



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN  
SPECIAL COUNCIL AGENDA

MEETING NO. FIVE

Monday, May 4, 2026, 7:00 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

**NOTE TO MEMBERS OF THE PUBLIC:** All Cell Phones, Pagers and/or PDAs to be turned off. Members of the public who are attending and participating virtually are reminded to keep their microphones muted until they are acknowledged to speak. Additionally, for your information, please be advised that this meeting will be livestreamed as well as recorded and will be available on the Township's website.

Pages

1. **LAND ACKNOWLEDGEMENT STATEMENT**

The Township of West Lincoln, being part of Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara, stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

2. **DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST**

3. **BY-LAWS**

Moved By \_\_\_\_\_

1. That leave be granted to introduce By-Laws 2026-23, 2026-24, and that the same shall be considered to have been read a first, second, and third time with one reading, and are hereby adopted; and,
2. That the Mayor and Clerk be and are hereby authorized to sign and affix the Corporate Seal thereto, any rule of this Council to the contrary notwithstanding.

3.1 **BY-LAW 2026-23**

A By-law to amend zoning By-law No. 2017-70 as amended, of the Township of West Lincoln

3.2 BY-LAW 2026-24

A By-law to adopt, confirm and ratify matters dealt with by council resolution

4. **ADJOURNMENT**

The Mayor to declare this meeting adjourned at the hour of \_\_\_\_\_.

**THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN  
BY-LAW NO. 2026-23**

**A BY-LAW TO AMEND ZONING BY-LAW NO. 2017-70, AS AMENDED,  
OF THE TOWNSHIP OF WEST LINCOLN**

**WHEREAS** the Township of West Lincoln Council is empowered to enact this By-Law by virtue of the Provisions of Section 34 of the Planning Act, 1990, as amended;

**NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN HEREBY ENACTS AS FOLLOWS:**

1. THAT Map 'S8' to Schedule 'A' of Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Concession 6; Lot 31; Concession 6; Lot 31; RP 30-R3374; Parts 2&3; Part 1 RP 30-R7313; Parts 6-10, 12-16, in the Township of West Lincoln, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.
2. THAT Map 'S8' to Schedule 'A' of Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from Development 'D' Zone to site-specific Residential Low Density – Type 3 'R3-258' Zone, and Residential Medium Density – Type 3 'RM3' Zone with a Holding Provision (H-17).
3. THAT Map 'S8' to Schedule 'A' of Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from Agricultural 'A' Zone to Open Space 'OS' Zone, and a site-specific Residential Low Density – Type 3 'R3-258' Zone and 'OS' Zone with a Holding Provision (H-18).
4. THAT Map 'S8' to Schedule 'A' of Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from Agricultural Purposes Only 'APO' Zone to site-specific Residential Low Density – Type 3 'R3-258' Zone.
5. That, Part 13 of Zoning By-law 2017-70 as amended, is hereby amended by adding the following to Part 13.2 and Table 29: Site-Specific Provisions:

Site-Specific Provision #	Map #	Parent Zone(s)	Permitted Uses	Regulations
258	S8	R3	As per the parent zone.	As per the parent zone, except: Minimum Lot Area – 250m <sup>2</sup>

6. THAT, Part 13, Special Provisions, Section 13.1 Holding Provisions and Table 28: Holding Provisions is hereby amended by adding the following:

Holding Provision #	Map #	Parent Zone(s)	Permitted Uses Subject to Holding Provisions	Holding Provisions
H-17	S8	RM3	As per the parent zone.	No <i>buildings</i> or <i>structures</i> shall be permitted until a Servicing Report is provided to confirm sufficient water pressure for fire flow.
H-18	S8	R3-258 OS	As per the parent zone.	No <i>development</i> , site alteration or <i>buildings</i> or <i>structures</i> shall be permitted until OPA 63 and Policies 6.11.7.3.16(c-1) and Policy 6.11.7.3.4(h) are addressed to identify how the alternative restoration contributes to the achievement of the natural heritage cover target in combination with other features and areas, or designate an alternative restoration area which will achieve the same or similar ecological goals and outcomes.

Holding Provision #	Map #	Parent Zone(s)	Permitted Uses Subject to Holding Provisions	Holding Provisions
				Once the boundaries of the restoration area have been confirmed, the Block Plan shall be updated and finalized and the Draft Plan of Subdivision shall be updated, if applicable, and a condition be included in the subdivision agreement or separate agreement requiring the creation and implementation of a active restoration plan, as per the applicable Official Plan policy, to the satisfaction of the Township.

7. THAT, all other provisions of By-law 2017-70, as amended, continue to apply.
8. 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 4th DAY OF MAY, 2026.**

---

MAYOR CHERYL GANANN

---

JUSTIN PAYLOVE  
MANAGER, LEGISLATIVE SERVICES/CLERK

## EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2026-23

### **Location:**

Concession 6; Lot 31; Concession 6; Lot 31; RP 30-R3374; Parts 2 & 3; Part 1 RP 30-R7313; Parts 6-10, 12-16, in the Township of West Lincoln.

### **Purpose & Effect:**

The subject lands were zoned Development (D) Zone, Agricultural Purposes Only (APO) Zone, and Agricultural (A) Zone and is amended for future development and the creation of a new subdivision consisting of 177 single detached dwelling units, 14 semi-detached dwelling units, and 31 townhouse dwelling units for a total of 222 dwelling units with the applicable holding provisions applied that requires additional information to the satisfaction of the Township.

### **Public Consultation:**

Public Meeting was held on April 14, 2025. All written and oral comments received were evaluated by Administration and Council through their decision.

ZBA File: 1601-008-24 (Lockbridge Developments)





**THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN**

**BY-LAW NO. 2026-24**

**A BY-LAW TO ADOPT, CONFIRM AND RATIFY  
MATTERS DEALT WITH BY COUNCIL RESOLUTION**

**WHEREAS** the Municipal Act 2001, S.O. 2001, Chapter 25, as amended, Section 5(1), provides that the powers of a municipal corporation shall be exercised by its Council;

**AND WHEREAS** the Municipal Act 2001, S.O. 2001, Chapter 25, as amended, Section 5(3) provides that a municipal power, including a municipality's capacity, rights, powers and privileges, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**AND WHEREAS** Section 11(2) of the said Act provides that a lower tier municipality may pass by-laws respecting matters within the spheres of jurisdiction as set out in the said Act;

**AND WHEREAS** in many cases, action which is taken or authorized to be taken by Council does not lend itself to the passage of an individual by-law;

**NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN ENACTS AS FOLLOWS:**

1. That the actions of the Council at its special council meeting of May 4, 2026 in respect of which recommendations contained in the reports of the committees considered at each meeting and in respect of each motion, resolution and other action taken by the Council at its meeting are, except where the prior approval of the Ontario Land Tribunal or other authority is required by law, hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this By-law.
2. That where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the above mentioned minutes or with respect to the exercise of any powers by the Council in the above mentioned minutes, then this By-law shall be deemed for all purposes to be the By-law required for approving and authorizing and taking of any action authorized therein or thereby, or required for the exercise of any powers therein by the Council.
3. That the Mayor and the proper officers of the Corporation of the Township of West Lincoln are hereby authorized and directed to do all things necessary to give effect to the said action of the Council or to obtain approvals where required and, except where otherwise provided, the Mayor, Clerk, and/or the Administrator are hereby directed to execute all documents necessary on behalf of the Corporation of the Township of West Lincoln and to affix thereto the corporate seal of the Corporation of the Township of West Lincoln.
4. That this By-law shall come into force and take effect on the date of its final passing.

**READ A FIRST, SECOND AND THIRD  
TIME AND FINALLY PASSED THIS  
4 DAY OF MAY, 2026.**

---

**MAYOR CHERYL GANANN**

---

**JUSTIN PAYLOVE, CLERK**