

High-Level Summary of Major Draft Changes Proposed to the Official Plan				
Modification #	OP Policy #	Amended, New or Deleted	Proposed Municipal Modification	Reason for Changes
Community Vision, Goals and Objectives				
1	1.1 1.2 1.3	Amended & New	<u>Community Vision</u> The overarching Community Vision has been updated to reflect the changing goals for the Town to 2051 while providing an emphasis on fostering agricultural excellence, a thriving tourism industry and sustainability. <u>Goals and Objectives</u> The Goals and Objectives have been updated to provide greater emphasis on the following: • Agricultural Excellence. • Sustainability. • Transition of scale in development. development. • Affordable housing. A new section focusing on Climate Change and the goal to build a more resilient, healthy, and equitable community is proposed.	As the previous Official Plan was approved in 2016, the vision and goals for the Town have changed. Issues such as housing affordability and climate change were not as focal as they are today. New Climate Change policies have been added to align with the Town's Climate Change Adaptation Plan, approved in 2021, and Council Priorities for 2022-2026, approved in August 2023. These policies have been proposed to strengthen the Town's climate change resiliency through the natural and built environment.

Settlement Area Strategy				
2	1.4 1.5	Amended	The Settlement Area Strategy has been updated to include the following: - Updated population and employment growth forecasts the Town's growth targets to 2051. - Planning for population growth through intensification to satisfy the <i>Place to Grow: Growth Plan for the Greater Golden Horseshoe</i> requirements. - Promote housing affordability through housing policies that enable a mix and range of housing types in accordance with the changes to the <i>Planning Act</i>.	The Official Plan must provide population and employment allocations as they form the basis for land use planning decisions to 2051. The Town must plan for allocated growth in order to conform with the Growth Plan (2020) and Regional Official Plan (ROP) policies (Section 2.1.1.1). The growth allocations have been provided to Lincoln by the Niagara Region (ROP Table 2-1) in accordance with the <i>Place to Grow: Growth Plan for the Greater Golden Horseshoe</i>.
Concepts Guiding Future Development in the Urban Areas				
3	1.6	Amended & New	A new section on Strategic Growth Areas has been included and is described as an area of particular focus on where population growth will occur. The Town is required to delineate boundaries for this area, prescribe an overall minimum density target, and demonstrate that the area is planned for the established minimum target for residents and jobs. The intensification targets have been updated in accordance with the growth allocations provided by the Niagara Region, and emphasis has been included on accommodating growth in an appropriate manner.	The proposed Strategic Growth section is in accordance with Provincial Policy and applicable legislation such as the <i>Planning Act</i>. The Strategic Growth Area has been delineated in accordance with Regional Official Plan policy and mapping (ROP Section 2.2.2.1 and ROP Schedule C1).

Rural Area Land Use Policies				
3	2.1 2.2 2.3	Amended, New & Deleted	The land use policies have been updated to manage and protect the unique features in the Rural Area, which include the: • Specialty Agricultural Area. • Prime Agricultural Area. • Rural Settlement Areas. • Mineral Aggregate Resource Areas. • Natural Environment. • Niagara Escarpment Plan Area. • Natural Hazards. Section 2.1 has also been updated to include the following: • Amendments are proposed within the Prime Agricultural Designation Policy Area for Additional Residential Units. • Amendments are proposed to the On-Farm Diversification Use Policies to provide greater clarification for existing and new OFDU'S. • Changes to the classification of Wineries and Micro-Breweries. • Amendments to permitted severances in the Rural Area in accordance with the Greenbelt Plan and the Niagara Region Official Plan. • Technical changes to existing policies.	Updates to the Rural Area Land Use Policies are intended to conform with recent technical changes contained within the Niagara Region Official Plan, Provincial planning policies, and other applicable legislation such as the Town's Zoning By-law. Changes to policies for Additional Residential Units will bring the Town's OP into conformance with changes made to the Planning Act from Bill 23 meant to bring the Town's OP The proposed amendments are made to incorporate OMAFRA'S Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas as well as the unique agricultural characteristics of Lincoln.
Urban Area – Residential Land Use Policies				
4 .1	3.1.4 – General Policies	Amended	Section 3.1.4 has been amended to include the following:	

			- Requirements regarding the provision of adequate outdoor common amenity areas, parks and recreational areas, when developing or redeveloping residential areas. - Policies regarding the demolition or conversion of rental accommodation to condominium ownership have been revised in accordance with new Provincial policy. - New policies for Additional Residential Units in accordance with Bill 23 and the changes made to the <i>Planning Act</i>.	90% of the Town's population growth to 2051 is forecasted to occur through intensification in existing Built-Up Areas. This additional population will require new outdoor amenity in order to achieve a high standard of residential amenity for residents. Policies have been enhanced regarding the provision of outdoor common amenity areas, parks and recreational areas when new residential development and redevelopment is being considered. Policy amendments have been drafted in accordance with ROP Policy 2.3.2.6.
4.2	3.1.5 – Residential Development Policies	New	Section 3.1.5 has been amended to include the following: - New parks policies have been added for Medium and High Density Residential development that requires adequate park facilities be provided in accordance with Town parkland standards (i.e. Parks Culture and Recreation Master Plan, Parkland Dedication policies, etc.). - New design policies for High Density Residential development.	As Lincoln grows within its limited Urban Area Boundaries, there will be less low density residential development taking place and greater medium and high density development, mixed use development, and intensification. In consideration of this, new policies have been drafted which establish greater direction for

			New policies for Additional Residential Units in accordance with Bill 23 and the changes made to the <i>Planning Act</i>.	the provision of adequate park facilities and the design and visual appearance of the built form typologies that will represent Lincoln's urban environment over time.
4.3	3.1.15.2 – Prudhommes Secondary Plan	Amended	Section 3.1.15.2.3.2 – Prudhommes Secondary Plan Phasing Strategy – has been amended to include the following: - Updated 30 year planning horizon to 2051 - An increased population forecast for the Prudhommes Secondary Plan area Section 3.1.15.2.5.1.1 – Prudhommes Secondary Plan Development Blocks and Lots – has been amended to include the following: - Permissions for low-density residential development at the west end of the Waterfront Promenade - Updated Density Target policies in accordance with the growth projections provided the Niagara Region. - Introduction of Protected Major Transit Station Area Policies.	This 30 year forecast period is in conformity with Growth Plan forecasts and the Regional Official Plan. The population forecast has been updated to reflect a longer planning horizon, new population growth allocations for Lincoln (see ROP Table 2-1), market demand, and developer motivation. Low-density residential has been approved as part of the Town's Comprehensive Zoning By-law 2022-50, in July 2022. This is a conformity exercise for the Secondary Plan.

			• Technical changes to existing policies and mapping schedule updates as required.	
4.4	3.1.15.5 – Beamsville GO Transit Station Secondary Plan	Amended, New	Section 3.1.15.5.1 – Vision for the Beamsville GO Transit Station Area - has been amended to include the following: • Updated 30 year planning horizon to 2051 • Increased population and employment forecasts for the Secondary Plan area Section 3.1.15.5.4 – Beamsville GO Transit Station Secondary Plan Land Use Policies – has been amended to include the following: • Introduction of a new Protected Major Transit Station Area (PMTSA) designation in accordance with Growth Plan policies.	This 30 year forecast period is in conformity with Growth Plan forecasts and the Regional Official Plan. The population and employment forecasts have been updated to reflect: a longer planning horizon, new population growth allocations for Lincoln (see ROP Table 2-1), minimum densities required to be achieved in the Protected Major Transit Station Area (125 people and jobs per hectare by 2051, see ROP Policy 2.2.2.12), implement minimum employment densities for all new developments, market demand, and developer motivation. The Growth Plan directs growth to settlement areas to support the achievement of complete communities that are healthier, safer, and more equitable. The Growth Plan further prioritizes intensification with a focus on Strategic Growth Areas (SGAs) such

			• The incorporation of a new minimum density target for the Beamsville GO PMTSA, in accordance with the Niagara Region Official Plan. • An increase in the maximum density permitted in the Mixed Use Designation from 200 to 250 units per hectare, to assist in achieving the minimum density target for the PMTSA. • The incorporation of minimum overall employment density targets in the Industrial Area and Office Commercial designations, in accordance with new draft policies outlined in Section 3.5 of the Official Plan. Section 3.1.15.5.5 – Beamsville GO Transit Station Secondary Plan Urban Design Guidelines – has been amended to include the following: • The Town’s Ontario Street Urban Design Vision and Streetscape Master Plan has been added as a guidance document for urban design matters in the Secondary Plan area	as Major Transit Station Areas. Concentrating new development in these areas provides a focus for investments in transit as well as other types of infrastructure and public service facilities to support forecasted growth, while also supporting a more diverse range and mix of housing options. Niagara Region has assigned a minimum density target of 125 people and jobs per hectare for the Beamsville GO PMTSA (see NOP Policy 2.2.2.12), in accordance with Growth Plan policy 2.2.4.5 The Ontario Street Urban Design Vision and Streetscape MP was approved in 2022 and represents the collective vision for growth and urban design along Ontario Street. The MP develops a cohesive and attractive streetscape identity that welcomes visitors and appeals to residents. A Complete Streets approach to the design of roads and streetscapes ensures that the needs of all road users are considered.
Urban Area – Mixed Use, Central Business District, and General Commercial Land Use Policies				

5	3.2 3.3 3.4	Amended	Technical changes to existing policies were made for the Mixed Use, Central Business District and General Commercial Land Use policies.	Changes made in these Section 3 were technical in nature. New policies are not proposed for these three designations; however, changes made were in accordance with the Niagara Region Official Plan and to reflect the Town's recently approved zoning by-laws.
Urban Area – Employment Land Use Policies				
6	3.5	Amended & New	Employment Land use Policies were strengthened to introduce protections for employment uses. The changes include job density requirements and a new Employment Area Overlay designation in accordance with the Niagara Official Plan mapping and employment policies. The new policies for the Employment Area Overlay clarify that conversions to non-employment uses are strictly not permitted except during a Niagara Region municipal comprehensive review. The policies provide for minimum overall employment density targets and outline the types of employment uses that are permitted.	The enhanced Employment Land Use Policies align with new Growth Plan policies that provide protections for employment uses through the designation of Employment Areas within Employment Lands, and calls for more efficient use of existing employment areas and vacant and underutilized employment lands and increased employment densities. Niagara Region has designated two Employment Areas within the Beamsville Area (NOP Section 4.2). Niagara Region has set minimum employment density targets of 30 jobs per hectare for LIN-1 Beamsville QEW Industrial Park and 10 jobs per hectare for LIN-2 King St/Bartlett Rd Employment Area (NOP Table 4-2). Considering the limited amount of employment lands available in Lincoln, an increased target of 45 jobs per hectare and 15 jobs per hectare has

				been proposed for these Employment Areas.
Urban Area – Parks and Open Space Policies				
7	3.6 3.7 3.8 3.9	Amended, New & Deleted	Section 3.6 has been amended to include the following: • More stringent policies to address parks and recreational needs where new Medium Density, High Density, or Mixed Use developments are proposed. • Updated policies for dedication of land or the acceptance of cash-in-lieu of land dedication for park purposes, in accordance with Planning Act changes (Bill 23) •	The Town's Parks, Recreation and Culture Master Plan was approved in 2019 and provides guidance and standards to assist in making parks and recreation decisions over the next 10 years. Growth in the Town must be focused inward since Lincoln's urban boundaries are restricted from expanding by the Greenbelt Plan and Niagara Escarpment Plan. This means that growth will need to be accommodated within the existing built-up areas through intensification opportunities. This will put increased pressure on the Town's existing parks system. As such, the provision of adequate amenity spaces, parks and recreational facilities is essential in the consideration of new higher-density development to ensure a healthy community and improve the quality of life of residents.
Environmental and Water Management Resource Policies				
8	4.1 4.2 4.3 4.7 4.8 4.9 4.10	Amended & New	Changes to Environmental and Water Management Resource Policies include: • Natural Environment section 2 moved to section 4 • Climate Change policy made into its own section	Updates to the Environmental and Water Management Resource Policies are in accordance with the Niagara Region Official Plan, Provincial Policy, and applicable Legislation.

	4.15		- Updated environmental, urban forest, and green energy infrastructure policies, i.e. Low Impact Development, Public Charging Stations. - Updated list of components that each Environmental Designation addresses. what each Environmental Designation - Updated natural environment mapping in accordance with the Niagara Region Official Plan Technical changes to existing policies.	
Economic Strategy				
9	5.1	Amended	Section 5 has been amended and updated to recognize the Niagara Benchlands as a destination brand to support and diversity the local tourism economy. Additional changes to this section include: - Updated economic strategy goals and objectives to facilitate a strong, diverse and resilient economy in Lincoln. - Technical and minor changes to existing policies that work to emphasize Lincoln as a tourism destination.	The changes made in this section seek to recognize and emphasize the Town of Lincoln as a Tourism Destination in the Niagara Region and reflect the changing economics and preferences of agriculture and agri-tourism
Transportation and Active Transportation				
10	6.1 6.2	Amended & New	Section 6 has been amended to include provide policies that support active transportation and enhance connectivity. Amendments to Section 6 also include: The enhancement of policies that support pedestrian oriented development, where possible.	Updates to the Administration Policies are in accordance with the Niagara Region Official Plan and seek to address on-going active transportation needs within the Town.

			Promoting effective and sustainable design principles that create cohesive designs.	
Municipal Servicing				
11	7.1	Amended & New	Changes to policy in Section 7.1 have been made to include the following: - Updated policies for permitted uses in Urban Settlement and outside of Urban Settlement Areas. - Enhancement of policies for Stormwater Management Planning, including policies for large scale development proceeding by way of a secondary plan. - Enhancements to Waste Management and Utility Services policies. - Inclusion of policies regarding Green Energy Infrastructure. - Technical and minor changes to existing policies within Section 7.1.	Changes to Municipal Servicing Policies seek to appropriately address growth within Lincoln and are in accordance with the Niagara Region Official Plan.
Community Design Guidelines				
12	8.1 8.2 8.5 8.6	Amended & New	Changes to policy in Section 8 have been made in the following ways: - Enhanced Public Realm direction - Enhancement of Urban Forest policies to strengthen Private and Public Tree protection to support an enhanced urban forest and tree canopy. - Updated policy to support appropriate transitions and design between existing and future development on redevelopment sites.	The proposed changes in Section 8 were guided by the Ontario Street Urban Design Vision and Streetscape Master Plan which was approved by Town of Lincoln Council in September 2022 and the Niagara Region Official Plan.

			- Enhanced policy for Public Art and Gateways. - Removal of “Small Town Character” wording since the population growth forecasts to the 2051 planning horizon are not consistent with this wording. - Clarified when an HIA is required - Technical and minor changes to existing policies.	
Administration				
13	9.1 9.4 9.5 9.7 9.9 9.10 9.11 9.12 9.13 9.16 9.17 9.20	Amended, New & Deleted	The Administration policies have been amended to include: - Updated public engagement strategy and complete application policies, in recognition of the importance of early consultation and upfront coordination with applicants and to meet accelerated planning timelines, as legislated by the province. - Updated policies for Homes for Special Care and Home Based Businesses. - Introduction of delegated authority policies. - Technical changes to existing policy.	Updates to the Administration Policies are in accordance with the Niagara Region Official Plan, Provincial Policy, and applicable legislation. Bill 109 introduced shortened legislative timelines for Council to make decisions on various types of planning applications (i.e. Zoning By-law Amendments and Official Plan Amendments). If timelines are not met, planning application fees are to be refunded and the developer can appeal the non-decision to the Ontario Land Tribunal. In response to Bill 109, updated policies have been proposed to change how Planning Act applications are reviewed and processed in an effort to meet legislative timelines while ensuring that the quality of the review process and public engagement opportunities are maintained.

				There are also changes proposed in response to Bill 23 pertaining to site plan control applicability and the required inputs (i.e., reduced ability to require architectural and landscape considerations).
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