Town of Lincoln

PUBLIC NOTICE

May 21, 2025

CN: 3-5-02-02 & D14
Applications: PLOPA-2025-0001
PLZBA-2025-0001

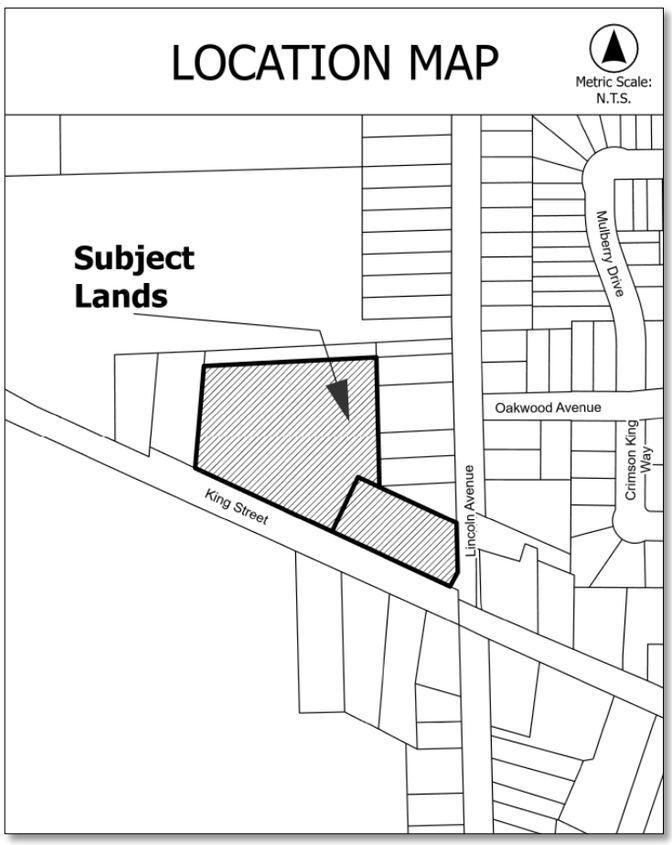
NOTICE OF OPEN HOUSE AND HYBRID (ELECTRONIC AND IN-PERSON) PUBLIC MEETING PROPOSED AMENDMENT TO THE TOWN'S OFFICIAL PLAN AND ZONING BY-LAW

OPEN HOUSE (IN-PERSON)

Date: June 17, 2025
Time: 6:00 p.m.
Location: COUNCIL CHAMBERS
Municipal Offices
4800 South Service Road
Beamsville ON L0R 1B1

PUBLIC MEETING (HYBRID)

Date: June 23, 2025
Time: 6 p.m.
Location: COUNCIL CHAMBERS
Municipal Offices
4800 South Service Road
Beamsville ON L0R 1B1



PROPOSED CHANGE

An Official Plan and Zoning By-law Amendment Application have been submitted to the Town by Bousfields Inc. on behalf of the owners of 5205 King Street and a vacant property immediately to the west in Beamsville. The subject lands are within the Town's Official Plan General Commercial and Natural Environment policy areas. Within the Town's Zoning By-law, the subject lands are designated as General Commercial (GC) and Environmental Conservation (EC).

The purpose of the proposed applications is to permit two mixed-use buildings 6-storeys and 7-storeys in height with 1,071 square metres of ground floor commercial space and 246 dwelling units. A separate building located to the rear of the proposed buildings is intended for private amenity space for the residents of the proposed development. A total of 310 parking spaces are proposed and are located to the rear of the proposed mixed use buildings.

The Official Plan Amendment seeks to increase the maximum building height and maximum residential density on the subject lands. The Zoning By-law Amendment is requesting to increase maximum building height and front yard setbacks from King Street, reduce the minimum width of landscape strips and two-way traffic aisles and to increase the minimum balcony setbacks from front and exterior side yards.

A copy of the preliminary site plan is included with this notice. This along with all other submitted documents can also be found at the Town's website: **SpeakUpLincoln.ca**

HAVE YOUR SAY

If you wish to appear as a delegation for the Public Meeting (in-person or electronically) in regard to the above noted application, you must submit a delegation request either online or by contacting the Clerk's department by emailing: clerks@lincoln.ca or by telephone: 905-563-2799 Ext 513. Delegation requests are accepted until 9 a.m. on the Thursday prior to the meeting. Delegations may speak for a maximum of five (5) minutes.

To register online or for further instructions on how to appear as a delegation visit https://www.lincoln.ca/delegations

Electronic delegations will be done by video conference via the internet or telephone. Confirmation of your delegation and instructions on how to participate electronically will be provided by email or telephone by the Clerk's department.

You can provide input by speaking at the open house, public meeting or by making a written submission to the Town.

WRITTEN SUBMISSION

As an alternative, written correspondence can be submitted to the Clerks Department by 9 a.m. on the Thursday prior to the meeting by emailing Joshua Warkentin, Senior Planner, at jwarkentin@lincoln.ca. Correspondence received prior to the public meeting, but after the deadline will be shared with Committee members and staff but will not be included in the agenda. These comments will be addressed in the subsequent recommendation report to Committee at a later date. Please note, written correspondence will be published on the Town's website and will form part of the public record.

You will be able to watch the Public Meeting at the Committee of the Whole live on the Town of Lincoln's YouTube channel.

MORE INFORMATION

For further information, please contact Joshua Warkentin via e-mail (jwarkentin@lincoln.ca) or by phone (905-563-2799 ext. 503) during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m.

A copy of the staff report will be available to the public in the Council calendar on the website http://www.lincoln.ca/meetings prior to the meeting date or from the Planning & Development Department.

SECTIONS 17 & 34 OF THE PLANNING ACT LEGAL NOTICE REQUIREMENTS

If you wish to be notified of the adoption of the proposed Official Plan and Zoning By-law Amendment with respect to this application, you must submit a written request to the Town Clerk and such request must include the name and address to which such notice should be sent. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing.

In accordance with new changes to the *Planning Act* and Bill 185 receiving Royal Assent on June 6, 2024, the adoption of the proposed Official Plan and Zoning By-law Amendment may be appealed to the Ontario Land Tribunal by the owner, the Minister of Municipal Affairs and Housing, a specified person or public body that has an interest in the matter. Third-party appeals are no longer permitted.

Matt Bruder
Director of Planning & Development
mbruder@lincoln.ca

Julie Kirkelos
Town Clerk
clerks@lincoln.ca

DRAFT SITE PLAN

