET TOWNHOUSE DWELLING			
REGULATION		REQUIRED	PROPOSED	
MIN. LOT AREA (PER DWELLING UNIT)*		165m <sup>2</sup>	248m <sup>2</sup>	YES
MIN. LOT FRONTAGE		6.0m/UNIT	10.44m	YES
MIN. FRONT YARD	DWELLING	4.5m	4.55m	YES
	PRIVATE GARAGE	6.0m	6.23m	YES
MIN. EXTERIOR SIDE YARD		3.0m	3.05m	YES
MIN. INTERIOR SIDE YARD	ADJOINING A LOT IN A LOW DENSITY RESIDENTIAL ZONE	3.0m	N/A	
	ADJOINING A LOT IN ANY OTHER ZONE	1.2m	3.29m	YES
MIN. REAR YARD	ADJOINING A LOT IN A LOW DENSITY RESIDENTIAL ZONE	7.5m	N/A	
	ADJOINING A LOT IN ANY OTHER ZONE	6.0m	8.94m	YES
MAX. LOT COVERAGE*		53 %	37 %	YES
		3.0m	N/A	
MIN. SEPARATION BETWEEN DWELLING ON THE SAME LOT	EXTERIOR SIDE WALLS	12.0m	17.02m	YES
	EXTERIOR FRONT OR REAR WALLS	7.5m	N/A	
	EXTERIOR FRONT OR REAR WALL AND SIDE WALL	15m	12 m	YES
MAX. HEIGHT		25%	49.5%	YES
MIN. LANDSCAPE OPEN SPACE				
ALLOWABLE PROJECTIONS INTO REQUIRED YARDS	UNENCLOSED PORCH	FRONT/SIDE - 1.5m REAR - 3.0m	FRONT - 1.47m SIDE - 1.17m REAR - R - N/A	YES
	BALCONY/DECK	FRONT/SIDE - 1.5m REAR - 3.0m	N/A	
MINIMUM AND MAXIMUM WIDTHS FOR DRIVEWAYS AND PARKING AISLES				
DRIVEWAY FOR A DWELLING WITH A PRIVATE GARAGE	MIN. WIDTH	3.0m	3.28m	YES
	MAX. WIDTH	60% OF LOT WIDTH, TO A MAX. OF 6.0m	31.4% MAX. 3.28m	YES
MAXIMUM DRIVEWAY AREA OF A REQUIRED FRONT YARD		60%	31.5%	YES
*MODIFIED BY MINOR VARIANCE DECISION A25/2022ZWL				

PROPOSED ZONING	RESIDENTIAL MEDIUM DENSITY TYPE 4 ZONE			COMPLY
PERMITTED USES	TOWNHOUSE DWELLING (BACK TO BACK)			
REGULATION		REQUIRED	PROPOSED	
MIN. LOT AREA (PER DWELLING UNIT)		75m <sup>2</sup>	86.5m <sup>2</sup>	YES
MIN. LOT FRONTAGE		5.5m/UNIT	6.48m/UNIT	YES
MIN. FRONT YARD	DWELLING	4.5m	3.58m	YES
	PRIVATE GARAGE	6.0m	6.71m	YES
MIN. EXTERIOR SIDE YARD		3.0m	3.00m	YES
MIN. INTERIOR SIDE YARD	ADJOINING A LOT IN A LOW DENSITY RESIDENTIAL ZONE	3.0m	N/A	
	ADJOINING A LOT IN ANY OTHER ZONE	1.2m	1.55m	YES
MIN. REAR YARD (FOR OTHER THAN COMMON LOT LINES)	ADJOINING A LOT IN A LOW DENSITY RESIDENTIAL ZONE	7.5m	N/A	
	ADJOINING A LOT IN ANY OTHER ZONE	6.0m	N/A	
MIN. SEPARATION BETWEEN DWELLING ON THE SAME LOT	EXTERIOR SIDE WALLS	3.0m	3.1m	YES
	EXTERIOR FRONT OR REAR WALLS	12.0m	16.61m	YES
	EXTERIOR FRONT OR REAR WALL AND SIDE WALL	7.5m	N/A	
MAX. HEIGHT		15m	12.6m	YES
MIN. LANDSCAPE OPEN SPACE		15%	15.2%	YES
ALLOWABLE PROJECTIONS INTO REQUIRED YARDS	UNENCLOSED PORCH	FRONT/SIDE - 1.5m REAR - 3.0m	FRONT - 0.34m SIDE - 0.84m REAR - N/A	YES
	BALCONY/DECK	FRONT/SIDE - 1.5m REAR - 3.0m	N/A	
MINIMUM AND MAXIMUM WIDTHS FOR DRIVEWAYS AND PARKING AISLES				
DRIVEWAY FOR A DWELLING WITH A PRIVATE GARAGE	MIN. WIDTH	3.0m	3.16m	YES
	MAX. WIDTH	60% OF LOT WIDTH, TO A MAX. OF 6.0m	49.6%	YES
MAXIMUM DRIVEWAY AREA OF A REQUIRED FRONT YARD		60%	50%	YES

RESIDENTIAL MEDIUM DENSITY TYPE 4 (RM4) ZONE		COMPLY	
PERMITTED USES	TOWNHOUSE DWELLING (BACK TO BACK)		
REGULATION	REQUIRED	PROPOSED	
MIN. AMENITY AREA - >9 UNITS	40m²/BLOCK = 120m²	705m² 132m² BALCONIES 186m² COMMON 409m² LANDSCAPE (FY)	YES
INDIVIDUAL BALCONY AREA	5.5m²/UNIT	5.5m²/UNIT	YES
MIN. OUTDOOR COMMON AMENITY AREA	60m²	186m²	YES
PRIVATE GARAGE SIZE	3.5m WIDTH 6.0m LENGTH	3.25m WIDTH 6.0m LENGTH	YES
RESIDENTIAL PARKING - 27 UNITS 1.75 SPACES/UNIT	47.25 SPACES	27 GARAGES 27 DRIVEWAYS 15 PARKING LOT 69 TOTAL SPACES	YES