



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

June 8, 2023

Gerrit Boerema, Planner II
Planning Department
Township of West Lincoln
318 Canborough Street
Smithville, ON L0R 2A0

Via Email: gboerema@westlincoln.ca

Dear Gerrit Boerema,

**RE: OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT SUBMISSION PACKAGE
STATION MEADOWS WEST, WEST LINCOLN
OUR FILE: 19112A**

On behalf of our client, P Budd Development Inc., we are pleased to submit the enclosed Official Plan Amendment and Zoning By-law Amendment Application with respect to the property, generally located at the northeast corner of South Grimsby Road 5 and the Toronto Hamilton and Buffalo Railway, legally addressed as Part of Lot 1, Registered Plan M-94, Township of West Lincoln, Regional Municipality of Niagara (hereinafter the "Subject Lands" or "Site").

In support of this request, please find enclosed the following:

- One (1) digital copy of the Official Plan and Zoning By-law Amendment Application Form;
- One (1) digital copy of the Planning Justification Report, prepared by MHBC Planning, dated June 8, 2023;
- One (1) digital copy of the Draft Plan of Subdivision; prepared by Odan Detech, dated February 28, 2023;
- One (1) digital copy of the Apartment Building Concept Plans; prepared by Turner Fleischer, dated March 2, 2023;
- One (1) digital copy of the Phase One Environment Assessment, prepared by Soil-Mat, dated January 24, 2023;
- A cheque, payable to the Township of West Lincoln in the amount of \$11,940.00 for the Official Plan Amendment application fee, will be submitted under separate cover; and
- A cheque, payable to the Township of West Lincoln in the amount of \$9,320.00 for the Zoning By-law Amendment application fee, will be submitted under separate cover.

EXISTING CONDITIONS

The Subject Lands are located at Part of Lot 1, Registered Plan M-94, Township of West Lincoln, Regional Municipality of Niagara, along the east side of South Grimsby Road 5, north of the Toronto Hamilton and Buffalo Railway. The Subject Lands are located within the urban boundary of Smithville. The Subject Lands have an area of approximately 14.85 hectares with frontage of approximately 255 metres along South Grimsby

Road 5. In the future, Spring Creek Road will be extended from the eastward to connect to South Grimsby Road 5. At that time, the Subject Lands will have approximately 410 metres of frontage along Spring Creek Road. The Subject Lands are currently vacant. The subdivision, when completed, will provide one road access to South Grimsby Road 5, two road accesses to Spring Creek Road and one road access to Van Woudenberg Way.

POLICY AND REGULATORY CONTEXT

A Zoning By-law Amendment (1601-021-19) was approved May 28, 2021 under By-law 2021-49. The Zoning By-law Amendment rezoned the Subject Lands from Development 'D' zone to Low Density Residential 'R2', Medium Density Residential 'RM2-201', Medium Density Residential 'RM3-202', Medium Density Residential 'RM3-203' and Open Space Recreation, to permit the property to be developed for residential and parkland purposes.

In addition to the Zoning By-law Amendment, the Subject Lands have also received draft approval for Draft Plan of Subdivision (2000-89-19) which was granted on May 26, 2021. On January 16, 2023, revisions to the draft approved plan of subdivision were granted. These revisions included reducing the area of Blocks 84 and 85 (Town Homes) to provide Block 87 (Apartment Block) with increased lot frontage along the proposed internal Street E.

PROPOSAL

The proposed Official Plan Amendment seeks to amend the Official Plan to permit an apartment building with a maximum of 6 storeys, where a maximum of 4 storeys is currently permitted (up to 5 storeys by way of site-specific exception).

The current proposal seeks to amend the recently approved Zoning By-law Amendment to permit the following:

- 56 single detached residential units;
- 144 conventional freehold townhouse units;
- 78 condominium townhouse units;
- 16 back-to-back townhouse units;
- 64 stacked back-to-back townhouse units;
- 54 apartment units; and 1.24 hectares of neighbourhood park, and a multi-use trail.

If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours Truly,

MHBC



Oz Kemal, BES, MCIP, RPP
Partner

Cc: *Peter Budd, P Budd Developments*
P. Hecimovic and D. Samardzic, Odan Detech