



**TOWNSHIP OF WEST LINCOLN
GROWTH AND SUSTAINABILITY
COMMITTEE AGENDA**

MEETING NO. FIVE

Monday, June 8, 2026, 6:30 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. CHAIR - Councillor Joann Chechalk

Prior to commencing with the Growth and Sustainability meeting agenda, Chair Chechalk will provide the following announcements:

1. Comments can be made from members of the public for a matter that is on the agenda by advising the Chair during the "Request to Address an Item on the Agenda" Section of the agenda.
2. The public may submit written comments for matters that are on the agenda to jpaylove@westlincoln.ca before 4:30 p.m. on the day of the meeting for consideration by the Committee. Comments received after 4:30 p.m. on the day of the Committee meeting will be considered at the following Council meeting. Comments submitted are included in the record.
3. This meeting will be livestreamed as well as recorded and available on the Township's website.

2. 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.

3. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

Public Meeting(s)

4. PUBLIC MEETING(S)

4.1 Affordable Housing Community Improvement Plan Amendment (TIEG) 5

Re: This amendment is to enhance the existing Affordable Housing CIP by introducing a potential Tax Increment Equivalent Grant (TIEG) program to help offset upfront infrastructure costs associated with development.

The amendment process will assess how a TIEG program can be effectively structured and implemented to complement the Township's existing incentive framework. It will support the continued goal of increasing the supply and diversity of housing options while addressing key barriers to development. The amendment will be undertaken in alignment with the Township's Official Plan and applicable provincial legislation.

POWERPOINT PRESENTATION

4.2 Official Plan Amendment and Zoning By-law Amendment - Fulton Rural Employment Lands (Fulton Hamlet Settlement Area) 15

Re: The Township of West Lincoln has initiated the Fulton Rural Employment Land Use Study. This study area is comprised of approximately 36 hectares (89 acres) of land within the Fulton Hamlet Settlement Area located west of South Grimsby Road 18, east of South Grimsby Road 19 and north of Regional Road/Highway 20.

The Study Area was added to the Township of West Lincoln settlement area boundary through the Niagara Official Plan and Township Official Plan Amendment No. 62. An Official Plan Amendment and Zoning By-law Amendment is required to establish land use designations, policies and zoning regulations for a designated Rural Employment Area within the Subject Area and that can be applied to other settlement areas for rural employment in the Township.

POWERPOINT PRESENTATION

5. CHANGE IN ORDER OF ITEMS ON AGENDA

6. APPOINTMENTS

There are no appointments/presentations

7. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Section 10.13 (5) & (6) – General Rules

One (1) hour in total shall be allocated for this section of the agenda and each individual person shall only be provided with **five (5) minutes** to address their issue (some exceptions apply). A response may not be provided and the matter may be referred to staff. A person who wishes to discuss a planning application or a matter that can be appealed, will be permitted to speak for ten (10) minutes.

Chair to inquire if there are any members of the public present who wish to address any items on the Growth and Sustainability Committee agenda.

8. COMMUNICATIONS

There are no communications

9. STAFF REPORTS

9.1 ITEM GS27-26

28

Director, Growth and Sustainability, Gerrit Boerema
Re: Information Report PD-22-2026 - Amendment to Affordable Housing Community Improvement Plan (CIP) – Tax Increment Equivalency Grant

RECOMMENDATION:

1. That Information Report PD-22-2026 titled “Information Report, Amendment to Affordable Housing Community Improvement Plan (CIP) – Tax Increment Equivalency Grant” dated June 8, 2026 be received.

9.2 ITEM GS28-26

64

Manager, Community Planning and Design, Susan Smyth and Director, Growth and Sustainability, Gerrit Boerema
Re: Information Report PD-20-2026 – Fulton Rural Employment Land Use Study

RECOMMENDATION:

1. That Information Report PD-20-2026, titled” Information Report – Fulton Rural Employment Land Use Study”, dated June 8, 2026, be received for information.

9.3 ITEM GS29-26

91

Senior Planner, Robin Shugan and Director, Growth and Sustainability, Gerrit Boerema
Re: Recommendation Report PD-19-2026 – Proposed Telecommunications Tower Located at 5724 Regional Road 20

RECOMMENDATION:

1. That Recommendation Report PD-19-2026, titled “Recommendation Report- Proposed Telecommunications Tower Located at 5724 Regional Road 20”, dated June 8, 2026, be received; and,

2. That, Application for the development of a new telecommunications tower at 5724 Regional Road 20 be supported and staff be authorized to provide a letter of concurrence.

10. OTHER BUSINESS

10.1 ITEM GS30-26

Members of Committee

Re: Other Business Matters of an Informative Nature

11. NEW BUSINESS

NOTE: Only for items that require immediate attention/direction and must first approve a motion to introduce a new item of business (Motion Required).

12. CONFIDENTIAL MATTERS

There are no confidential matters

13. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of _____.



Township of West Lincoln Affordable Housing CIP

PROPOSED TIEG PROGRAM

Presented By:

NETHERY
Planning



Project Overview and Timeline

- The Township of West Lincoln's Affordable Housing CIP was adopted in April 2026.
- Since the adoption of the CIP, staff are exploring the opportunity to implement a TIEG program.
- Expected completion of this project is Summer 2026.



Affordable Housing CIP

The Township of West Lincoln adopted an Affordable Housing Community Improvement Plan (CIP) in April 2026.

The CIP provides the Township with financial and non-financial tools to support the development of affordable housing. The programs in the current CIP include:

Financial Programs

- Municipal Fee Grant
- ARU Grant
- Accessibility Top-Up Grant
- Family-sized/Seniors Unit Top-Up Grant
- Home Upgrade Grant

Non-Financial Programs

- Education and Capacity-Building Workshops
- Housing Concierge Service
- Housing Reserve



What is a TIEG?

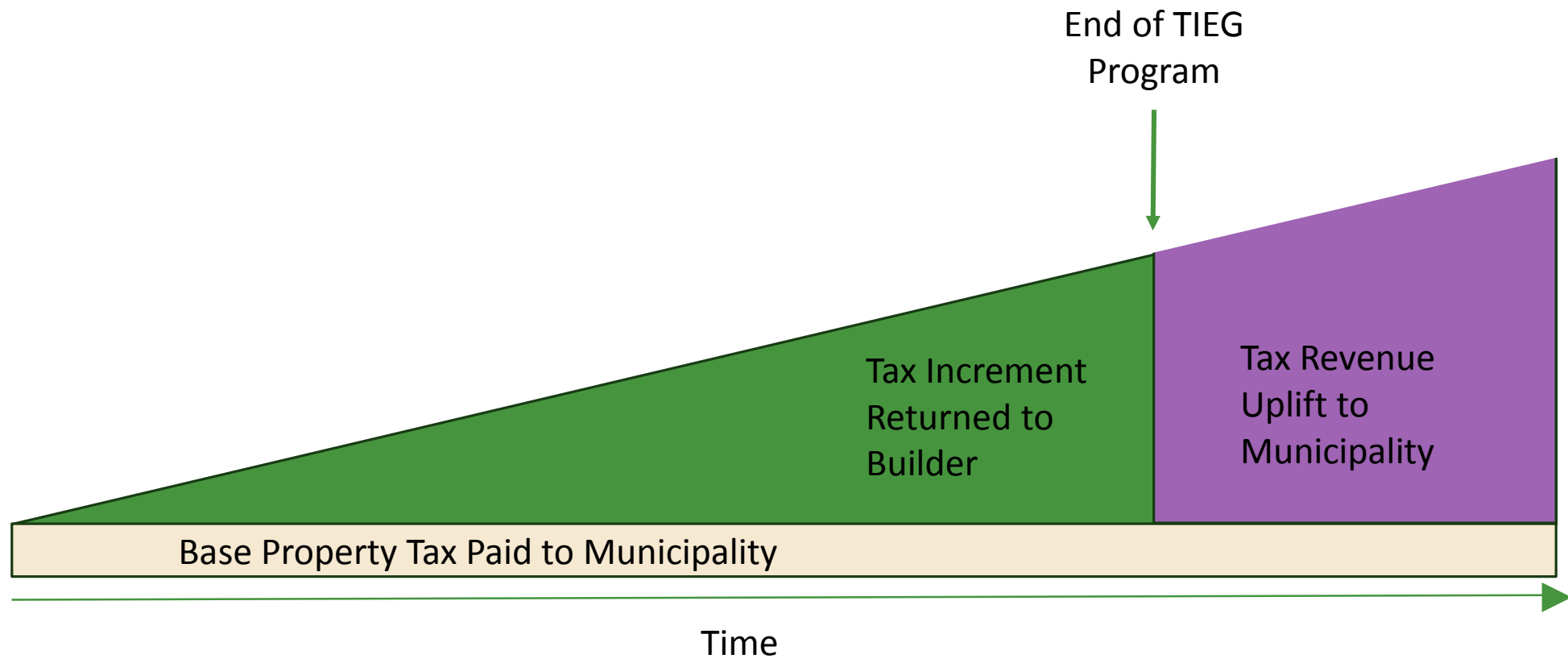
TEIG stands for Tax Increment Equivalency Grant. It is a financial tool commonly used by municipalities to encourage development of strategically important projects, including affordable housing.

For Developers: The TIEG increases the financial viability of development and redevelopment projects that otherwise wouldn't be able to be built.

For the Township: The TIEG is a financial incentive to lessen the financial burden at the outset of development, and realize projects that would not otherwise be built.



What is a TIEG?



Proposed TIEG Program

Grants would be provided equivalent to up to 100% of the incremental increase in the local municipal portion of property taxes resulting from MPAC reassessment following construction, to a maximum grant value of \$400,000.

The program would be offered as an annual property tax relief grant for a maximum period of 10 years. To be eligible, a project must result in a minimum increase of \$50,000,000 in the assessed value of the property, or have contributed more than \$5,000,000 to build significant housing enabling infrastructure within the Township.



Questions

What are your thoughts about the percentage value of the grant to a maximum of \$400,000?

The Township cannot provide 100% of the revenue back, but the CIP could authorize Staff to go up to 100%. Limited funding and revenue make 100% unfeasible.



Questions

What are your thoughts about the timeframe for disbursement of funds?



Questions

Is there anything else we should consider?



Next Steps

Key Engagement Opportunities:

- June 5, 2026 – Developer Engagement
- June 8, 2026 – Statutory Public Meeting



Fulton Rural Employment Lands

Public Meeting

June 8th, 2026



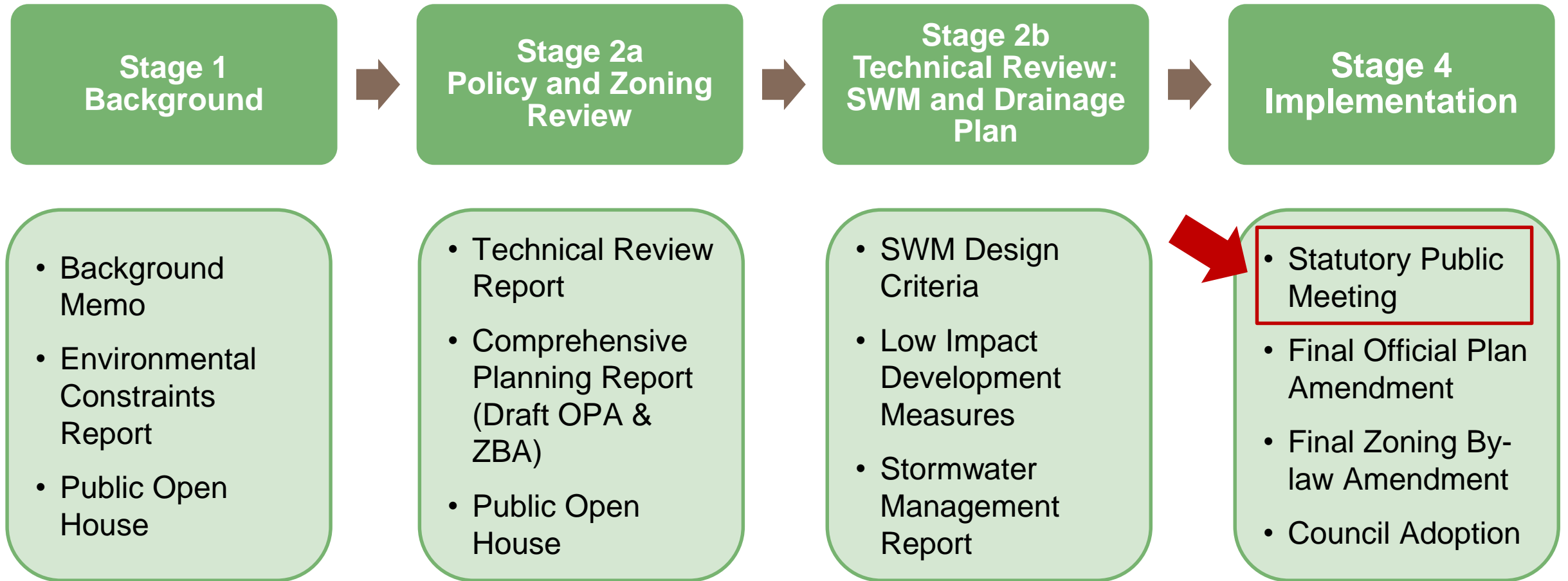
Who are we?



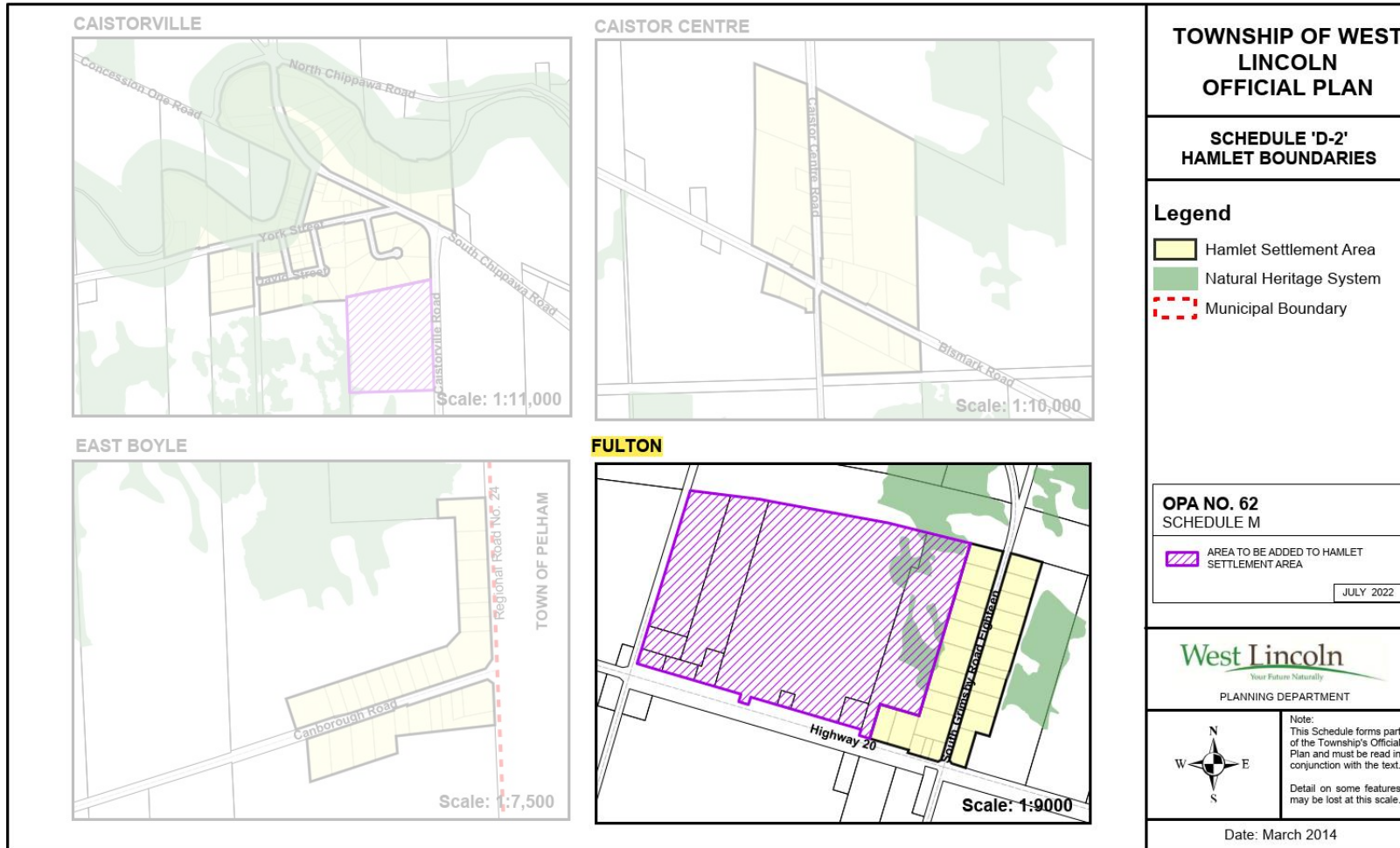
Why are we here?

- Present Official Plan Amendment and Zoning By-law Amendment to develop rural employment uses in the Hamlet of Fulton

Project Overview



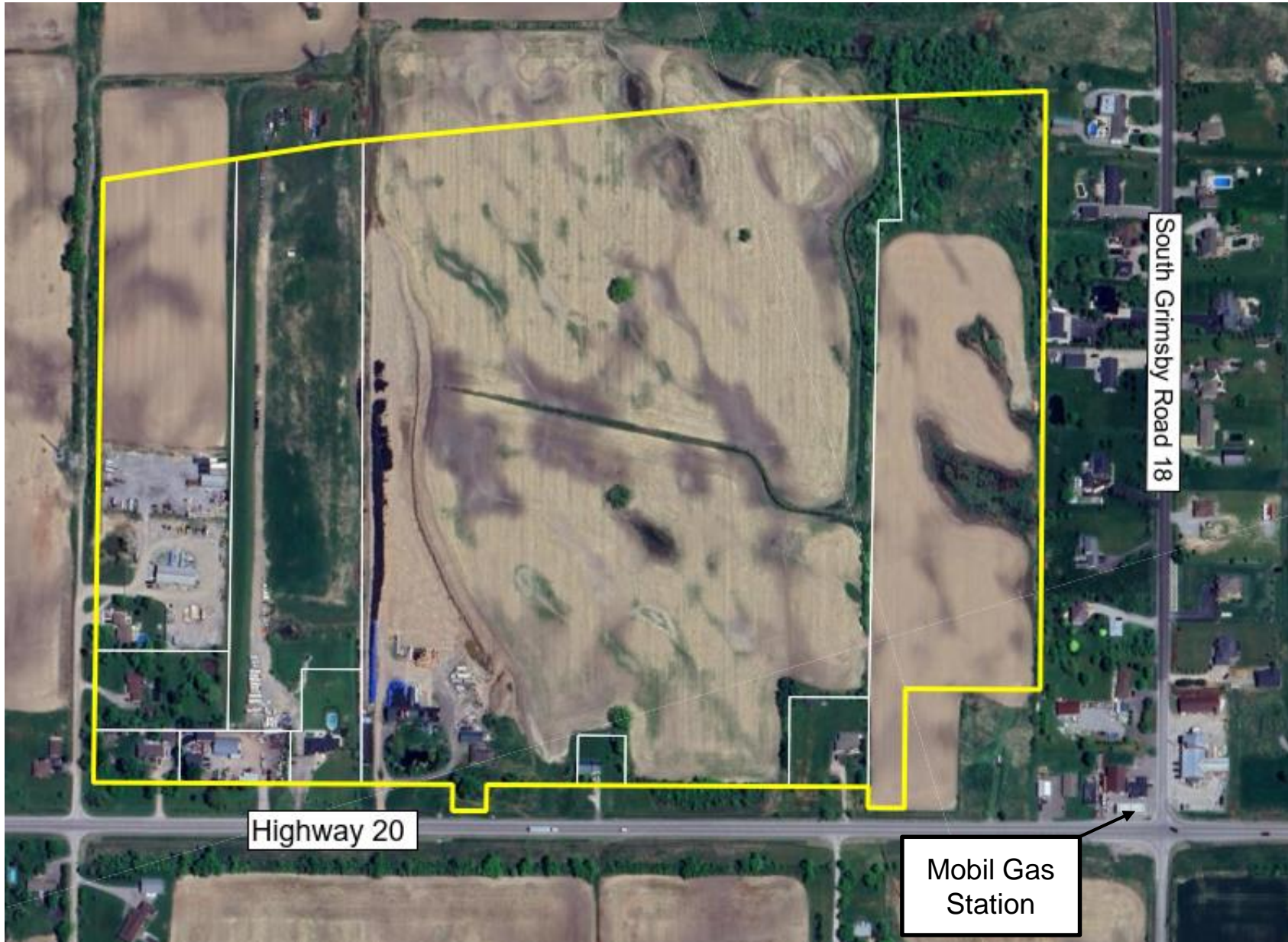
Fulton Hamlet Settlement Area



Official Plan Amendment #62

- Adopted on July 18th, 2022
- Adds lands to 'Hamlet Settlement Area'

The project team has prepared an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) to implement the Rural Employment Area.



Recap of Project and Deliverables to Date



Public Open House

June 17, 2025, Fulton Community Centre - Feedback was received on compatibility, stormwater, groundwater, traffic and internal circulation helped inform the draft policies and zoning framework.



Constraints Report

August 2025 - Identified wetlands, buffers, watercourse setbacks and NPCA-regulated areas; approximately **30.13 ha** of net developable area.



Background Report

January 2026 - Reviewed provincial, regional and Township policies guiding rural employment, servicing, natural heritage, compatibility and zoning.



Urban Design Guidelines

February 2026 - Recommended shared access, pedestrian connections, landscape buffers, screened outdoor storage and gateway building treatments.



Stormwater Management Plan

February 2026 - Proposed Low Impact Development measures and four wet ponds to manage water balance, quality, erosion and quantity control.



Land Use Compatibility Report

April 2026 - Assessed separation distances and mitigation measures for future employment uses near existing homes, based on MECP D-6 guidance.

Land Use Compatibility Considerations

- The **Land Use Compatibility Report** provided analysis to ensure that new permitted uses would not create a nuisance for existing residential uses
- The Report analysed different intensities of industrial uses as categorized by MECP Guidelines:
 - Class I: Small-scale, low levels of noise and emissions
 - Class II: Medium-scale, occasional noise and emissions
 - Class III: Large-scale, significant noise and emissions
- Recommended setback distances were established for each class, based on proximity to residential uses
- Recommendations from the Report were integrated in the proposed policies in the Official Plan Amendment



< 4,500 L/day

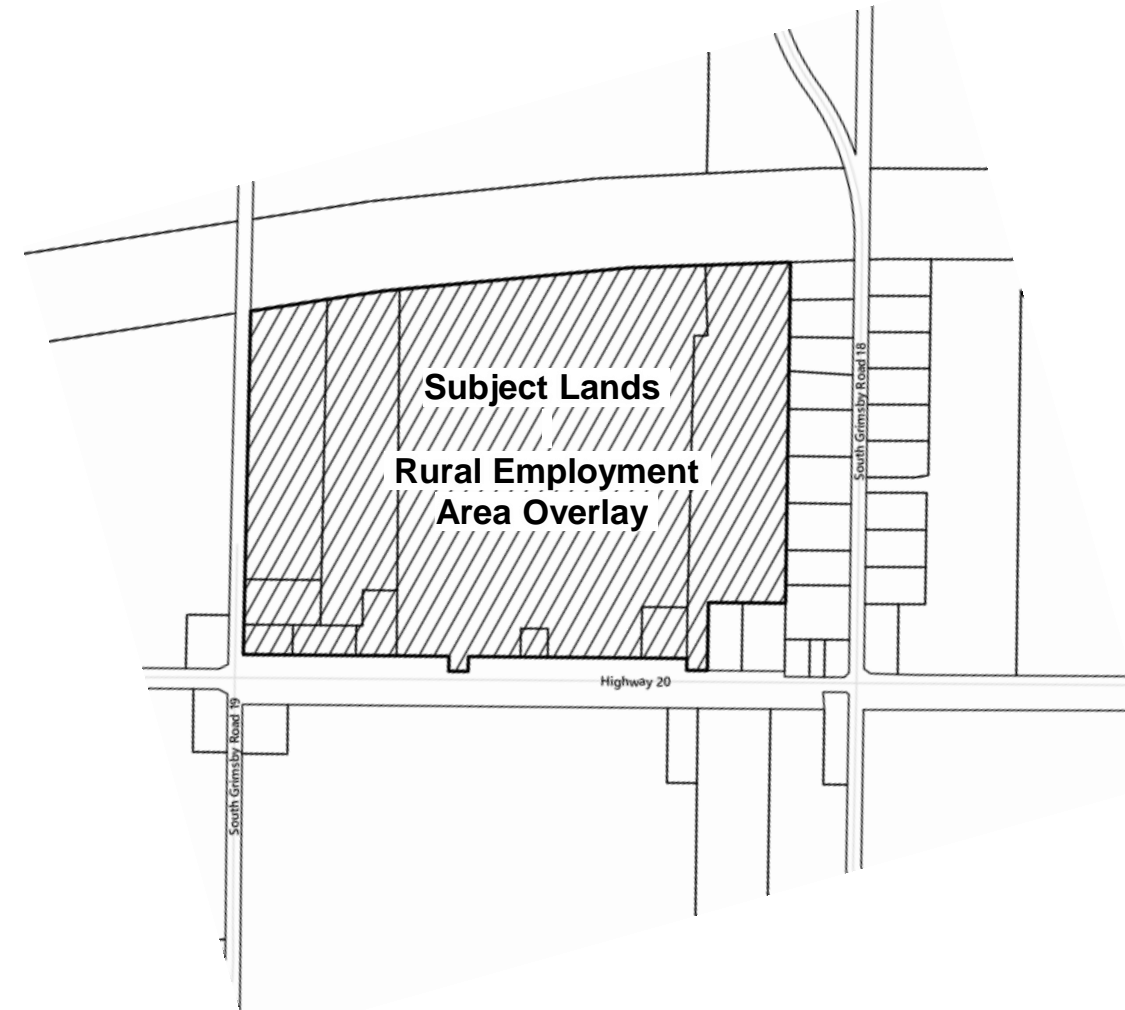
Official Plan Amendment

The technical analysis was combined the overall vision for Fulton to inform the Official Plan Amendment.

The Amendment introduces a **Rural Employment Area Overlay** and lists land uses that are permitted in the Fulton Rural Employment Area.

The new policies **permit light and medium industrial uses** that do have significant water or wastewater requirements. Permitted uses include:

- Industrial uses within enclosed buildings
- Transportation terminals and transportation depots
- Vehicle and equipment service and repair
- Contractor's yards



Official Plan Amendment

The goal of the new Official Plan policies is to promote **dry employment uses** that **contribute to West Lincoln's employment base**

Any proposed development:





- Must have an average daily sewage flow below 4,500 L
- Requires Site Plan Control
- Requires a land use compatibility report, prepared in accordance with MECP D-6 guidelines
- Must show how the development will address the industrial - agricultural interface
- Preserves vegetation and natural features as buffers and screens between different land uses



Zoning By-law Amendment



Legend

-  LANDS TO BE REZONED FROM A (T-15) TO RE1
-  LANDS TO BE REZONED FROM A TO RE1
-  LANDS TO BE REZONED FROM A TO RE2
-  LANDS TO BE REZONED FROM A (T-15) TO RE2

Zoning By-law Amendment

- The Zoning By-law Amendment implements the OPA by applying Rural Employment zoning to the Fulton lands and adding detailed zoning permissions and regulations
- Creates two Rural Employment zones in Fulton: **RE1 (Rural Employment - Light)** and **RE2 (Rural Employment - Medium)**
 - The RE1 Zone permits light industrial uses adjacent to residential uses
 - The RE2 Zone permits medium-scale industrial uses in areas that are sufficiently set back from residential uses.
- Sets minimum separation distances from residential uses: **20m for RE1** and **70m for RE2**.
- Establishes key development standards including **minimum lot area 10,000m²**, **minimum frontage 30m**, **maximum lot coverage 50%**, and **maximum height 15m**.
- Regulates outside storage and servicing intensity: outside storage max 25% (rear/side yard and screened from public streets and adjacent lots) and limits uses to average daily water/wastewater flow < 4,500 litres.


NEXT STEPS

Approval

- Receive feedback on the proposed Official Plan Amendment and Zoning By-law Amendment
- Review comments and consider any required refinements
- Bring the OPA and ZBLA forward to Council for adoption
- Following adoption, circulate the OPA to the Ministry of Municipal Affairs and Housing

Future Development

- Once the new policies and zoning are in-effect, the Township will look to landowners to propose new development in the area
- Larger development proposals could be jointly coordinated between multiple landowners
- Changes in Fulton are expected to be implemented gradually as development occurs over a medium to long-term horizon



Kemal Kapetanovic, MCIP, RPP
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Urban and Community Planning
WSP Canada Inc.

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DATE: June 8, 2026

REPORT NO: PD-22-2026

SUBJECT: **Information Report**
Amendment to Affordable Housing Community Improvement Plan (CIP) – Tax Increment Equivalency Grant

CONTACT: Gerrit Boerema, Director, Growth and Sustainability

OVERVIEW:

- In April Council approved the Township’s Affordable Housing Community Improvement Plan (CIP) creating several incentive programs to assist in affordable housing initiatives.
- During the late stages of the CIP approval, the Township received a request from a local developer requesting consideration be given to a Tax Increment Grant to help fund financing costs related to front-ending infrastructure.
- In an effort not to delay the Affordable Housing CIP, the Tax Increment Grant (TIG), or Tax Increment Equivalency Grant (TIEG) is being proposed to be included in an amendment to the Affordable Housing CIP.
- A Tax Increment Grant is an incentive program designed to encourage development by returning a portion of the increased tax revenue created by the development, back to the developer.
- TIGs must be done within a Community Improvement Plan area, and have typically been used to incentivize the remediation and redevelopment of brownfield properties.
- Administration has retained a consultant (Nethery) to begin working on an Amendment to the Affordable Housing CIP to include a TIG Program. A public meeting will be scheduled for June 2026.
- It is proposed that the proposed TIG would only be eligible for developers/owners who have front-ended significant infrastructure to service new development.

RECOMMENDATION:

1. That Information Report PD-22-2026 titled “Information Report, Amendment to Affordable Housing Community Improvement Plan (CIP) – Tax Increment Equivalency Grant” dated June 8, 2026 be received.

ALIGNMENT TO STRATEGIC PLAN:

Theme #

- **Champion Strategic and Responsible Growth**

BACKGROUND:

Township Council recently approved the new Affordable Housing CIP Program which will provide a variety of incentives for new affordable housing developments. Towards the completion of that project, a local developer reached out to the Township requesting a new Tax Increment Grant Program, which can also be implemented through a CIP. As to not delay the approval of the Affordable Housing CIP project, a recommendation report and bylaws were presented to Council in April, while this request for a TIG is being brought forward through a proposed amendment to the plan.

A Tax Increment Grant (TIG) is a tool a municipality can use to incentivise development on certain lands, especially if there are certain barriers to realizing the development. TIGs are most commonly used to incentivize the redevelopment of brownfield/contaminated sites, where a portion of the tax revenue generated from the redevelopment is paid back to the developer to off-set the costs of remediation and studies. The Township has such a brownfield program currently under the Sustainable Downtown CIP.

CURRENT SITUATION:

The proposed TIG program, which is being proposed as an Amendment to the Affordable Housing CIP, would incentivize developments to invest in the front-ending of large infrastructure projects. As these projects have significant up-front capital costs, the municipality and region do not always have the ability to complete the project in advance of the development, therefore developers are often required to front-end infrastructure.

In the event that a developer front ends infrastructure, there are typically financing costs to borrow the money. It is in this context that a TIG program is being proposed to help assist with the cost of borrowing, on a project that might otherwise not be able to proceed. In the particular request, the cost for financing the front ending of infrastructure is approximately \$300,000 - \$400,000, but the infrastructure being front ended could in part supply water for over 3,000 units in Smithville.

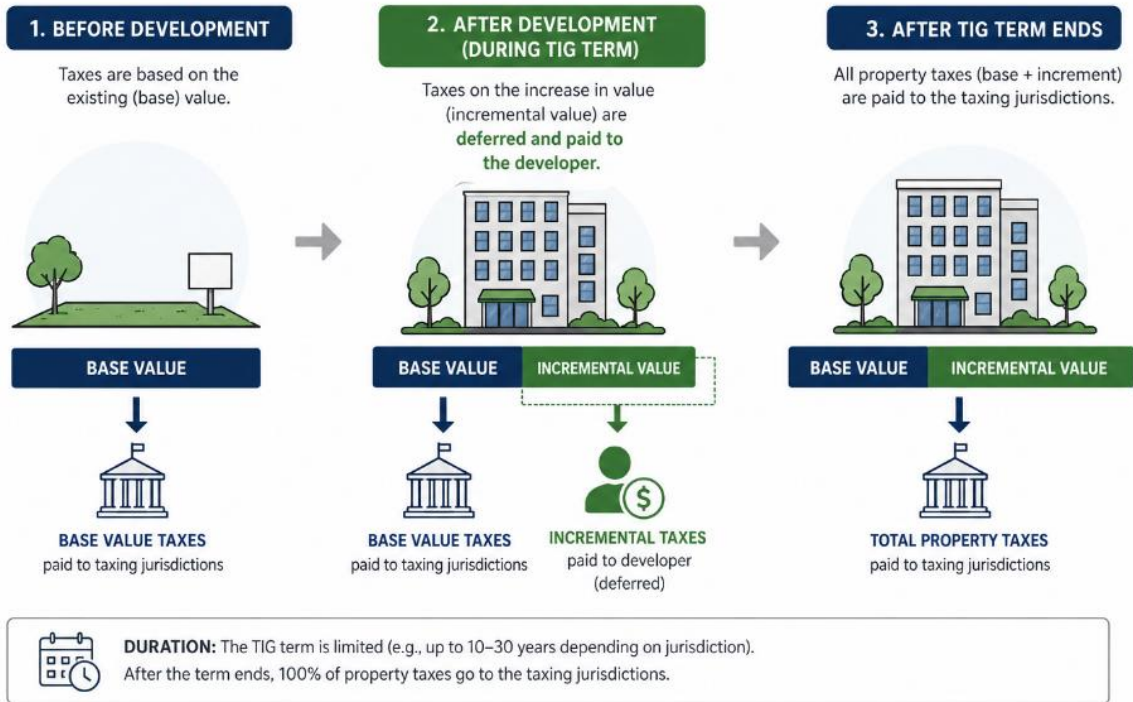
A TIG program would take a portion of the property tax revenue from the project that would have otherwise not been able to proceed, for a period of time, to pay back to the developer to assist in covering the financing costs associated with the front-ending of infrastructure.

This Greenfield TIG program would unlock developable land by incentivizing the front-ending of infrastructure in a similar way to how the current Brownfield Redevelopment CIP would incentivize development on brownfield lands.

The picture below shows generally how a TIG program can work:

HOW A TAX INCREMENT GRANT (TIG) WORKS

Property taxes on the increase in value from a new development are deferred and paid to the developer for a set period of time.



FINANCIAL IMPLICATIONS:

A Tax Increment Grant (TIG) does not carry the same financial implications as other CIP Programs under the Affordable Housing CIP. Under the approved CIP, it is necessary for Council to fund the projects for them to be implemented. A TIG program allows the Township to stimulate new development and redevelopment by temporarily sharing a portion of the increased property tax revenue generated by a project. While this may reduce municipal tax collections in the short term, it incentivizes investment that would not otherwise occur, leading to higher property values and a stronger assessment base. Over time, as the grant phases out, the Township retains the full, elevated tax revenue, resulting in a net fiscal gain. In this way, a TIG program leverages private investment, in the form of infrastructure investment, to expand the tax base, support economic growth, and generate sustainable long-term revenue without raising tax rates.

It is proposed that to be eligible for this program, the developer needs to be front ending significant infrastructure that results in an assessment growth of at least \$50,000,000.

Nethery Planning Consultants have been retained to complete this project for a budget of \$10,000.00 to be paid from the Planning Reserve through a budget amendment to the Affordable Housing CIP project.

INTER-DEPARTMENTAL COMMENTS:

This report has been reviewed by Corporate Services and Finance, as well as with the CAO. This project will continue to work with Corporate Services as well as other departments.

A presentation was also provided to the Developer’s Round Table Group on June 5th.

CONCLUSION:

The Township has initiated an amendment to the Affordable Housing CIP to include a TIG Program. The TIG program will provide incentives to developers who front-end significant infrastructure development in an effort to unlock development.

This report provides additional information to support the public meeting. A recommendation report will be brought forward to a future committee meeting following input received from Committee and members of the public.

SCHEDULES:

1. Draft Amendment to Affordable Housing CIP
2. Background Memo

Prepared & Submitted by:

Approved by:

**Gerrit Boerema
Director, Growth and Sustainability**

**Truper McBride
CAO**

West Lincoln

Your Future Naturally



Smithville

The Township of West Lincoln

*Affordable Housing Community
Improvement Plan*

Updated June 2026

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1 Introduction

The Township of West Lincoln is facing an increasing gap in household income and housing costs. Along with limited rental availability and a high cost of living, the Township can use a Community Improvement Plan (CIP) to encourage a diverse mix of housing options, particularly for low-to-moderate income households. This proposed Affordable Housing CIP will provide the Township with a toolbox of options that can be used to meet the Township's housing goals.

1.1 Defining a Community Improvement Plan (CIP)

A CIP is a tool that the Township of West Lincoln can use to improve the community. It provides the Township with the opportunity to offer grants or other forms of financial and non-financial support to meet local goals. A CIP can also provide the foundation to partner with local residents, developers, and community organizations to reduce financial barriers in building a range of housing options, including affordable housing and adding Additional Residential Units (ARUs).



2 Creation of the Affordable Housing CIP

To launch the creation of this CIP the Township hosted an online survey in October 2025 to gather community feedback and identify current housing challenges impacting residents. A background report was prepared in December 2025 to support the creation of this Affordable Housing CIP. The report discussed the current legislative context, including Provincial, Regional and Local policies, options for incentive programs, CIP best practices and case studies, and drafted the vision and goals for this CIP.

The background report was made available online to the public in January 2026 and a local, in-person engagement session on January 14 followed. Feedback from public engagement, Council, and the Ministry of Municipal Affairs and Housing has informed the creation of the Township of West Lincoln's Affordable Housing CIP.

2.1 Legislative Authority

The Township of West Lincoln legally cannot mandate private developers to build affordable housing, however the *Planning Act, R.S.O. 1990 c. P.13*, section 28, provides the authority for a Council to enact a Community Improvement Plan (CIP). An Affordable Housing CIP is a tool that encourages private landowners and developers to build affordable housing units by offering financial and non-financial incentives to overcome obstacles that may prevent the creation of these units.

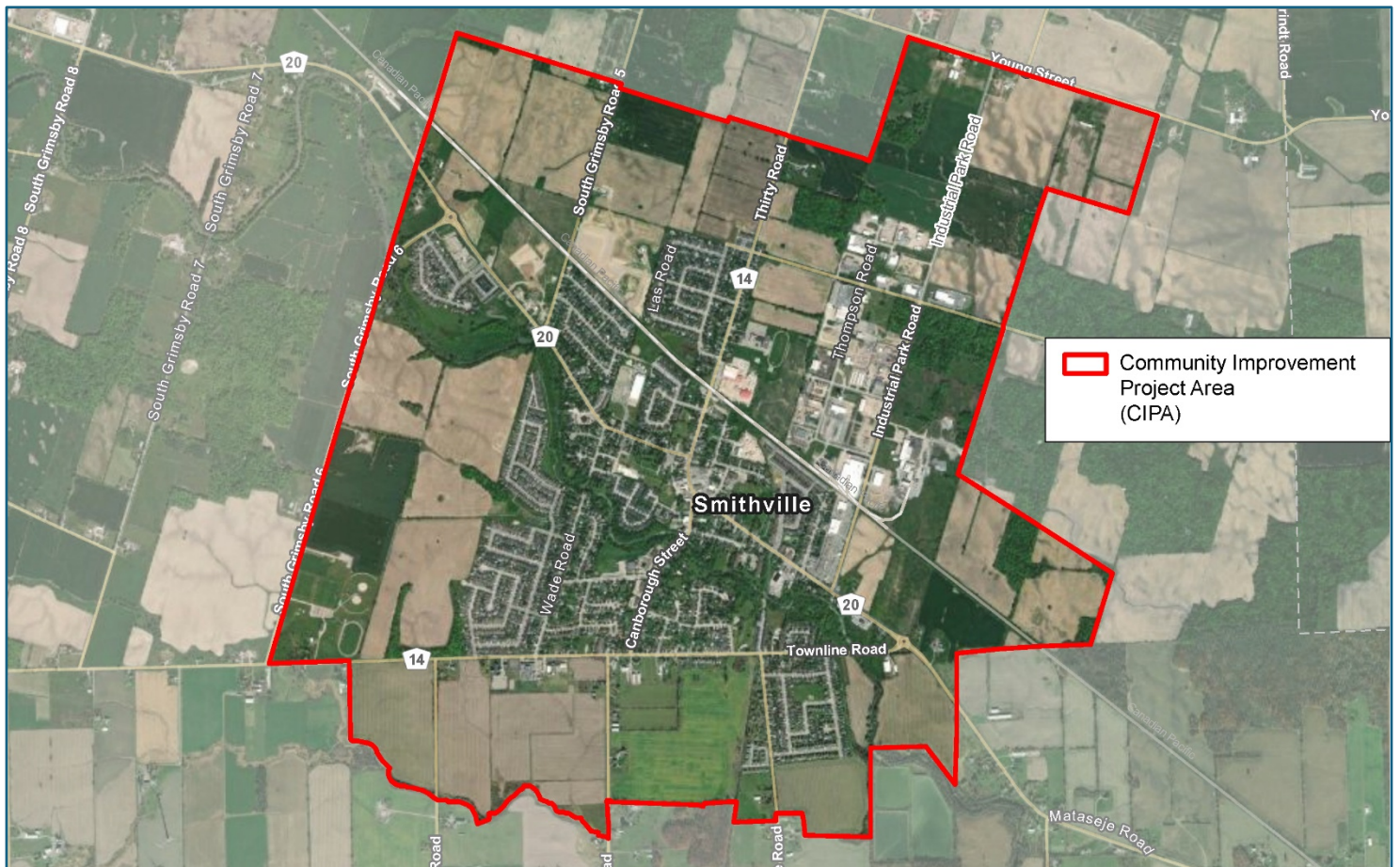
The Township's Official Plan outlines its directions for Community Improvement Policies in Section 18.10, including the criteria for implementing a Community Improvement Project Area (CIPA). This Affordable Housing CIP encourages redevelopment of the existing built environment and contributes to coordinated public and private community improvement.

The Affordable Housing CIP is designed to conform with current Provincial, Regional, and Local legislation and policies.

3 Community Improvement Project Area

The Affordable Housing CIP applies to the whole of Smithville, with its boundaries aligned with the boundaries of the designated urban area of Smithville (see *Schedule 1*). The Community Improvement Project Area (CIPA) is established through a separate By-law and administered separately from the CIP. This allows for the adjustment of CIPA boundaries without amendment to the CIP itself, but through Township amendment to the CIPA By-law itself. Any changes to the geographic area of the Affordable Housing CIP will be made through a public process.

Figure 1: Community Improvement Project Area Boundary



4 Vision, Goals, and Objectives

The Township is building towards complete communities that offer a diverse range of affordable housing options that will meet the needs of current and future West Lincoln residents. The vision of this CIP is:

To invest in the liveability of our community by providing the Township with a toolbox of incentive programs for affordable housing for people of all ages and stages, connecting people to amenities, and creating a more inclusive West Lincoln for all.

This Affordable Housing CIP will support the creation of affordable housing units through the following goals and objectives:

► **Expand the Supply of Affordable Housing in Smithville**

- Support the development of new affordable units, with emphasis on family-sized and seniors' units.
- Encourage the creation of purpose-built rental housing to address current market gaps.
- Promote gentle density solutions such as additional residential units (ARUs) and secondary suites.

► **Diversify Housing Options to Serve All Ages and Stages**

- Increase the range of unit types, including multi-unit buildings, accessible units, family-sized dwellings, seniors' housing, and supportive housing.
- Encourage accessible housing forms that align with West Lincoln's rural character while meeting community needs.
- Support housing that enables residents to live, grow, and age within the community.

► ***Reduce Barriers to Affordable Housing Development***

- Provide flexible, predictable incentive programs that reduce development costs.
- Streamline processes and clarify requirements for applicants, including homeowners and small-scale builders.
- Support partnerships with non-profits, private developers, and other levels of government.

► ***Encourage Resident Participation in Housing Solutions***

- Promote the development of additional dwelling units, garden suites, and other small-scale affordable housing options on existing lots.
- Provide information, guidance, and incentives to homeowners to increase uptake of small-scale rental opportunities.

► ***Maximize the Impact of Municipal Funding***

- Fully and strategically utilize the annual CIP funding allocated by Council.
- Prioritize incentives that deliver the greatest community benefit and support long-term affordability.
- Monitor program outcomes to ensure funding is directed to the most effective programs.



5 Financial Incentive Programs

As part of the Township's Affordable Housing CIP, the Township may utilize any of the programs listed below. These financial incentive programs are subject to available funding, the Township's capital budget, and other available resources.

Applicants may be eligible to apply for more than one incentive program for a single project where the project meets the eligibility requirements of each program. However, the Township may establish a maximum funding amount per property or per project through the applicable program application forms, to ensure fair distribution of available funding.

Costs that are incurred by the applicant prior to the submission of an application shall not be considered for funding.

To be eligible for any of the incentive programs listed in this CIP, applicants must meet the following criteria:

- a) The lands and buildings specified in the application must be located within the By-law designated CIPA.
- b) Applicants must be the registered homeowner or property owner or have written authorization from the owner to apply for any programs in this CIP.
- c) Applicants should demonstrate the ability to commence work within a specified timeframe and complete the project within a set number of years (e.g., two years), ensuring that funds support projects that can be delivered in a timely manner. This may be done in accordance with the incentive program's application form.
- d) Projects must commit to achieving defined affordability outcomes. For example, meeting or exceeding the Provincial Planning Statement, 2024 Affordability definition for rental rates, duration of affordability, and target populations (e.g., families, seniors).
- e) Proposed projects must comply with applicable zoning, building codes, and planning requirements or demonstrate a clear pathway to obtaining required approvals.

- f) Applicants should provide a basic pro forma, cost estimate, or other financial documentation to show that the project is viable and that CIP funds are necessary to close the affordability gap.
- g) Projects should contribute to the CIP's goals such as increasing affordable rentals, creating family-sized or seniors' units, or adding gentle-density options like ARUs.
- h) Properties that are participating in any financial incentive program must be in good standing with the Township at the time of application, and should not have outstanding property tax arrears, unresolved property standards issues, or building orders.

5.1 Municipal Fees Grant Program

A municipal fee grant program to reduce the costs of creating *affordable housing* by providing a grant through the form of a rebate to cover municipal planning and building fees for eligible projects, encouraging homeowners, landlords, non-profits, and developers to bring forward applications that add to the local housing supply. Eligible projects include *affordable housing* projects approved for financial assistance under either a Canada Mortgage and Housing Corporation (CMHC), Federal, Provincial or Regional housing development program for the purposes of incorporating new affordable rental housing. Providing a grant to cover the costs of municipal fees does not ensure the project will be approved by the Township.

Eligible Costs: Up to 100% of the costs incurred to seek approvals for affordable housing providers and non-profits to develop new affordable housing units, specifically Township Planning Application Fees and Building Permit Fees.

5.2 Additional Residential Unit (ARU) Grant

A grant to support the creation of new additional residential units such as basement suites, garden suites, or coach houses by assisting with eligible construction, finishing, or building code compliance costs, helping expand small-scale rental supply throughout the Township.

Eligible Costs: Up to \$5000 of the costs incurred to construct or convert an ARU where permitted. This includes legalizing and/or bringing up to code existing basement ARUs.

5.3 Accessible Design Top-Up Grant

A top-up grant to incorporate a universal or barrier-free design within a new residential unit (e.g. apartment, ARU, secondary suite) receiving one of the other financial incentives in this CIP. The grant would be available to landowners for creating new housing units in a way that is designed for accessibility beyond the minimum standards of the Ontario Building Code. This grant would be provided to the applicant upon proof of completion of construction of the new accessible unit.

Eligible Costs: Up to \$3,000 of the costs incurred on design and construction of an accessible or barrier free unit.

5.4 Family-Sized or Seniors' Unit Top-Up Grant

A top-up grant for projects receiving one of the other financial incentives in this CIP. This grant provides additional support to projects that create purpose-built family-sized or seniors' units, recognizing the growing need for multi-bedroom and attainable housing options.

Eligible Costs: Up to \$1500 of the costs incurred for the construction of a family-sized or seniors' unit, as defined in this CIP.

5.5 Home Upgrade Support Grant

A grant to assist eligible homeowners with minor home upgrades when such improvements are necessary to accommodate new affordable or attainable units.

Eligible Costs: Up to \$1500 of the costs incurred to upgrade home services to accommodate the addition of affordable dwelling units to existing residential homes. Upgrades could include upsizing water connections, improving electrical capacity, or upgrading HVAC systems.

5.6 Tax Increment Equivalency Grant (TIEG)

A Tax Increment Equivalency Grant (TIEG) available to landowners whose municipal property taxes have increased as a result of “substantial” development or redevelopment to build housing units. The TIEG provides financial relief for projects that would otherwise be cost prohibitive. Whether or not a project is considered “substantial” will be determined at the sole discretion of the Township.

Grants are equivalent to up to 100% of the incremental increase in the local municipal portion of the property tax levy resulting from the Municipal Property Assessment Corporation reassessment after construction. This program would be offered as an annual property tax relief grant for a maximum of 10 years. To be eligible, a project must result in a minimum increase of \$50,000,000 in the assessed value of the property, or have contributed more than \$5,000,000 to build significant housing enabling infrastructure within the Township.

Eligible Costs: The incremental property tax increase that occurs after a property has been redeveloped. The total value of the grant shall not exceed \$400,000, as demonstrated through the Municipal Property Assessment Corporation reassessment documentation.

6 Non-Financial Incentive Programs

In addition to the financial incentives outlined above, the Township may use other non-financial incentive programs that are developed as part of the Township’s CIP.

6.1 Education and Capacity-Building Workshops

The Township may consider providing workshops, guides, and technical support materials to help residents, landowners, and builders understand the process of creating additional residential units, undertaking gentle density, and accessing available incentives.

6.2 Housing Concierge / Client Support Service

To support homeowners interested in creating Additional Residential Units (ARUs), the Township may offer a dedicated staff contact to guide applicants through approvals, help troubleshoot issues, and streamline the application and permitting process. This

concierge service intended to assist applicants in navigating municipal processes. It does not include the preparation of applications, drawings, or technical studies, nor does it involve securing approvals for funding on behalf of the applicant. Applicants remain responsible for preparing and submitting all required materials and retaining any necessary professional services.

6.3 Housing Reserve

The Township may consider establishing an annual reserve fund dedicated to supporting housing initiatives that require additional funding beyond what is available through the existing CIP program budgets. This reserve can act as a safety net for projects that address urgent housing needs, ensuring that financial barriers do not hinder the development of essential affordable units.



7 Implementation Plan

The Affordable Housing CIP will require the allocation of municipal resources and staff time to effectively implement.

7.1 Implementation Period

The Affordable Housing CIP is planned to be implemented over a five-year period, beginning in April 2026. Council may choose to open an application period for a specified amount of time (e.g. from January to March annually) or accept rolling applications and review them on a first-come, first-served basis, closing the application period when available funding is exhausted.

Council may choose to review the implementation period at any time, revising it through an amendment to the CIP. Council shall review the Affordable Housing CIP as appropriate and consider continuing the funding of the financial incentive programs through the municipal capital budget process or alternate funding opportunities.

7.2 Administration

The roles and responsibilities of the Township Council for implementing this Affordable Housing CIP include:

- a. **Establishing the Active Financial Incentive Programs:** Council may choose which incentive programs are active for any given year, and each program's duration.
- b. **Recognize an Annual CIP Budget:** Annually, Council will be responsible for determining the community improvement budget for each active incentive as part of the annual municipal budget process.
- c. **Designate a Plan Administrator for the CIP:** Council shall delegate responsibility for the CIP and its implementation to the Director of Growth and Sustainability, or designate.

Once the above steps have been met by Township Council, responsibility for the CIP and its implementation will rest with the Plan Administrator. The Plan Administrator is an assigned Township staff member, responsible for:

- a. Conducting pre-application meetings with interested applicants to discuss eligibility;
- b. Reviewing incentive applications for approval or refusal;
- c. Marketing the CIP;
- d. Monitoring the CIP and providing update reports to Council which provide data on CIP uptake, including project costs and resulting benefits;
- e. Providing recommendations on incentive programs, including timelines and budgets, to Council; and
- f. Providing reasons for application refusal or approval in the form of a staff report in the case of an appeal.

The Plan Administrator will accept applications and distribute financial incentives as approved by Council on a first-come, first-served basis until funding for that year has been fully allocated. Alternatively, the Plan Administrator may set an annual or bi-annual deadline for application submissions, with all applications evaluated according to that deadline. In cases where an application is refused or accepted, the applicant has a right to appeal the decision to Council who may then make a decision on whether to approve or refuse the application. If the decision is appealed to Council, a staff report will be prepared to outline the Plan Administrator's decision.

7.3 Applying for Incentives

Both the applicant and the Plan Administrator must follow the steps outlined below for submitting, processing, evaluating and approving or denying a CIP application. A property owner may apply for more than one incentive program for the same project where eligibility requirements are met. However, the Township may establish limits on the number of applications per property within a given year and the total funding available per project through the program guidelines or financial agreement.

An applicant is required to take the following steps:

- a. Book a pre-application meeting with Township staff to go over requirements for the application;

- b. Use the appropriate application form to submit the application and any other necessary documentation to the Township;
- c. The applicant must be the registered property owner or have written consent from the registered property owner;
- d. The application will be reviewed by the Plan Administrator for completion and compliance with general and program-specific eligibility requirements;
- e. If approved:
 - i. Municipal Fees Grant Program: the applicant will be notified, enter into a financial agreement with the Township and may begin work, with the grant being paid out at time of occupancy permit;
 - ii. Additional Residential Unit (ARU) Grant: the applicant will be notified, enter into a financial agreement with the Township, with funding payable to the applicant upon proof of completion;
 - iii. Family-sized or Seniors' Unit Top-Up Grant: the applicant will be notified and enter into a financial agreement with the Township, with funding payable to the applicant upon proof of completion;
 - iv. Accessible Design Top-up Grant: the applicant will be notified, enter into a financial agreement with the Township, with funding payable to the applicant upon proof of completion;
 - v. Home Upgrade Support Grant: the applicant will be notified, enter into a financial agreement with the Township, with funding payable to the applicant upon proof of completion;
- f. If rejected, the applicant may appeal to Township Council; and
- g. When the applicant has completed the project, they must submit a statement of project completion to the Township.

The Plan Administrator is required to take the following steps:

- a. Conduct pre-application meetings with interested applicants to confirm application processes, eligibility and requirements for a complete application (e.g. documentation, studies, plans);
- b. Review and evaluate submitted applications and supporting materials for approval or refusal;
- c. Inform applicants of their application status (e.g. approved, rejected, pending);
- d. Review statements of project completion.

Note: The Township reserves the right to inspect any property and building, or audit final costs at the owner's expense. Further, should the applicant fall into default of any of the requirements of the incentive program or other requirements established by the Township, incentives may be delayed, reduced, or cancelled. Applicants may be required to repay benefits to the Township.

7.4 Application Requirements

Applications for the incentives provided through the Affordable Housing CIP are required to meet the following requirements, as outlined below:

- Submit a copy of a signed and completed application form and any other supporting documents, as required by the Plan Administrator including:
 - A statement describing how the proposed project meets CIP goals and objectives;
 - Photographs of the existing buildings or property condition;
 - Where available, historical drawings or photographs;
 - Building permit or site development application;
 - Design drawings, rendering, elevation, grading, or any other specifications of the proposed project, as determined by the Township and prepared by a qualified professional;
 - A minimum of three cost estimates for the proposed project work, done by a licensed consultant or contractor;
 - A detailed budget for the proposed project;

- Any additional documentation or information deemed necessary by the Plan Administrator as determined during the pre-application meeting.

Application requirements will be outlined in a tailored application form for each financial incentive program. Once an application has been approved, the landowner will be required to enter into a financial or legal agreement with the Township to implement the incentive program requirements and may be required to register the agreement on title. Registration on title may be required for projects receiving funding for the Municipal Fees Grant Program to ensure the affordability requirements of the program are secured.

The Township is not responsible for any costs incurred through the preparation of an application for any of the financial incentive programs, or the costs for the preparation or registration of any required agreement(s) on title.

7.5 Plan and By-law Amendments

When there is an identified need for amendment to this Plan or its implementing By-law, Township Council must approve these changes through an amendment to the CIP and/or implementing By-laws.

An amendment to the CIP will not be required to:

- a. Reduce funding levels for the financial incentive programs;
- b. Discontinue or cancel any of the programs identified.

An amendment will be required to the CIP and/or implementing By-laws to:

- a. Redefine the Community Improvement Project Area;
- b. Extend the implementation period of the CIP;
- c. Increase the maximum funding levels of the financial programs; and/or,
- d. Add any new financial incentive programs.

Changes to program eligibility requirements may be made administratively, through the updating of the applicable CIP application form.

8 Monitoring Plan

The purpose of the Monitoring Plan is to ensure that CIP programs are receiving uptake, creating benefits, and determine whether the CIP vision, goals and objectives are being reached. The Monitoring Plan will assist in:

- Tracking and identifying allocated CIP funding and where in the community it has been applied for;
- Assessing the completion of the CIP vision, goals and objectives to evaluate program strengths and areas for improvement;
- Considering whether changes or amendments to program criteria, eligibility, finances, or the CIP and/or CIPA itself should be made; and
- Tracking CIP Financial Incentive Program uptake and results for Council review.

As part of the CIP reporting process, data will be collected on an on-going basis during implementation to keep Township staff and Council up to date on CIP application statuses, funding amounts, and outcomes of the CIP. On-going data collection will include:

- a. Successful Applications:** number of applications, incentive programs applied for, approved value of grants by program, approved value of grants total, project completion timing and payments, project completion photos, and property tax assessment after completion of project (if relevant).
- b. Promotional and Marketing Tracking:** number of outreach activities, website visits, inquiries received, and social media engagements.
- c. Economic and Community Outcomes:** number of units of housing created, by type and level of affordability.

8.1 Annual Reporting

The Plan Administrator will be responsible for the creation of an annual report to Township Council which summarizes the data collected on the CIP uptake and successes, as described below.

1. Expand the Supply of Housing in Smithville

- Number of new housing units and ARUs created.
- Percentage of affordable housing share in the Township.
- Percentage of affordable owner-housing.
- Percentage of affordable renter-housing.

2. Diversify Housing Options to Serve All Ages and Stages

- Number of new seniors' units created.
- Number of new family-sized units created.
- Number of new housing units created by housing type.
- Total value given to the Family-sized or Seniors' Units Top Up Grant and Accessibility Top Up Grant programs.

3. Reduce Barriers to Affordable Housing Development

- Record length of time from the receipt of an application for an affordable housing unit to the date of approval.
- Overview of partnerships created as a result of a CIP program application.

4. Encourage Resident Participation in Housing Solutions

- Number of applications completed annually.

5. Maximize the Impact of Municipal Funding

- Monitor the total allotment of funding annually and the amount provided to incentive applications.

This report may include, but is not limited to, case studies, landowner and tenant feedback, how the CIP's goals/objectives are being met, recommendations for adjustments of programs or budgets, or recommendations for amendment.

9 Marketing Plan

The Marketing Plan is a set of recommendations for how the Township may choose to promote uptake of the Affordable Housing CIP and its incentives. The Marketing Plan identifies target markets, materials for marketing, and potential strategies to be used by the Township.

9.1 Target Markets

The following groups have been identified as target markets for the CIP:

- Affordable Housing providers;
- Homeowners and property owners within the CIPA;
- Non-profit organizations;
- ARU construction companies or vendors;
- Housing developers and real estate professionals; and
- Investors (individual or organizations) who wish to invest in the Township of West Lincoln or enhance investments through the programs offered.

9.2 Marketing Materials

The following materials and programs may be utilized by the Township to promote the CIP:

- **Direct outreach to developers and housing providers:** such as email newsletters, presentations tailored to organizations, information packages delivered to developer and housing provider offices, and one-on-one meetings to discuss the CIP and how they can benefit from it.
- **Information sessions or workshops:** such as hosting workshops and other events dedicated to promoting the uptake of the CIP and include information such as panels, banners, or other displays at municipal buildings and community and Township-led events to promote the CIP.

- **Partnerships with local organizations:** such as collaborating with community groups or individuals interested in housing advocacy to bring the CIP to a wider audience and amplify the outreach and engagement.
- **Online resources and guides:** such as a section of the Township's website dedicated to the CIP, social media campaigns showing project successes and opportunities to engage with the CIP, and accessible digital packages detailing CIP information.



10 Definitions

Additional Residential Unit (ARU) means a self-contained dwelling unit with a private kitchen, bathroom facilities and sleeping areas within a single detached, semi-detached or townhouse dwelling, or a building or structure ancillary to a single detached, semi-detached or townhouse dwelling.

Affordable Housing means:

In the case of ownership housing, the least expensive of:

- Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
- Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;

In the case of rental housing, the least expensive of:

- A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
- A unit for which the rent is at or below the average market rent of a unit in the municipality.

Community Improvement means the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary, as defined in the Planning Act, 1990.

Community Improvement Plan means a plan for the community improvement of a community improvement project area, as defined in the Planning Act, 1990.

Community Improvement Plan Area means a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason, as defined in the Planning Act, 1990.

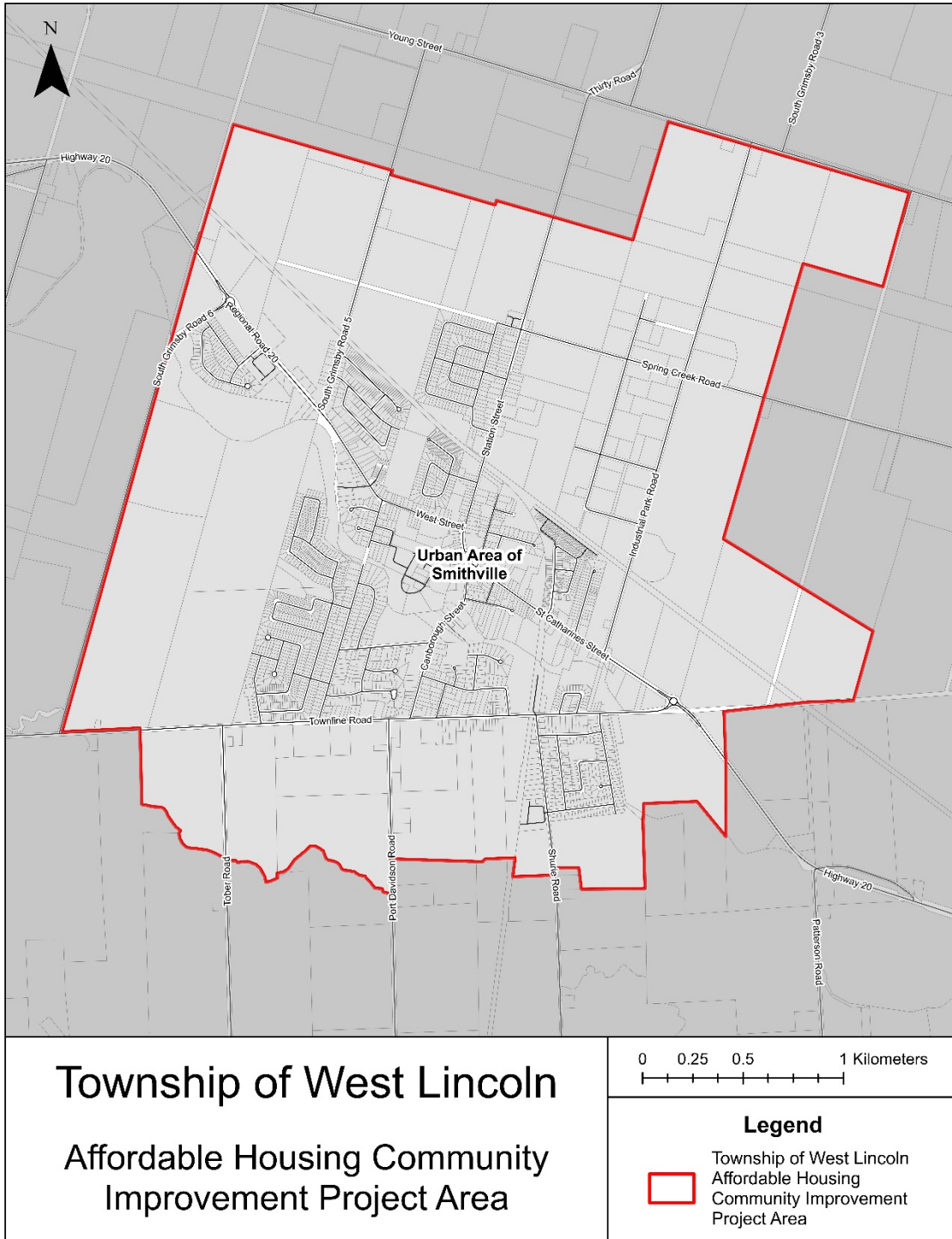
Eligible Costs means costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities, as defined in the Planning Act, 1990.

Family-Sized Unit means a unit that is designed to accommodate a family, including multi-generational families, with a minimum of 3+ bedrooms.

Seniors' Unit means a unit specifically designed for older adults (ages 65+) with age-friendly and accessible features.

Township means the Corporation of the Township of West Lincoln.

Schedule 1: Affordable Housing Community Improvement Project Area





The Township of West Lincoln

Affordable Housing Community Improvement Plan

Introduction of a TIEG Program
May 2026

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1. Introduction

The Township of West Lincoln adopted the Affordable Housing Community Improvement Plan (CIP) in April 2026 to support the development of affordable and attainable housing through a range of financial and non-financial incentives intended to encourage housing investment and increase housing supply within the community. The CIP was developed in response to increasing housing affordability challenges and the need to support a broader range of housing options for current and future residents.

As part of the continued implementation of the Affordable Housing CIP, the Township is now considering an amendment to introduce a Tax Increment Equivalent Grant (TIEG) program. The proposed amendment is intended to expand the Township's existing incentive framework by providing an additional financial tool that may help address some of the costs associated with bringing housing projects forward that require significant up front capital investments on the part of a developer and would not otherwise be built.

The purpose of this memorandum is to provide background information regarding the proposed TIEG program, including an overview of how the incentive works, the rationale for considering the program, and the potential benefits and financial considerations associated with implementation. This memorandum is intended to support public and Council understanding as the Township proceeds through the CIP amendment process.

2. What is a Tax Increment Equivalent Grant (TIEG)?

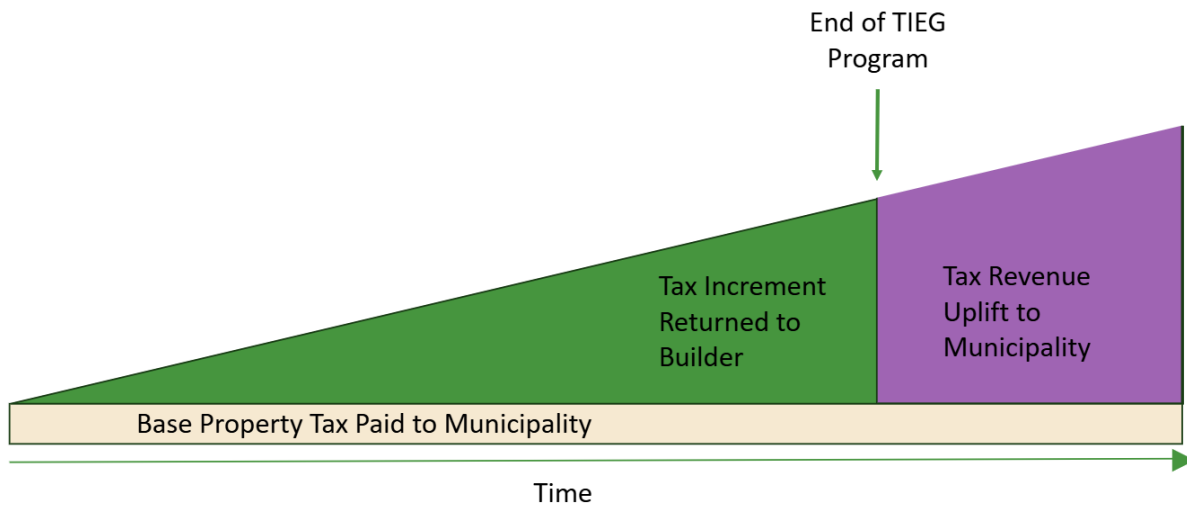
A Tax Increment Equivalent Grant (TIEG) is a financial incentive tool commonly implemented through Community Improvement Plans under Section 28 of the Planning Act. TIEG programs are used by municipalities across Ontario to encourage development, redevelopment, or investment that may otherwise be difficult to achieve due to financial or market-related constraints.

Under a typical TIEG program, a municipality provides a grant to an eligible property owner based on a portion of the increase in municipal property taxes generated by a development project. The grant is generally tied to the difference between the municipal property taxes

collected before development occurs and the increased taxes generated following reassessment of the completed project. This increase is commonly referred to as the “tax increment.”

Rather than providing upfront funding, a TIEG program allows municipalities to phase incentives over time using a portion of the new tax revenue generated by the development itself. In many cases, grants are provided annually over a defined period and may decline over time as the project becomes established.

Figure 1: Municipal Property Tax Disbursement in a TIEG Program



Program structures vary between municipalities and may include caps on grant amounts, maximum funding durations, eligibility criteria, and requirements related to affordability, unit type, or project scale. TIEG programs are commonly used to support projects that align with municipal priorities, including affordable housing, downtown revitalization, brownfield redevelopment, intensification, and strategic growth initiatives.

3. Purpose of the Proposed TIEG Program

The Township is considering the addition of a TIEG program to help address some of the financial challenges associated with delivering housing projects. Infrastructure and servicing costs can represent a significant barrier to development. Costs related to water and wastewater servicing, road improvements, stormwater infrastructure, site preparation,

and other capital works can impact project feasibility and limit the ability to provide housing at lower price points.

The proposed TIEG program is intended to help offset a portion of these costs by providing a financial incentive linked to future assessment growth generated by new development. By assisting with project viability, the Township can encourage additional investment in affordable housing initiatives and support the development of a broader range of housing options within the community.

The proposed amendment would build upon the incentive framework already established through the Affordable Housing CIP and provide the Township with an additional tool to support housing supply and affordability objectives. The introduction of a TIEG program would also align with broader provincial and regional housing objectives focused on increasing housing supply, encouraging development, and reducing barriers to housing delivery.

4. Potential Benefits of a TIEG Program

The introduction of a TIEG program has the potential to provide several benefits for both the Township and the development community. By helping offset a portion of infrastructure and development-related costs, the program may encourage projects that otherwise may not proceed or may experience delays due to financial constraints.

From a municipal perspective, TIEG programs can also contribute to long-term assessment growth. Although a portion of the increased municipal taxes generated by a project may be returned to the property owner during the grant period, the Township would retain the full assessment growth once the incentive period concludes. As a result, the program can support development and investment while contributing to the long-term expansion of the municipal tax base.

The program may support broader economic development objectives by encouraging construction activity, private sector investment, and infrastructure improvements.

5. Potential Costs and Considerations

While a TIEG program can provide important financial incentives to support development, there are also considerations related to implementation, administration, and municipal finances that must be carefully evaluated.

Because the program involves returning a portion of future municipal tax increases to participating projects, the Township may experience a temporary reduction in the amount of new municipal tax revenue retained from eligible developments during the grant period. Although the municipality would continue to receive tax revenue from the property and ultimately benefit from long-term assessment growth, the timing of revenue realization may be impacted in the short term.

The Township will also need to establish clear program parameters to ensure the program is financially sustainable and aligned with municipal objectives.

Administrative considerations are also associated with implementing a TIEG program. Program monitoring, annual grant calculations, verification of tax increment values, and ongoing compliance review may require additional municipal oversight and staff resources. Ensuring that the program is transparent, consistent, and appropriately targeted will be an important component of the amendment process.

As part of the CIP amendment process, the Township will continue to evaluate these considerations to determine how a TIEG program could be structured in a manner that balances development incentives with long-term municipal financial objectives.

6. Draft CIP Amendment

A Tax Increment Equivalency Grant (TIEG) available to landowners whose municipal property taxes have increased as a result of “substantial” development or redevelopment to build housing units. The TIEG provides financial relief for projects that would otherwise be cost prohibitive. Whether or not a project is considered “substantial” will be determined at the sole discretion of the Township.

Grants are equivalent to up to 100% of the incremental increase in the local municipal portion of the property tax levy resulting from the Municipal Property Assessment Corporation reassessment after construction. This program would be offered as an annual property tax relief grant for a maximum of 10 years. To be eligible, a project must result in a minimum increase of \$50,000,000 in the assessed value of the property, or have contributed more than \$5,000,000 to build significant housing enabling infrastructure within the Township.

Eligible Costs: The incremental property tax increase that occurs after a property has been redeveloped. The total value of the grant shall not exceed \$400,000, as demonstrated through the Municipal Property Assessment Corporation reassessment documentation.

7. Conclusion

The proposed addition of a Tax Increment Equivalent Grant program represents an opportunity to encourage development and redevelopment for projects that would otherwise not be financially viable.

As part of the amendment process, a Public Meeting and Statutory Public Meeting will be held in accordance with the requirements of the Planning Act to provide opportunities for interested parties to comment on the proposed amendment. As this program is geared toward Builders, the engagement will bring together industry professionals to ensure the program meets the needs of Builders in West Lincoln in addition to the statutory process.

Following this consultation, a red-lined version of the Affordable Housing CIP will be presented to Council for consideration.

DATE: June 8, 2026

REPORT NO: PD-20-2026

SUBJECT: **Information Report – Fulton Rural Employment Land Use Study – Official Plan Amendment (File No. 1701-002-26) and Zoning By-law Amendment (File No. 1601-003-26)**

CONTACT: Susan Smyth, Manager, Community Planning and Design
Gerrit Boerema, Director, Growth and Sustainability

OVERVIEW:

- The Township has experienced a need for rural employment lands which can support employment uses that do not require municipal water and sewer services, and which generate employment in the Township.
- On November 25, 2024, Council approved the Recommendation Report for the Fulton Rural Employment Land Use Study.
- Administration retained WSP Group Inc. (Consultant) to prepare a Land Use Plan and accompanying technical reports for lands located in the Hamlet of Fulton known as the Fulton Rural Employment Study Area (“Study Area”).
- The Study Area was added to the West Lincoln settlement area boundary through the Region of Niagara Official Plan (ROP) and Township Official Plan Amendment No. 62 (OPA 62) in 2022.
- The Study Area is bound on the south by Regional Road 20, and on the west by South Grimsby Road 19. To the north of the Study Area are Hydro One corridor and farmland and South Grimsby Road 18 to the east.
- WSP was tasked to draft an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) to establish land use designations, policies and zoning regulations for a designated Rural Employment Area.
- Administration will prepare a recommendation report for a future committee meeting following public comments received as part of the public meeting process.

RECOMMENDATION:

1. That Information Report PD-20-2026, titled” Information Report – Fulton Rural Employment Land Use Study”, dated June 8, 2026, be received for information.

ALIGNMENT TO STRATEGIC PLAN:

Theme #2 and 3

- Champion strategic and responsible growth
- Enrich our strong agricultural legacy

BACKGROUND:

In October 2019, the Township began the Master Community Plan work to undertake various studies to help inform the Region of Niagara Municipal Comprehensive Review. In 2021, the Township also retained MHBC Planning to complete a review of the Township's rural settlement areas to identify opportunities for growth, rounding out of settlement area boundaries and locating a rural employment area.

In late 2021, the Region of Niagara's staff report endorsed the "Niagara Official Plan: Land Needs Assessment and Settlement Area Boundary Review Update". The Land Needs Assessment from the Region of Niagara proposed growth targets for each lower-tier municipality to be implemented through subsequent local Official Plan Amendments. The Land Needs Assessment from the Region determined that the Township of West Lincoln should plan for a projected population increase from 16,370 to 38,370 by 2051; the projected number of households would grow from 5,300 to 14,060, and the projected number of jobs would grow from 4,460 to 10,480. Based on these findings, the Region, through their new Niagara Official Plan have expanded several hamlet settlement areas and urban settlement areas in West Lincoln.

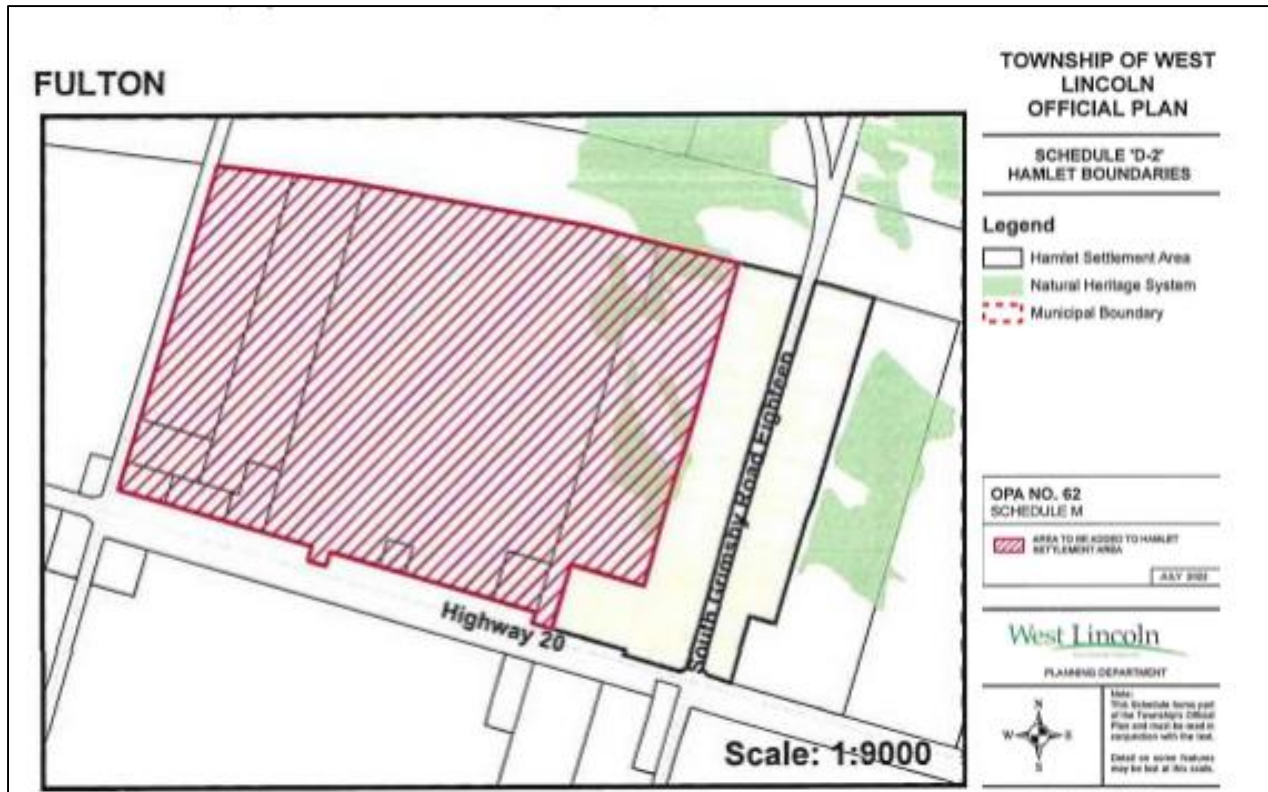
Policy 8.13.4 of the Niagara Official Plan states that lands added to the Fulton rural settlement have been included to "accommodate forecasted rural employment growth." Therefore, any planning frameworks developed for these lands will aim to promote the development of rural employment. Subsequently, the Township of West Lincoln updated its Official Plan through Amendment No. 62 to incorporate the Region's projected growth forecasts. OPA 62 also expanded the settlement areas of Abingdon, Bismark, Caistorville, Smithville, Wellandport, and the Study Area of Fulton.

The Study Area is comprised of approximately 36 hectares (89 acres) of land bordered by South Grimsby Roads 18 and 19 to the east and west, Regional Road 20 to the south, and the Hydro One corridor to the north. Refer to Figure 1 for the study area boundaries.

CURRENT SITUATION:

In late November 2024, Administration retained WSP Group Inc. to undertake a planning study to prepare a land use plan and prepare an Official Plan Amendment and Zoning By-law Amendment to facilitate the development of the subject lands for employment uses that are appropriate for the rural settlement area of Fulton.

Figure 1: Fulton Rural Employment Study Area Boundaries



The process of adopting, and the content of these amendments, are required to follow the direction of Provincial legislation and policy, including the Planning Act, and the Provincial Planning Statement.

WSP has prepared several technical reports that are provided on the Township website [Fulton Rural Employment Area Land Use Study - West Lincoln](#) and include:

- **Background Report** – The purpose of this report is to review the policy and regulatory framework regarding the Study Area, incorporate and address feedback obtained from the stakeholder and public consultation sessions, and assess the various development opportunities and constraints identified through the research and analysis. [Background Report](#)
- **Constraints Report** – The purpose of this report is to provide a balanced assessment of constraints to help inform land use decisions of all stakeholders. This report establishes a baseline understanding of the Study Area’s existing conditions, including natural heritage features and related policies. This report identifies ecological and hydrological constraints relevant to the proposed vision for the Study Area. This report reviews the policy direction on Natural Heritage Systems and features and uses this policy analysis to identify lands that are not appropriate for development within the Study Area as well as areas that require further study or review before development may be permitted. [Constraints Report](#)

- **Land Use Compatibility Report** – The purpose of this report is to examine the compatibility and setbacks for employment and non-employment uses in Fulton. This report summarizes provincial, regional and local legislation, policy and guidelines related to areas of employment and land use compatibility. It also reviews the local context to identify existing sensitive land uses that may be impacted by employment uses and maps the minimum separation distances and potential influence areas for different classes of employment uses. [Land Use Compatibility Report](#)
- **Design Guidelines** – The purpose of this report is to provide the guidelines to guide development and built form on the lands in the Study Area, and to help inform Official Plan policies and Zoning provisions for rural employment areas. Development in the Study Area will contribute to the Township’s overall employment base and provide services to the broader community. New development, and surrounding public lands, will be designed to improve safety, reduce land use conflicts, mitigate potential nuisances, and be aesthetically pleasing. [Design Guidelines](#)

These guidelines include those that apply to the Site Plan for the entire property and address building locations and orientations, parking, landscaping, fencing, lighting, and other features, and address the layout of roads and lots. Additionally, there is the Built Form Guidelines that apply to the buildings located within the Rural Employment Area and address architectural elements, massing, heights, building materials and roof elements. Lastly there are the Public Realm Guidelines that applies to public streets, sidewalks, and other elements within the public right-of-way, and to the interface between private sites and public roads. Where provided, they also apply to on-site outdoor amenity areas for employees. They emphasize safety, functionality, appearance, and comfort for the general public and those employed in the area.

Proposed Amendments to the Official Plan and Zoning By-law

As noted previously, WSP was tasked to amend the Official Plan and draft land use designations that is dedicated to rural employment uses to address issues such as growth management, employment growth, environmental protection, land use compatibility, stormwater management and other considerations in the Study Area.

Examples of the permitted uses under the ‘Rural Employment Overlay Area’ include but are not limited to manufacturing, dry, light industrial uses within enclosed buildings, transportation terminals/depots, contractor’s yard and landscape facility, automobile vehicle service centres, logistics facilities.

Additionally, the Zoning By-law requires amendments to add ‘Rural Employment’ as a new permitted use and separated into categories such as light, medium and heavy, and the uses and regulations are dependent on the type of employment uses and compatibility with residential or population serving uses like retail or personal service uses and avoidance of potential adverse effects from odour, noise and other contaminants, minimize risks and land use conflicts.

Examples of the permitted uses under the 'Light Rural Employment – RE1' Zone include but not limited to communications establishment, contractors' yard, custom workshop. The permitted uses under the 'Medium Rural Employment – RE2' Zone included but not limited to industrial use, motor vehicle body shop and repair establishment. The permitted uses under the 'Heavy Rural Employment – RE3' Zone include but not limited to industrial use, truck transport terminal.

FINANCIAL IMPLICATIONS:

There are no anticipated financial implications because of the review and information provided in this report.

INTER-DEPARTMENTAL COMMENTS:

Region of Niagara

Upon the recent change in the Provincial mapping, the wetland in question (circled in red in Figure 2 below) was assessed and determined not to meet the criteria for a Provincially Significant Wetland (PSW), therefore the policies of the Niagara Official Plan would support revising the zoning and replace the Environmental Protection zone and applying an Environmental Conservation (EC) zone to the feature.

Figure 2: Ministry of Natural Resources Natural Heritage Map



Regional Infrastructure Planning and Development staff are supportive of the OPA and ZBA for Fulton Rural Employment Lands and note that an EIS may be required for any development proposed within the environmental feature setbacks, and Regional road requirements may be needed for future development applications off Regional Road 20.

Niagara Peninsula Conservation Authority (NPCA)

While NPCA would prefer that the more restrictive zoning remains, it is recognized this change in designation of the wetland from a Provincially Significant Wetland (PSW) to a non-PSW feature, and that the Township’s OP classifies “other evaluated wetlands” as Environmental Conservation Areas. However, regardless of what is permitted by the Township’s OP within an ECA, any proposed works within NPCA’s regulated areas would still be subject to and need to demonstrate conformance with NPCA’s policies, which restrict development within regulated features and hazards. Any work within the area or 30m buffer will need approval from the NPCA prior to commencement of works.

PUBLIC COMMENTS:

The Township and WSP had several public engagement activities including the Open House Meeting held at the Fulton Community Centre on June 13, 2025, and landowner stakeholder meetings to solicit feedback, identify issues and comments on the rural employment uses that should be located and permitted in the Fulton Rural Employment Study Area.

CONCLUSION:

Following the comments received through the public meeting and public consultation period, Administration will bring a recommendation to Committee at a future date with the final Official Plan Amendment and Zoning By-law Amendment with the applicable mapping schedules for Rural Employment designation and permitted uses as well as the regulations for such uses.

ATTACHMENTS:

- Schedule A: Draft Official Plan Amendment and Schedule
- Schedule B: Draft Zoning By-law Amendment and Scheule
- Schedule C: Agency Comments
- Schedule D: Public Comments

Prepared & Submitted by:

Susan Smyth
Manager, Community Planning and Design

Approved by:

Gerrit Boerema
Director, Growth and Sustainability

Truper McBride
CAO

SCHEDULE A - PD-20-2026

AMENDMENT NUMBER 70
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN

DRAFT

AMENDMENT NUMBER 70
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN
AS AMENDED
PART 1 – THE PREAMBLE

1.1 TITLE

This Amendment when adopted by Council shall be known as Amendment Number 70 to the Official Plan of the Township of West Lincoln.

1.2 COMPONENTS

This Amendment consists of the explanatory text, policy and the attached Schedule ‘A’ of this 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 add policy and provide direction to the Township of West Lincoln Official Plan to recognize and guide development for Rural Employment Areas located within the Hamlet Settlement Areas.

Specifically, this Amendment will:

- Add a new subsection to Section 7 – Hamlet Settlement Area, Section 7.4 to recognize and define permitted uses for Rural Employment in Hamlet Settlement Areas;
- Establish development policies to guide development, including servicing, land use compatibility, and general site design; and,
- Introduce land use compatibility policies by adding a new subsection 18.18.1 to ensure consistency with the Ministry of Environment, Conservation, and Parks (“MECP”) Guideline D-6, which outlines classification of industrial uses and setback requirements.

1.4 BASIS OF THE AMENDMENT

The Township of West Lincoln is proposing to amend the Official Plan by adding subsection 7.4, 7.4.1, and 18.18.1 to provide more direction on Rural Employment Area uses and development guidelines, as well as direction for land use compatibility for the Rural Employment Area uses.

PART 2 – THE AMENDMENT

2.1 PREAMBLE

All this part of the document entitled PART 2 – THE AMENDMENT, consisting of the following text changes constitutes Amendment No. 70 to the Official Plan of the Township of West Lincoln and Schedule “A”.

The Township of West Lincoln has identified the need to provide clearer policy direction for the development of Rural Employment Areas located within the Hamlet Settlement Areas.

Clarification of policy and development criteria will support the diversification and expansion of the Township’s employment base in rural lands. Furthermore, it will provide opportunities to develop employment uses that are not dependent on municipal water and wastewater services.

The proposed new policies also ensure compatibility between the proposed employment uses with adjacent sensitive land uses, including consistency with MECP Guideline D-6.

2.2 DETAILS OF THE AMENDMENT

2.2.1 The text of the Township of West Lincoln Official Plan is hereby amended by adding the following after Section 7.3 of the consolidated Township of West Lincoln Official Plan as follows:

“7.4 Rural Employment Area Overlay

Notwithstanding any policies to the contrary, within areas of the Hamlet Settlement Area identified with the Rural Employment Area overlay on Schedule D2, development shall be limited to “Employment Uses” in accordance with the following policies. The Rural Employment Area is intended to encourage the diversification and expansion of the Township’s employment base of primarily rural employment needs through the establishment of new businesses that may not require municipal services typically available in serviced urban areas.

Schedule ‘D2’ shows the areas within the Hamlet Settlement Area of Fulton where “Rural Employment” uses are permitted. This area is intended to support dry industrial uses that contribute to the employment base in West Lincoln, while maintaining land use compatibility with the adjacent residential uses.

Permitted uses in the “Rural Employment Area” include:

- a) Dry, light and heavy industrial uses within enclosed buildings;
- b) Transportation terminals and transportation depots;
- c) Heavy vehicle and equipment service and repair uses;
- d) Contractor’s and landscape facility;
- e) Public storage facilities accessory to a permitted use;

- f) Ancillary uses such as small scale retail and service commercial uses that are primarily ancillary to the business functions of permitted uses;
- g) Industrial uses like assembling, processing, manufacturing;
- h) Warehousing accessory to a permitted use;
- i) Automobile and commercial vehicle service centres;
- j) Limited Open storage accessory to a permitted use, in accordance with Section 6.10.3(g);
- k) Logistics facilities;
- l) Couriers and delivery services; and

7.4.1 Development Policies

The following policies, Section 7.0 (Hamlet Settlement Areas) and Section 6.10.4 (Employment Areas) of the Official Plan, will apply to development within the Rural Employment Area overlay, as applicable. Policies 6.10.4(g) and 6.10.4(h) will not apply.

- a) Where there is a conflict between the policies of Section 7.4 and any other policies of the Official Plan, the policies of Section 7.4 will apply.
- b) Rural Employment Areas should be the focus of employment growth that does not require municipal services within the Township of West Lincoln.
- c) Municipal water and wastewater services will not be available or planned for lands within the Rural Employment Area.
- d) Only “dry” employment uses shall be permitted, requiring an average daily flow of less than 4,500 litres.
- e) New development proposals will be required to demonstrate how the development addresses the Rural Employment Area design guidelines.
- f) Existing vegetation and natural features will be preserved where feasible, and used as buffers or visual screens between the Employment Area and other uses.
- g) The implementing zoning by-law shall establish a minimum lot size of 1 hectares with a maximum lot coverage of 50%.
- h) Retail and service commercial activities shall be restricted to products manufactured or assembled on-site, with the retail component occupying no more than 20% of the main building's total area.
- i) Adequate parking and loading spaces shall be provided for each development. Access points to the parking and loading spaces shall be from internal roads rather than major roads.
- j) Site plan control shall apply to all development in the Rural Employment Area designation. Development applications shall be supported by a land use compatibility report, prepared in accordance with the Ministry of Environment D-6 Guidelines and the policies of this Plan, to identify required mitigation measures and demonstrate how land use compatibility will be achieved.

2.2.2 The text of the Township of West Lincoln Official Plan is hereby amended by adding the following new subsection to Section 18.18 *Land Use Compatibility*:

“18.18.1 In order to understand the potential impacts of new uses, any proposed employment uses shall be classified based on the categories of provided in

the MECP Guideline D-6 “Compatibility Between Industrial Facilities and Sensitive Land Uses” as shown in the following table.

Industry Classification	Description	Minimum Setback Distance	Areas of Potential Influence
Class I	<ul style="list-style-type: none"> - Small scale, self-contained plants or buildings with low-emissions - Produce and store products internally - Low probability of adverse effects. - Only daytime operations with infrequent movements of products and/or heavy trucks 	20m	70m
Class II	<ul style="list-style-type: none"> - Medium scale processing - Occasional noticeable noise, dust, and odour - Moderate probability of adverse effects - May include frequent movement of products and/or heavy trucks during the daytime, and shift work - May include some outdoor storage of wastes and materials 	70m	300m
Class III	<ul style="list-style-type: none"> - Large-scale manufacturing - Significant emissions, vibration, or risk - High probability of adverse effects - May include continuous operations and movements of products - May include outside storage of raw and finished goods, and high levels of production 	300m	1000m

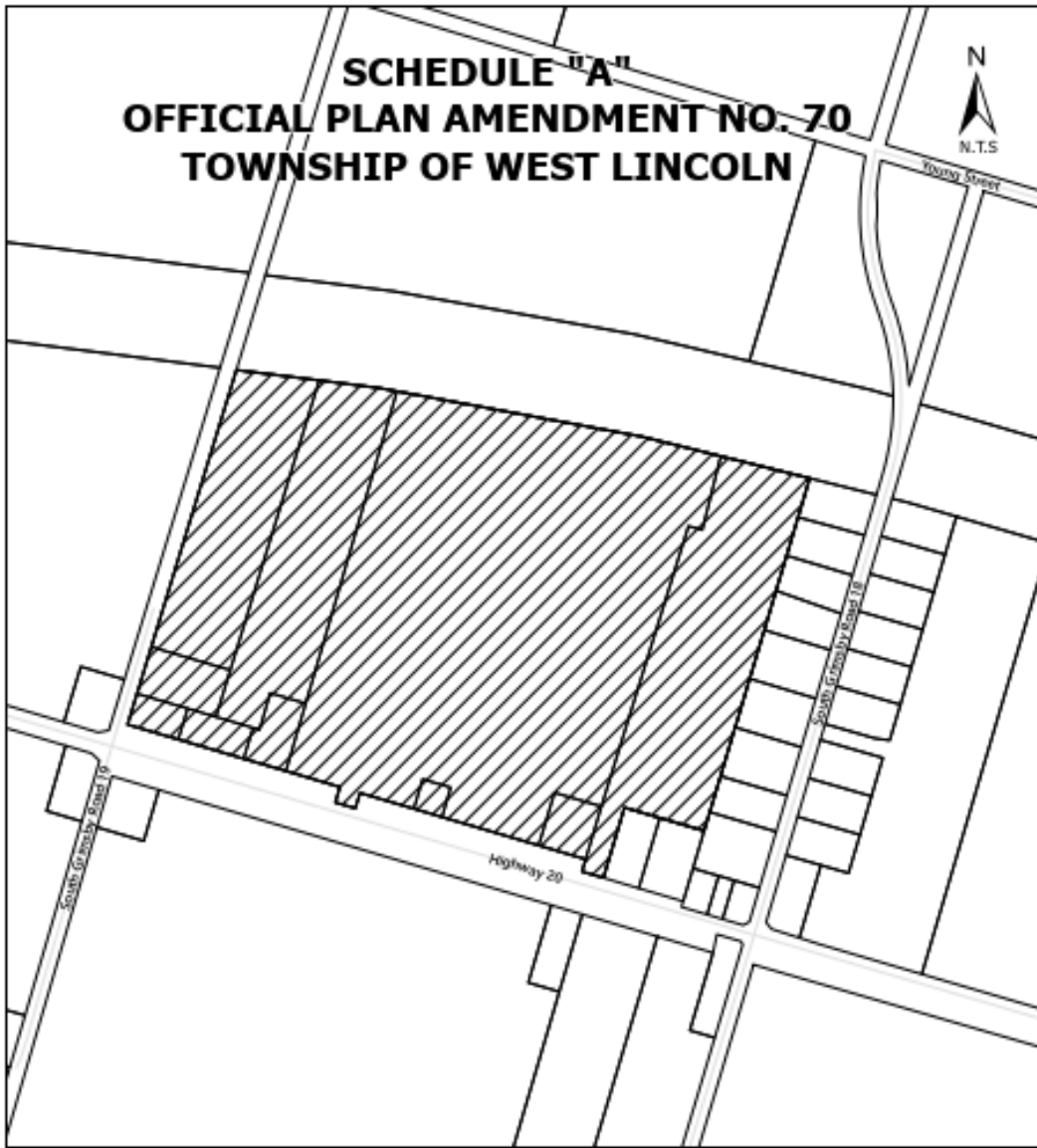
- a) The implementing zoning by-law shall establish specific permitted land uses and require a minimum setback distance from adjacent sensitive land uses in conformity with the previous table. Development within the minimum setback distance may be considered subject to a zoning by-law amendment where it is demonstrated there will be no adverse effects on the sensitive land use.
- b) A use that is not listed in the zoning by-law may be considered within the Area of Potential Influence, subject to a zoning by-law amendment where it is demonstrated there will be no adverse effects on the sensitive land uses.
- c) All uses proposed within the Potential Area of Influence are required, through the Site Plan Control process, to implement mitigation measures to ensure no adverse effects on adjacent sensitive land uses in accordance with the MECP Guideline D-6 "Compatibility Between Industrial Facilities and Sensitive Land Uses".
- d) New developments that contain sensitive land uses shall avoid encroachment on the Minimum Setback Distance from lands designated "Rural Employment Areas" on Schedule 'D2'. New sensitive land uses proposed within the Potential Influence Area will be required to demonstrate, through a land use compatibility study, there will be no adverse impacts on the sensitive land use as a result of any existing Rural Employment land uses. This is intended to protect opportunities for future expansions of employment uses and avoid future land use conflicts.
- e) Development within employment areas, including rural employment areas, shall demonstrate how it addresses the interface between industrial and agricultural land uses, including any measures that are necessary to mitigate potential impacts to agricultural operations."

2.3 IMPLEMENTATION

This amendment will be required to be adopted by Township Council and circulated the Ministry of Municipal Affairs and Housing.

If no appeals are received within the appeal period, the amendment will be in full force and effect.

SCHEDULE "A"



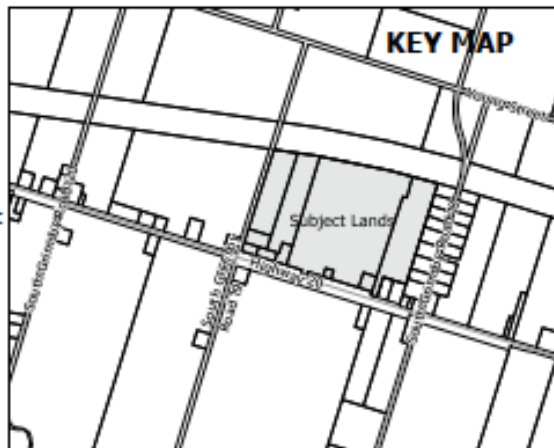
Legend

Property Lines

OP Re-Designation

"Hamlet Settlement Area" to "Hamlet Settlement Area with Rural Employment Area Overlay"

This is Schedule 'A' to
 OPA #70 (As implemented by
 By-law 2026-___ passed on this ___ day
 of April, 2026).



April 2026

**AMENDMENT NUMBER 70
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN
AS AMENDED**

Official Plan Amendment Number 70 was adopted by the Council of the Corporation of the Township of West Lincoln by By-law No. 2026-XX in accordance with the provisions of Section 17 (22) of The Planning Act, R.S.O. 1990, amendments made thereto on the XXth day of XXXXXX, 2026.

Cheryl Ganann
Mayor

Justin Paylove
Manager, Legislative Services/Clerk

I, Justin Paylove, the Manager, Legislative Services/Clerk of the Corporation of the Township of West Lincoln, hereby certify that the requirements for the giving of Notice, and the holding of at least one Public Meeting as set out in Section 17(22) of the Planning Act, R.S.O. 1990 have been complied with for Official Plan Amendment Number 70.

Justin Paylove
Manager, Legislative Services/Clerk

DRAFT

SCHEDULE B - PD-20-2026

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

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;

AND WHEREAS this By-law is in conformity with a pending amendment to the Township of West Lincoln Official Plan;

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

1. THAT, Part 2, Definitions is hereby amended by adding the following definition:

Custom Workshop

Means a building or part of a building used by a trade, craft or guild for the manufacture in small quantities of made-to-measure clothing or articles including the sale of such products at retail, and, for the purpose of this By-law may include but shall not be limited to glass blowing, sewing, weaving, spinning, furniture making, upholstering or woodworking.

2. THAT, Part 8, Employment Zones is hereby amended by modifying provision “8.1 – Applicable Zones” to read as follows:

8.1 Applicable Zones

The permitted *uses* and regulations of Part 8 apply to land within the following *zones*:

Zone	Symbol
Office and Business Park Employment	M1
Industrial Employment	M2
Extractive Industrial	M3
Rural Employment – Light	RE1
Rural Employment – Medium	RE2
Rural Employment – Heavy	RE3

These *zones* apply to land identified with the corresponding *zone* symbol as shown in Schedule “A”.

3. THAT, Part 8, Employment Zones is hereby amended by repealing Table 18 and replacing it with the following table:

Table 18: Permitted Uses in Employment Zones

Uses	Zones where Permitted					
Principal Uses						
<i>Animal shelter</i>	M1					
<i>Commercial kennel</i>	M1					
<i>Commercial school</i>	M1					
<i>Communications establishment</i>		M2		RE1	RE2	
<i>Contractors establishment</i>		M2		RE1	RE2	
<i>Custom Workshop</i>				RE1	RE2	
<i>Dry cleaning/laundry establishment</i>	M1					
<i>Industrial use</i>	M1	M2		RE1	RE2	RE3
<i>Mineral aggregate operation</i>			M3			
<i>Motor vehicle body shop</i>		M2			RE2	
<i>Motor vehicle repair establishment</i>					RE2	
<i>Office, including a medical office</i>	M1					
<i>Pet care establishment</i>	M1					

Uses	Zones where Permitted					
	M1	M2	M3	RE1	RE2	RE3
Recreation facility	M1					
Service shop		M2			RE2	RE3
Studio	M1					
Truck transport terminal	M1	M2			RE2	RE3
Veterinary clinic	M1					
Wayside pit or quarry (see s. 3.27)	M1	M2	M3			
Accessory Uses ⁽¹⁾						
Accessory buildings or structures and accessory uses (see s. 3.1)	M1 ⁽¹⁾	M2 ⁽¹⁾	M3 ⁽¹⁾	RE1 ⁽¹⁾	RE2 ⁽¹⁾	RE3 ⁽¹⁾
Office		M2 ⁽¹⁾		RE1 ⁽¹⁾	RE2 ⁽¹⁾	RE3 ⁽¹⁾
Outside Storage	M1 ⁽¹⁾	M2 ⁽¹⁾	M3 ⁽¹⁾	RE1 ⁽¹⁾	RE2 ⁽¹⁾	RE3 ⁽¹⁾
Renewable energy system (see s. 3.15)	M1 ⁽¹⁾	M2 ⁽¹⁾	M3 ⁽¹⁾	RE1 ⁽¹⁾	RE2 ⁽¹⁾	RE3 ⁽¹⁾
Retail store	M1 ⁽¹⁾	M2 ⁽¹⁾	M3 ⁽¹⁾	RE1 ⁽¹⁾	RE2 ⁽¹⁾	RE3 ⁽¹⁾

⁽¹⁾ Denotes uses that are only permitted accessory to or in conjunction with a permitted principal use.

4. THAT Part 8, Employment Zones is hereby amended by repealing Table 19 and replacing it with the following table:

Table 19: Regulations for Permitted Uses in Employment Zones

Regulation		Zone Requirements					
		M1	M2	M3	RE1	RE2	RE3
Minimum lot area		2,000m ²		-	10,000m ²		
Minimum lot frontage		30m		-	30m		
Minimum front yard		15m		30m ⁽¹⁾	10m	15m	15m
Minimum exterior side yard		7.5m		30m ⁽¹⁾	7.5m		30m
Minimum interior side yard	Adjoining a lot in a Residential Zone	15m	30m	90m ⁽¹⁾	10m	70m	300m
	Other (Bylaw 2022-67)	5m		30m ⁽¹⁾	5m		30m
Minimum rear yard	Adjoining a lot in a Residential Zone	15m	30m	90m ⁽¹⁾	10m	30m	
	Other	7.5m		30m ⁽¹⁾	7.5m		30m
Maximum lot coverage		35%			50%		
Maximum Height		20m		20m ⁽¹⁾	15m		
Minimum landscaped open space		10% ⁽²⁾		-	10% ⁽²⁾		
Maximum outside storage		25% ⁽³⁾		-	25% ⁽³⁾		
Maximum accessory retail gross floor area		10% of gross floor area		-	10% of gross floor area		

⁽¹⁾ Minimum yard requirements apply to buildings, structures and aggregate stockpiles.

⁽²⁾ A minimum of 50% of required landscaped open space shall be located in the front yard.

⁽³⁾ Outside storage for purposes other than outside display and sales areas on the lot shall be located in a rear yard or side yard and screened from view from public streets and adjacent lots.

5. THAT Part 8, Employment Zones is hereby amended by adding a new section 8.4 as follows:

8.4 Provisions for Rural Employment Zones

- a) Zones with the symbol RE1, RE2, and RE3 are considered to be Rural Employment Zones. These zones are intended to support a range of dry

industrial uses whose demands for water and wastewater services can be met with private systems.

- b) The land uses permitted in the Rural Employment Zones are limited to uses that would be permitted in an "Employment Area" as defined by the Provincial Planning Statement, 2024.
 - c) Land uses in Zones RE1, RE2, and RE3 shall be limited to those with a water and wastewater average daily flow of less than 4,500 litres, serviced by private systems.
 - d) The minimum separation distance between an RE1 use and a residential use shall be 20 metres.
 - e) The minimum separation distance between an RE2 use and a residential use shall be 70 metres.
 - f) The minimum separation distance between an RE3 use and a residential use shall be 300 metres.
6. THAT, Schedule A2 of the Township of West Lincoln Zoning By-law 2017-70 is hereby amended by rezoning the lands as shown on Schedule A to this By-law.
7. THAT, all other provisions of Zoning 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 ____
DAY OF _____, 2026.

MAYOR CHERYL GANANN

JUSTIN PAYLOVE
MANAGER, LEGISLATIVE SERVICES/CLERK

SCHEDULE "A"

<p>Legend</p> <p>Areas to be zoned:</p> <ul style="list-style-type: none"> LANDS TO BE REZONED FROM A (T-15) TO RE1 LANDS TO BE REZONED FROM A TO RE1 LANDS TO BE REZONED FROM A TO RE2 LANDS TO BE REZONED FROM A (T-15) TO RE2 <div style="display: flex; align-items: center;"> <p>Scale: 1:4000 File Number:</p> </div>	<p>This is Schedule 'A' to By-law No. ____-2026 to amend the Township of West Lincoln Zoning Bylaw No. 2017-70.</p> <p>Passed the ____ day of _____, 2026.</p> <p align="center">_____</p> <p align="center">MAYOR</p> <p align="center">_____</p> <p align="center">CLERK</p>
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