

**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.

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

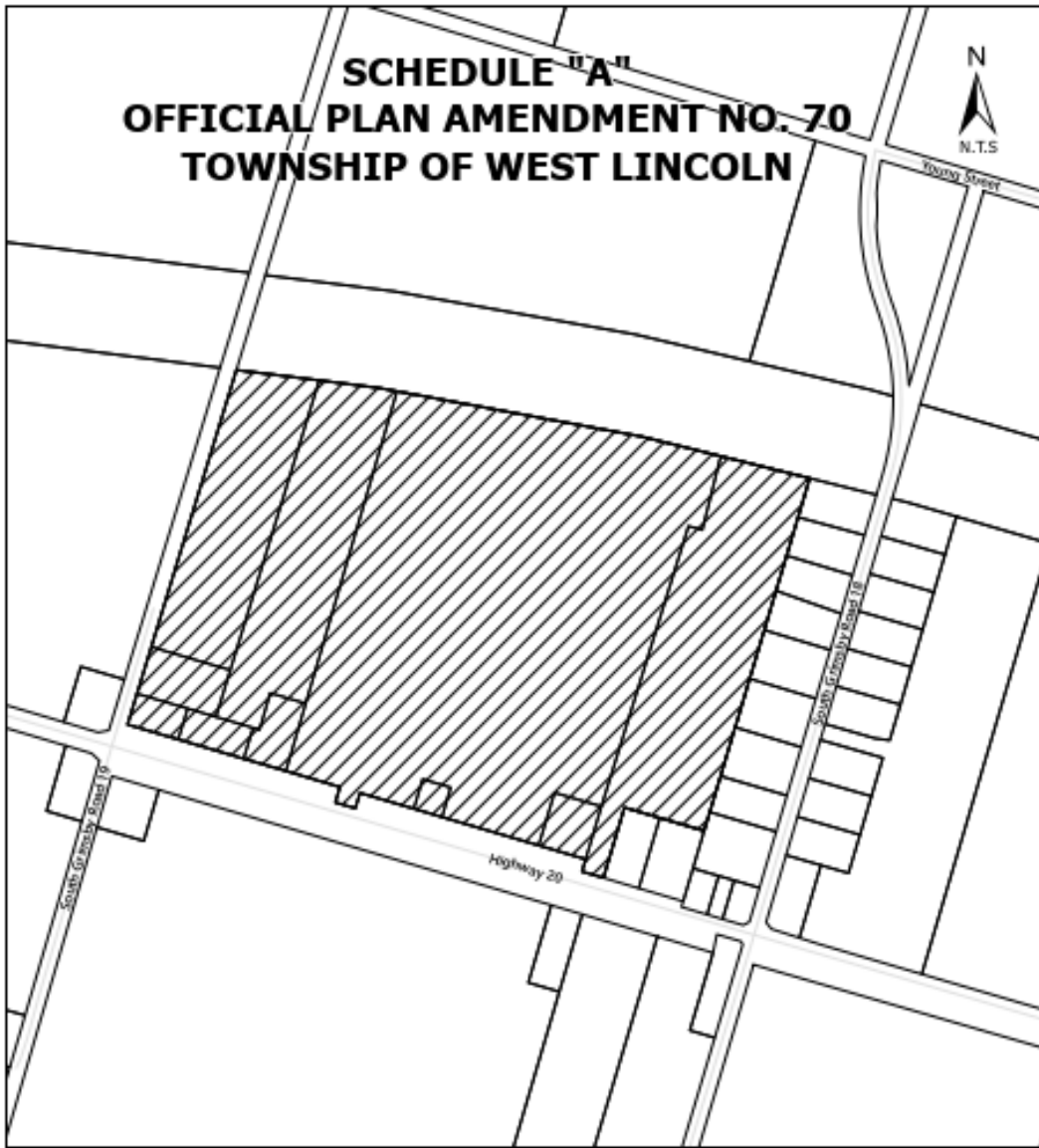
- a) The implementing zoning by-law shall establish specific permitted land uses and require a minimum setback distance from adjacent sensitive land uses in conformity with the previous table. Development within the minimum setback distance may be considered subject to a zoning by-law amendment where 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"**



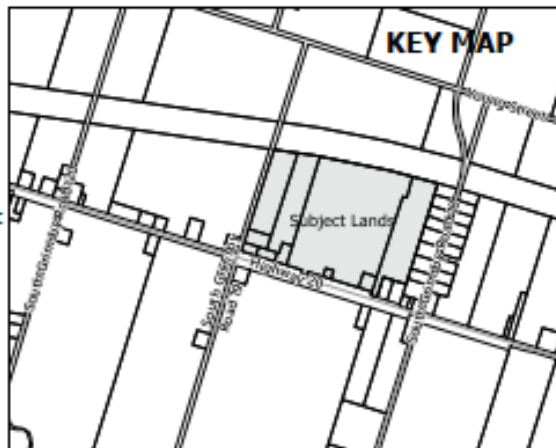
**Legend**

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 XX<sup>th</sup> day of XXXXXX, 2026.

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Cheryl Ganann  
Mayor

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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.

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Justin Paylove  
Manager, Legislative Services/Clerk

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