

November 8, 2023

CN: 3-5-02/03/04/05
Application: PLOPA20230111
PLZBA20230112
PLSUB20230113
PLCVL20230114

NOTICE OF HYBRID (ELECTRONIC & IN-PERSON) PUBLIC MEETING PROPOSED OFFICIAL PLAN/ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION/DRAFT PLAN OF VACANT LAND CONDOMINIUM APPLICATIONS

PUBLIC MEETING

Date: Monday, December 4, 2023
Time: 6 p.m.
Location: COUNCIL CHAMBERS
Town of Lincoln Municipal Offices
4800 South Service Road
Beamsville ON L3J 1L3

PROPOSED CHANGE

Applications have been submitted by Better Neighbourhoods on behalf of Pine Glen Beamsville Inc. to permit a new residential development on the lands at 4129 Hixon St., Beamsville.

The Official Plan, Zoning By-law Amendment, Draft Plan of Subdivision and Vacant Land Condominium applications have been submitted to permit 16 single detached, 36 semi-detached, 44 townhouse and up to 105 apartment dwelling units on the subject lands. The applications are also proposing open space for amenity uses.

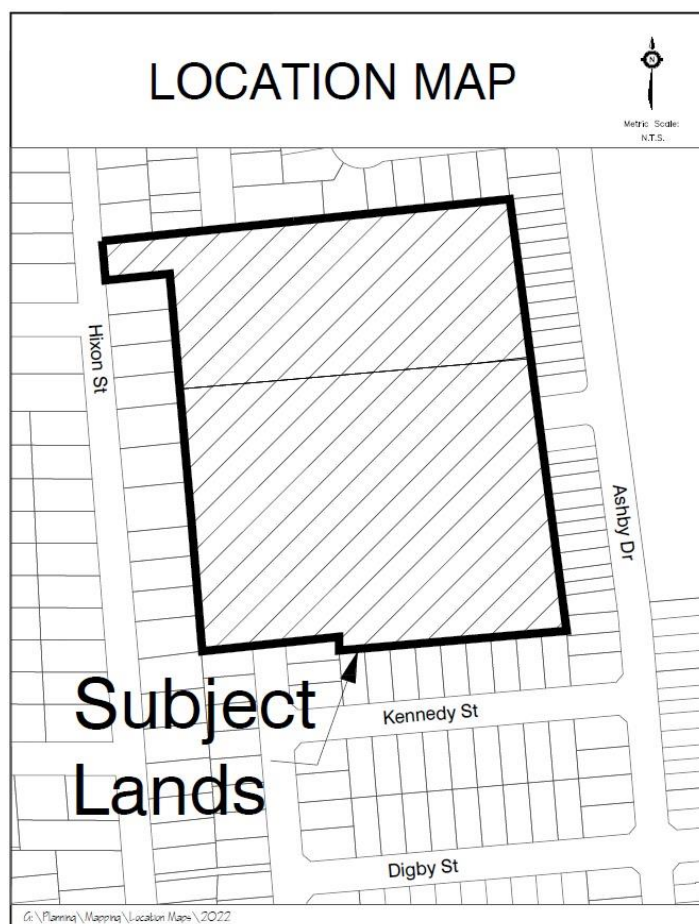
The lands to be developed are currently designated Residential, Low Density Residential and Medium Density Residential in the Town's Official Plan. Within the Town's Zoning By-law No.2022-50 the subject lands are zoned Institutional (I) and Residential Multiple 1 (RM1).

The Official Plan Amendment is seeking to redesignate a portion of the lands from Residential and Low Density Residential to Medium Density Residential and High Density Residential. The Zoning By-law Amendment is seeking to retain the RM1 zoning on the majority of the subject lands and rezone a portion of the subject lands to Residential 2 (R2) and Residential Multiple 3 (RM3) to recognize the proposed single and semi-detached dwelling lots and apartment block. Site specific zoning regulations for building setbacks, minimum landscape area, max lot coverage are being requested.

A copy of the preliminary concept plan is included with this notice. This along with all other submitted documents can also be found at the Town's website: [SpeakUpLincoln.ca](https://www.lincoln.ca/SpeakUpLincoln)

HAVE YOUR SAY

If you wish to appear as a delegation (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 lincoln.ca/council/council-standing-committees/appear-delegation.

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 public meeting or by making a written submission to the Town. Please note that unless you do one of the above now, you may not be able to appeal the decision later. For more information about your appeal rights contact the Planning department.

WRITTEN SUBMISSION

As an alternative, written correspondence can be submitted to the Planning and Development Department by 9 a.m. on the Thursday prior to the meeting by emailing: Joshua Warkentin, Senior Planner at jwarkentin@lincoln.ca. Any written correspondence will be shared with Committee members and staff. Please note, written correspondence will also be included on the agenda which will be published on the Town's website and will form part of the public record.

You will be able to watch the meeting live on the Town of Lincoln's [YouTube channel](#).

MORE INFORMATION

For further information, please contact Joshua Warkentin, Senior Planner, at jwarkentin@lincoln.ca and/or 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 on the website <https://www.lincoln.ca/council-administration/council-and-committee-agendas-and-minutes> (View Council and Committee Agendas and Minutes) prior to the meeting date or from the Planning & Development Department.

SECTION 17, 34 AND 51 OF THE PLANNING ACT LEGAL NOTICE REQUIREMENTS

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town before the proposed Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Vacant Land Condominium is adopted, the person or public body is not entitled to appeal the decision of the Town to the Ontario Land Tribunal.

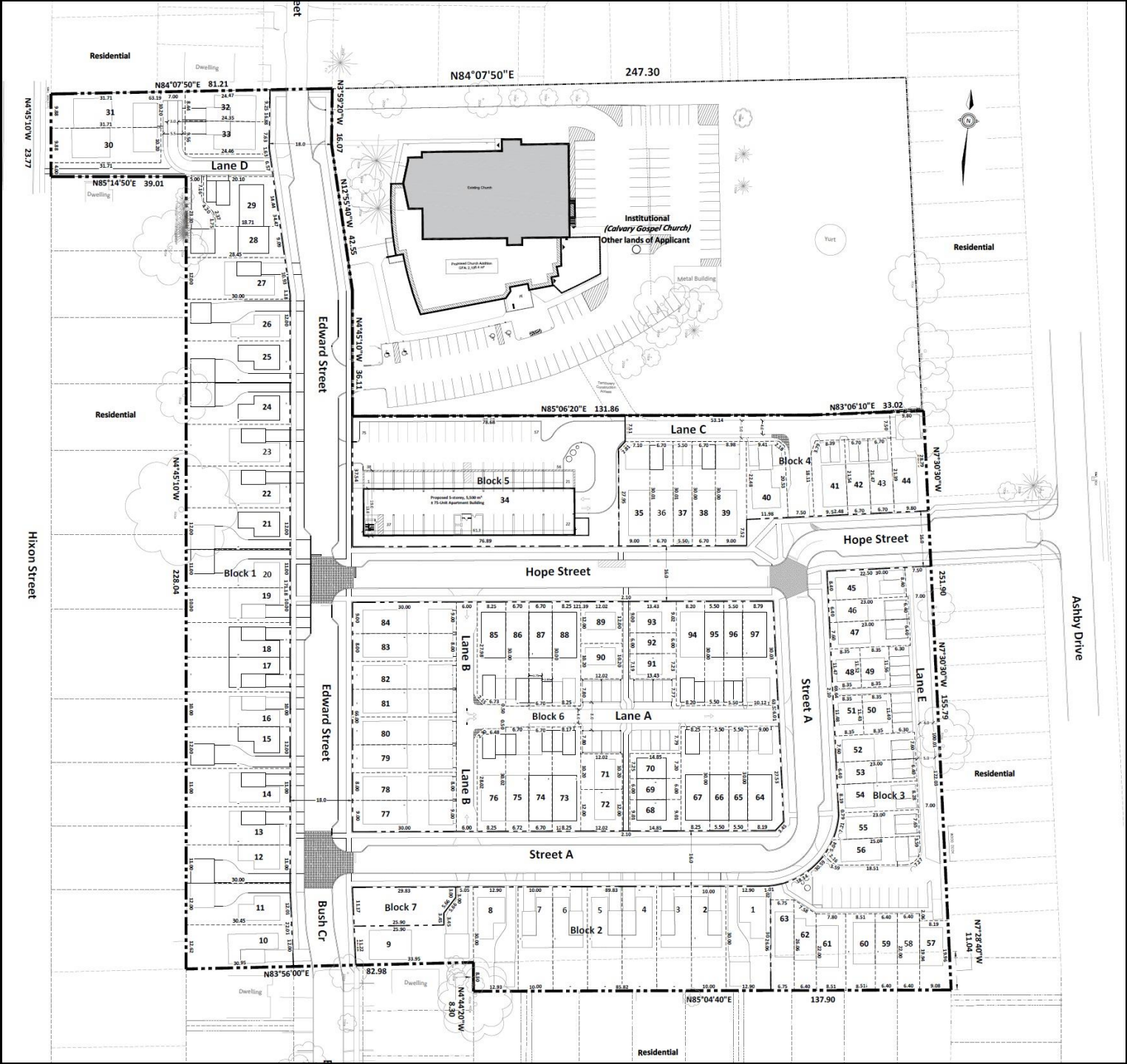
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town before the proposed Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Vacant Land Condominium is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal, unless in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the adoption of the proposed Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision, you must make a written request to the Town Clerk and such request must include the name and address to which such notice should be sent.

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

Julie Kirkelos
Town Clerk
clerks@lincoln.ca

PRELIMINARY CONCEPT PLAN



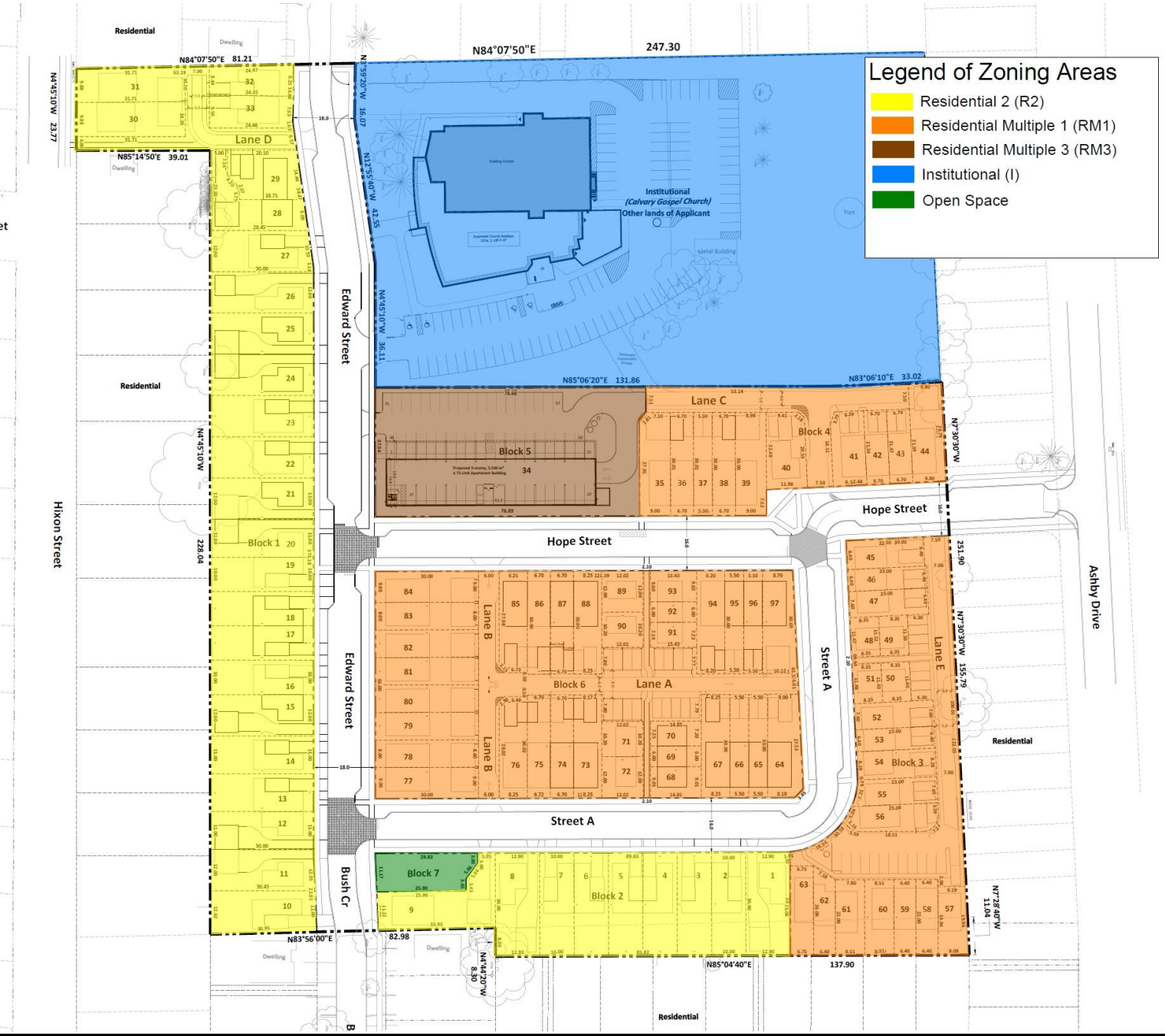
A larger and higher resolution version of this drawing can be found at speakuplincoln.ca/development-in-lincoln

PRELIMINARY CONCEPT PLAN (HOUSING TYPES)



A larger and higher resolution version of this drawing can be found at speakuplincoln.ca/development-in-lincoln

PRELIMINARY ZONING PLAN



A larger and higher resolution version of this drawing can be found at speakuplincoln.ca/development-in-lincoln