

APPLICATION FOR  
OFFICIAL PLAN AND/OR  
ZONING BY-LAW AMENDMENT

APPLICATION IS HEREBY MADE TO:                   The Township of West Lincoln  
P.O. Box 400  
Smithville, Ontario L0R 2A0

The undersigned hereby requests the Council of the Corporation of the Township of West Lincoln to consider this amendment application as it affects the lands and/or premises hereinafter described to the extent and upon the terms and conditions set forth in this application, including Appendices hereto.

Individuals who make written submissions with respect to a Planning Act application should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

AFFIDAVIT OR SWORN DECLARATION

I/We Isabelle Ilagan  
of the City of Vaughan in the Region of York  
make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the City of Hamilton

In the Province of Ontario this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Jared Vail Marcus, a Commissioner, etc  
Province of Ontario,

for Arcadis Professional Services( Canada) Inc.

Expires June 16, 2026

[Signature]  
Commissioner of Oaths

[Signature]  
Signature of Applicant

ACKNOWLEDGEMENT CLAUSE

I hereby acknowledge that is my responsibility to ensure that I am in compliance with all applicable laws, regulations, guidelines and the Township’s Official Plan policies pertaining to potentially contaminated sites, and to use all reasonable effort to identify the potential for contamination on the subject property. I acknowledge that as a condition of approval of this application that the Township may require me to file a Record of Site Condition signed by a qualified person in the provincial Environmental Site Registry, and provide verification to the Township of acknowledgement of this Record of Site Condition by the Ministry of Environment.

I further acknowledge that the Township of West Lincoln is not responsible for the identification and/or remediation of contaminated sites, and I agree, whether in, through, or as a result of any action or proceeding for environmental clean-up of any damage or otherwise, I will not sue or make claim whatsoever against the Township of West Lincoln, its officers, officials, employees or agents for or in respect of any loss, damage, injury or costs.

Isabelle Ilagan  
Name of Applicant (please print)

[Signature]  
Signature of Applicant

August 15, 2024  
Date

**NOTE: REFER TO RELEVANT APPENDIX "A-1" AND "A-2" GUIDE TO APPLICANTS**

**1. TYPE OF APPLICATION** (check one or both)

- ☐ Official Plan Amendment
- ☒ Zoning By-law Amendment

**2. FEE**

In accordance with Appendix "B" Schedule of Fees, the required Application Fee of \$\_\_\_\_\_ is enclosed.

**3. OWNER, APPLICANT AND/OR AGENT**

(a) Owner's Name: (Please Print) Lockbridge Development Inc. & Hendler Judy Trustee c/o Don Manson, Tek Corporation

Mailing Address: 1858 Avenue Road

Postal Code: M5M 3Z5 Tel: (     ) 416 414 9411

Fax: (     ) \_\_\_\_\_ Email: 38timberlee@gmail.com

(b) Applicant's Name: (Please Print) Same as Agent below

Mailing Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Tel: (     ) \_\_\_\_\_

Fax: (     ) \_\_\_\_\_ Email: \_\_\_\_\_

(c) Agent's Name: (Please Print) Arcadis Professional Services (Canada) Inc. c/o Jared Marcus

Mailing Address: 360 James Street North - Suite 200, East Wing

Postal Code: L8L 1H5 Tel: (     ) 905 537 3688

Fax: (     ) \_\_\_\_\_ Email: jared.marcus@arcadis.com

(d) Solicitor's Name (Please Print) Russ Cheesman

Mailing Address: 181 Bay Street, P.O. Box 792

Postal Code: M5J 2T3 Tel: (     ) \_\_\_\_\_

Fax: (     ) \_\_\_\_\_ Email: rdcheese@aol.com

**Note: ALL CORRESPONDENCE WILL BE SENT TO THE APPLICANT EXCEPT WHERE AN AGENT IS EMPLOYED, IN WHICH CASE IT WILL BE SENT TO THE AGENT.**

**4. APPLICANT'S RELATIONSHIP TO SUBJECT LANDS**

- ☐ Registered Property Owner
- ☒ Authorized Agent of Registered Owner
- ☐ Holder of Option to Purchase Subject Lands
- ☐ Authorized Agent of Person Holding Option to Purchase
- ☐ Other (specify) \_\_\_\_\_

**5. AUTHORIZATION OF OWNER FOR AGENT TO PROVIDE PERSONAL INFORMATION**

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

I/We See attached authorization letters am/are the registered owner(s) of the land that is subject of this application for approval of an amendment to the Official Plan and/or Zoning By-law and for the purposes of the Municipal Freedom of Information and Protection of Privacy Act, I authorize \_\_\_\_\_ as my agent for the application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Year    Month    Day

**Note:** If the development application involves two or more separate properties under separate ownership, separate authorization must be provided from each registered owner and be attached hereto.

6. MORTGAGEES, RESTRICTIONS, COVENANTS, ETC.

(a) If known, the names and addresses of all mortgagees, holders of charges or other encumbrances with respect to the subject lands:

Name: (Please Print) \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Postal Code: \_\_\_\_\_  
Name: (Please Print) \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Postal Code: \_\_\_\_\_

NOTE: If more space is required, attach a separate sheet hereto.

(b) Are there any easements, rights-of-way, restrictions, or other covenants applicable to the subject lands? ☒ Yes ☐ No If "Yes", describe what they are.

INST. R076126 and INST. R0786733 - Special Plan 44, Reg'd as INST. 76188  
Part 2, 30R-873, Part 1, 30R-7576, Part 2, 30R3374 - INST. R0786733

(c) Is there an approved Site Plan and/or a Site Plan Agreement in effect on any portion of the subject lands? ☐ Yes ☒ No

If yes, has an amendment to the Site Plan and/or Agreement been applied for?  
☐ Yes ☒ No

7. LOCATION OF THE LANDS SUBJECT TO THIS APPLICATION (SUBJECT LANDS)

Municipal Address: Block Plan Area 9 (Stage 3A) CON 6; LOT 31 Hendler Judy Trustee  
CON 6; LOT 31; RP30R3374;PTS 2& 3; PT 1 RP30R7313; PTS 6-10, 12-16  
Lockbridge Developments Inc.  
Lot(s):\_\_\_\_\_ Block(s):\_\_\_\_\_ Reg. Plan: \_\_\_\_\_; Part(s):\_\_\_\_\_ Ref.Plan:\_\_\_\_\_  
Lot(s):\_\_\_\_\_ Concession: \_\_\_\_\_ Former Municipality:\_\_\_\_\_  
If known, Assessment Roll No: \_\_\_\_\_

8. DIMENSIONS OF THE SUBJECT LANDS

Lot Frontage: 197.13 Metres Lot Depth: 421.77 Metres  
Lot Area: 125,020 Square Metres

9. LAND USES

(a) Existing uses of the subject lands Vacant and agricultural

(b) Are there any buildings or structures on the subject lands? ☐ Yes ☒ No

If 'Yes', for each building or structure, describe the type of building or structure, the setbacks, the height of the building or structure and the dimensions or floor area of the building or structure.

Please refer to Development Report prepared by Arcadis.

(The above information can be shown on a separate map)

(c) The proposed uses of the subject lands Residential, open space, environmental protection

(d) Are any buildings or structures proposed to be built on the subject lands?

☒ Yes ☐ No

If 'Yes', for each building or structure describe the type of building or structure, the setbacks, the height of the building or structure and the dimensions or floor area of the building or structure.

Please refer to Development Report prepared by Arcadis.

(The above information can be shown on a separate map)

- (e) If known, the date the subject lands were acquired by the current owner: 2016, 2017, 2023
- (f) If known, the date the existing buildings or structures on the subject lands were constructed:  
N/A
- (g) If known, the length of time that the existing uses of the subject lands have continued: Unknown
- (h) Describe those features of the subject lands and the surrounding area which justify the proposed use of the subject lands:  
Please refer to Development Report prepared by Arcadis.  
\_\_\_\_\_  
\_\_\_\_\_
- (i) If this application is finally approved, within what period of time, after approval, will you:
- complete all works proposed? 2027
  - commence building, if building is necessary? 2025
  - commence use of the lands and/or structures for the purposes which you have stated?  
2026

**10. ABUTTING LANDS**

- (a) Interest in abutting lands
- Does the applicant or owner of the lands own or have a legal interest in any lands abutting the subject lands?    ☒ Yes        ☐ No        If so, describe to what extent?  
Additional lands within the same Block Plan Area to be part of future development.  
\_\_\_\_\_
- (b) Use of abutting lands
- Describe the present use on all the properties abutting and opposite the subject lands.
- North: Residential, commercial, institutional
- East: Vacant, agricultural
- South: Vacant, agricultural
- West: Vacant, agricultural

**11. SERVICES AND ACCESS**

How is the proposed development to be serviced and accessed?

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Public Sanitary Sewer System | <input checked="" type="checkbox"/> Public Storm Sewer                                       |
| <input type="checkbox"/> Private Septic System                   | <input checked="" type="checkbox"/> Storm Drainage Pond                                      |
| <input type="checkbox"/> Private Holding Tank                    | <input checked="" type="checkbox"/> Town Road/Street Access (open and Maintained year round) |
| <input checked="" type="checkbox"/> Public Piped Water System    | <input type="checkbox"/> Regional Road/Street Access   |
| <input type="checkbox"/> Private Ground Water Well               | <input type="checkbox"/> Provincial Highway Access   |
| <input type="checkbox"/> Private Water Cistern                   | <input type="checkbox"/> Other Access, Please Describe<br>_____                              |
| <input type="checkbox"/> Private Water Storage Pond              |  |

12. ENVIRONMENTAL SITE SCREENING QUESTIONNAIRE

The following questionnaire is required in order to properly implement the Potentially Contaminated Site policies as contained in the Township’s Official Plan. These questions are required in order to guide the review of this planning application and to help ensure that the Township is implementing its Official Plan.

Previous Use of Property (if applicable)

- ☐ Residential
- ☐ Industrial
- ☐ Commercial
- ☐ Institutional
- ☒ Agricultural
- ☐ Parkland
- ☒ Vacant
- ☐ Other

a) If previous use of the property is Industrial or Commercial, specify use (if known):

b) Has fill been placed on the subject land?

- ☐ Yes
- ☒ No
- ☐ Unknown

c) Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?

- ☐ Yes
- ☒ No
- ☐ Unknown

d) Has there been petroleum or other fuel stored on the subject land or adjacent lands?

- ☐ Yes
- ☒ No
- ☐ Unknown

e) Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

- ☐ Yes
- ☐ No
- ☒ Unknown

f) Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been applied as pesticides and/or sewage sludge applied to the lands?

- ☐ Yes
- ☐ No
- ☒ Unknown

g) Have the lands or adjacent lands ever been used as a weapons firing range?

- ☐ Yes
- ☒ No
- ☐ Unknown

h) Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational/non-operational public or private waste disposal site, landfill or dump?

- ☐ Yes
- ☒ No
- ☐ Unknown

i) If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB’s)?

- ☐ Yes
- ☐ No
- ☒ Unknown

j) Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?\*

- ☐ Yes
- ☐ No
- ☒ Unknown

\* Possible uses that can cause contamination include but are not limited to: operation of electrical transformer stations, disposal of waste minerals, raw material storage, and residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry cleaning plants have similar potential. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals which are present.

- k) **If current or previous use of the property is industrial or commercial, or if ‘YES’ to any of a) to j) above, a Phase I Environmental Site Assessment may be required.**

### 13. DETAILS OF THE AMENDMENT TO THE OFFICIAL PLAN

Using the following, identify the extent to which the Official Plan is intended to be amended to accommodate the proposed development.

- (a) The current designation of the subject lands in the Official Plan and the land uses which are authorized by the designation \_\_\_\_\_

\_\_\_\_\_

Briefly state the purpose of the requested Official Plan Amendment

\_\_\_\_\_

\_\_\_\_\_

- (b) Does the proposed amendment change or replace a designation in the Official Plan?

☐ Yes ☐ No

- (c) If the proposed amendment changes or replaces a designation in the Official Plan, identify the designation to be changed or replaced \_\_\_\_\_

\_\_\_\_\_

- (d) Identify the land uses which would be authorized by the proposed Official Plan Amendment

\_\_\_\_\_

\_\_\_\_\_

- (e) Does the proposed amendment change, replace or delete a policy in the Official Plan?

☐ Yes ☐ No

- (f) If the answer to subsection (e) is yes, identify the policy(s) to be changed, replaced or deleted

\_\_\_\_\_

- (g) Does the proposed amendment add a policy(s) to the Official Plan? ☐ Yes ☐ No

- (h) If the proposed amendment changes, replaces or deletes a policy or adds a policy, explain the purpose of the proposed official plan amendment \_\_\_\_\_

\_\_\_\_\_

- (i) Is the subject land or any land within 120 metres of the subject land(s) the subject of an application made by the applicant, for approval of a Regional Policy Plan Amendment, a Zoning By-law Amendment, a Minor Variance, a Plan of Subdivision, a Consent or Site Plan Approval, an amendment to an official plan or a Minister's zoning order.

☐ Yes ☐ No

- (j) If the answer to subsection (i) is yes and if known, the file number of the application, the name of the approval authority considering the application, the lands affected by the application, the purpose of the application, the status of the application and the effect of the application on the proposed amendment.

\_\_\_\_\_

\_\_\_\_\_

- (k) Attach the text of the proposed amendment if a policy in the Official Plan is being changed, replaced or deleted or if a policy is being added to the Official Plan.

- (l) Attach the proposed schedule to the Official Plan if the proposed amendment changes or replaces a schedule in the Official Plan and the text that accompanies the schedule.

- (m) Does the proposed amendment alter all or any part of a boundary of an area of settlement or establish a new settlement in the municipality?  
☐ Yes      ☒ No

If 'Yes', what are the current Official Plan Policies, if any, in dealing with the alteration or establishment of an area of settlement.

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- (n) Does the proposed amendment remove the subject lands from an area of employment?  
☐ Yes      ☐ No

If yes what are the Official Plan policies if any, dealing with the removal of land from an area of employment?

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- (o) Is the proposed amendment consistent with the Policy Statements issued under subsection 3(1) of the Planning Act?  
☐ Yes      ☐ No

- (p) Are the subject lands within an area of land designated under a Provincial Plan or Plans?  
☐ Yes      ☐ No

If yes provide the name(s) of the Provincial Plan(s)

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If yes does the proposed amendment conform to or does it not conflict with the Provincial Plan or Plans?

- ☐ Yes      ☐ No

- (q) Attach the original or a certified copy of any other information and material that is required to be provided by the Township's Official Plan.

- (r) The purpose of the proposed official plan amendment.

- (s) If the proposed amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed,  
i. a servicing options report, and  
ii a hydrogeological report

- (t) Whether the proposed amendment is consistent with the policy statement issued under subsection 3 (1) of the Act.

- (u) Whether the subject land is within an area of land designated under any provincial plan or plans.

- (v) If the answer to paragraph 17 is yes, whether the proposed amendment conforms to or does not conflict with the provincial plan or plans.

- (w) The original or a certified copy of any other information and material that is required to be provided by the official plan of the municipality or planning board.

**14. DETAILS OF THE AMENDMENT TO THE ZONING BY-LAW**

Using the following, identify the extent to which the Zoning By-law is intended to be amended to accommodate the proposed amendment.

- (a) Amendment to the Zoning Classification(s):

From: D, R1C-33 & APO To: R3-Modified, RM3 & OS

By-law No. 2017-70

- (b) Amendment to existing zoning regulations (complete chart #14)
- (c) Amendment to general by-law provisions (see note at end of chart #14)

Describe the proposed changes to the By-law provisions:  
Please refer to Development Report prepared by Arcadis.

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- (d) Describe the reason why the rezoning is being requested:  
Please refer to Development Report prepared by Arcadis.

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- (e) Is the subject lands the subject of an application for approval of a plan of subdivision or consent?  
☒ Yes      ☐ No

If 'Yes', and if known, the file number of the application and the status of the application  
Concurrent Draft Plan of Subdivision

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- (f) If known, has the subject lands ever been the subject of an application under Section 34 (Zoning By-law) of the Planning Act or Minister's Order?  
☐ Yes      ☒ No

If yes, and if known, the file number of the application and the status of the application.

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- (g) The current designation of the subject lands in the Township Official Plan and an explanation of how the application conforms to the Official Plan.  
Please refer to Development Report prepared by Arcadis.

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(If more space is required attach a separate sheet hereto)

- (h) Does the proposed amendment alter all or any part of a boundary of an area of settlement or establish a new settlement in the municipality?  
☐ Yes      ☒ No

If yes what are the current Official Plan Policies if any in dealing with the alteration or establishment of an area of settlement.

N/A

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- (i) Does the proposed amendment remove the subject lands from an area of employment?  
☐ Yes      ☒ No

If yes what are the Official Plan Policies if any, dealing with the removal of land from an area of employment?

N/A

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- (j) Is the application for an amendment to the Zoning By-law consistent with Policy Statements issued under subsection 3 (1) of the Planning Act?      ☒ Yes      ☐ No



(k) Are the subject lands within an area of land designated under any Provincial Plan or Plans?

☐ Yes      ☒ No

If yes, please list the name(s) of the Provincial Plan(s)

N/A

If 'Yes', does the application conform to or does it not conflict with the applicable Provincial Plan or Plans?

☐ Yes      ☐ No

(l) If the proposed amendment would permit development on a privately owned and operated septic system and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, the following reports must be submitted with the application:

- (i) A Servicing Report; and
- (ii) A Hydrogeological Report

**15. The following chart only needs to be completed where modifications to the existing zoning regulations or other by-law provisions are proposed to be amended.**

Column (a) is to show the existing regulations of the requested zone classification.  
Column (b) is to show the proposed modified regulation which is to apply to the lands.

Zoning Regulations	Existing Zone Regulations (a)	Proposed Modification to Requested Zoning Regulations (b)
Minimum Frontage		
Minimum Lot Frontage Per Unit		
Minimum Lot Area	R3 - 300sq.m	R3 - 250sq.m
Minimum Lot Area Per Unit		
Maximum Density		
Minimum Front Yard (include special setback)		
Minimum Exterior Side Yard		
Minimum Interior Side Yard		
Minimum Rear Yard		
Minimum Landscaped Open Space		
Maximum Lot Coverage		
Maximum height of Building or Structure		
Minimum Floor Area		
Minimum Distance Between Buildings on Same Lot		
Minimum Number of Parking Spaces		
Other (General Provisions, e.g.)		

NOTE: The above zoning information may not, at times, permit you to describe all the amendments you require to the By-law. In such instances, on a separate sheet, list all those regulatory changes or other By-law Section changes for each change (i.e. parking, general or special provisions).

**IT IS THE APPLICANT'S RESPONSIBILITY TO LIST ALL THE REQUIRED AMENDMENTS TO THE BY-LAW.**