

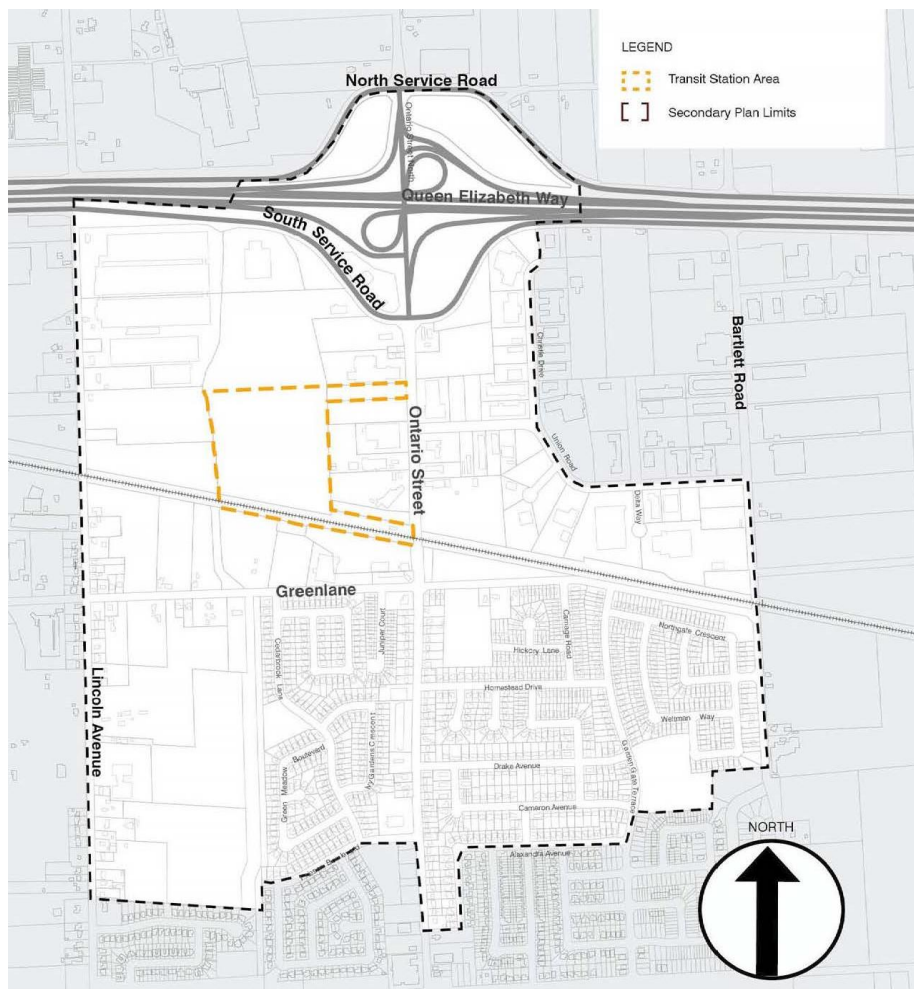
February 8, 2018

CN: 3-5-02-02
Application: PLOPA20180020

**NOTICE OF PUBLIC MEETING
BEAMSVILLE GO TRANSIT STATION SECONDARY PLAN**

PUBLIC MEETING DATE

Date: Wednesday, February 28, 2018
Time: 7:00 p.m.
Location: COUNCIL CHAMBERS
Municipal Offices
4800 South Service Road in Beamsville
Beamsville ON



The Town is holding a public meeting for the proposed Official Plan Amendment that would result in the Beamsville GO Transit Station Secondary Plan being adopted into the Town Official Plan. If you would like to speak at the public meeting, please register by contacting Diane Campbell at Ext. 241 or via email at dcampbell@lincoln.ca.

PROPOSED SECONDARY PLAN

Niagara Region, in partnership with the Town, retained Dillon Consulting Ltd. to provide consulting services to prepare a Secondary Plan to guide future development in the vicinity of the potential Beamsville GO Transit Hub Station site. The plan area is shown in the above map. The Plan envisions a concentration of mixed use development that will include commercial and industrial lands coupled with residential development in a compact built form that will support ridership of the potential GO station in accordance with policies of the Provincial Growth Plan for the Greater Golden Horseshow (The Growth Plan).

The draft Secondary Plan incorporates updates to Provincial policies including the 2014 Provincial Policy Statement (PPS) and the 2017 Growth Plan. The PPS speaks to the need to support long-term prosperity and social well-being by planning for strong, sustainable and resilient communities for people of all ages; a clean and healthy environment; and a strong complete economy. The Growth Plan policies speak to the formation and design of compact and complete communities; making efficient use of lands and infrastructure, supporting transit viability; supporting a range and mix of housing; and the integration of climate change into planning and managing growth.

The new Plan provides the opportunity to prepare policies in the context of the current planning policy framework, urban design practices, and market trends. It will also provide for a form of development which better supports ridership of the prospective GO station while stimulating economic growth and providing employment opportunities through a more compact built form.

A copy of the draft Secondary Plan will be available on the Website on February 8, 2018 at the link available on the homepage (<https://lincoln.ca/>).

HAVE YOUR SAY

Input on the proposed Secondary Plan is welcome and encouraged. You can provide input by speaking at the public meeting or by making a written submission to the Town. To provide input in writing please send comments to the Planning and Development Department.

MORE INFORMATION

For further information please contact Matt Bruder, MCIP, RPP, Associate Director of Planning and Development at Ext. 231. A copy of the Staff Report will be available to the public on Friday February 16, 2018. The staff report will be available on the Website: <https://lincoln.ca/council/committees> (Planning Committee Agendas & Minutes) or from the Planning and Development Department.

SECTION 17 OF THE PLANNING ACT LEGAL NOTICE REQUIREMENTS

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Town before the proposed Secondary Plan is adopted, the person or public body is not entitled to appeal the decision of the Town to the Ontario Municipal Board. 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 preserving your appeal rights contact Matt Bruder, MCIP, RPP, Associate Director of Planning and Development.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Town before the proposed Secondary Plan is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board, unless in the opinion of the Board, 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 Secondary Plan, you must make a written request to the Clerk of the Town and such request must include the name and address to which such notice should be sent.

BILL 139

As of December 12, 2017, the Building Better Communities and Conserving Watersheds Act received royal assent. This Act introduces changes to the planning appeals process, such as the induction of the Local Planning Appeal Tribunal (LPAT). However, at the time of sending this notice regulations have yet to be released or adopted. More information regarding the new Local Planning Appeal Tribunal (LPAT), is available at: <http://elto.gov.on.ca/tribunals/omb/about-the-omb/>

William J. Kolasa B.A. (HONS), M.P.A., A.M.C.T.
Clerk/Director of Corporate Services

Kathleen Dale, MCIP, RPP
Director of Planning and Development