

**NOTICE OF ADOPTION: AFFORDABLE HOUSING COMMUNITY
IMPROVEMENT PLAN**

By the Corporation of the Township of West Lincoln

TAKE NOTICE that the Council of the corporation of the Township of West Lincoln passed the Affordable Housing Community Improvement Plan and Community Improvement Project Area for the Community of Smithville Urban Area boundary.

AND TAKE NOTICE THAT BY-LAWS 2026-18 and 2026-19 were passed by the Council of the corporation of the Township of West Lincoln on April 27, 2026.

PASSING OF BY-LAWS 2026-18 and 2026-19

BEING A BY-LAW to Adopt the Township of West Lincoln Affordable Housing Community Improvement Plan for the urban area of Smithville and designate a Community Improvement Project Area for the Affordable Housing Community Improvement Plan.

PURPOSE AND EFFECT:

The purpose of the Affordable Housing Community Improvement Plan (CIP) is to establish a framework, project area, and incentives for improving housing affordability and housing access within the Township. This is done in accordance with Section 28 of the *Planning Act*, which allows the Township to designate specific areas for improvement and provide financial incentives to landowners within that area to assist with improvement and certain types of development, redevelopment, construction, or reconstruction.

The Community Improvement Project Area (CIPA), which is established through By-law 2026-18 is mapped in Schedule 1 of the Community Improvement Plan.

All written and oral submissions received by the Township of West Lincoln were considered in the making of this decision. The Township received a number of oral submissions through the Public Meeting process and project updates to Council and public consultation events allowed for written feedback throughout the process, which are detailed in the Engagement Summary.

APPEAL INFORMATION:

Community Improvement Plans are exempt from approval by the Minister of Municipal Affairs and Housing through O.Reg 525/97. The decision of the Council of the Township of West Lincoln is considered final if a Notice of Appeal is not received on or before the last day of the appeal period, May 18th, 2026.

Only the applicant, the Minister, or an owner of land affected by the Community Improvement Plan, or a specified person or public body who made written or oral submissions to the Council of the Township of West Lincoln, may make an appeal to the Ontario Land Tribunal on the decision of the Council of the Township of West Lincoln. No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council of the Township of West Lincoln, or, if there are reasonable grounds to add the person or public body as a party in the opinion of the Ontario Land Tribunal.

A copy of the appeal form is available through the Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/>, or appeals may be filed using the OLT e-file service, at <https://olt.gov.on.ca/e-file-service/>. To submit electronically, first-time users of the e-filing service will need to register for a My Ontario Account, and all users will need to select the Township of West Lincoln as the Approval Authority.

To submit an appeal to the Township of West Lincoln in person or by registered mail/ courier, address the appeal to the following:

Clerk's Office at the Township of West Lincoln
318 Canborough Street, Box 400

Smithville, ON LOR 2A0

Also include the following within the appeal:

1. Reasons for appeal;
2. Description of the specific part of the Community Improvement Plan to which the appeal applies; and
3. The fee, as prescribed under the Ontario Land Tribunal Act, is payable to the Minister of Finance, Province of Ontario.

A copy of the Affordable Housing Community Improvement Plan, as adopted by Council is available at <https://www.westlincoln.ca/en/build-and-invest/affordable-housing-community-improvement-plan.aspx> or by contacting the undersigned.

Contact:

Gerrit Boerema
Director, Growth and Sustainability
gboerema@westlincoln.ca
905-957-3346 ext. 5131

Justin Paylove
Clerk, Manager of Legal and Legislative Service
jpaylove@westlincoln.ca
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Date of this Notice: Wednesday April 29th, 2026

