

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021- XX

**A BY-LAW TO AMEND ZONING BY-LAW NO. 2017- 70, AS
AMENDED, OF THE TOWNSHIP OF WEST LINCOLN**

WHEREAS THE TOWNSHIP OF WEST LINCOLN COUNCIL IS EMPOWERED TO ENACT THIS BY-LAW BY VIRTUE OF THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, 1990;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN HEREBY enacts as follows:

1. THAT Schedule 'A' Map 'D7' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Concession 4, Part of Lot 13, in the Township of West Lincoln, known municipally as 5291 Regional Road 20, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.
2. THAT Map 'D7' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Agricultural 'A' zone to a Rural Residential 'RuR' zone.
3. THAT Map 'D7' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Agricultural 'A' zone to an Agricultural Purposes Only with a site specific exception 'APO-199' zone.
4. THAT Part 5 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:
APO-199
Permitted Uses:
As per the parent zone.
Regulations:
As per the parent zone, except: a minimum lot area of 31 hectares.
5. THAT all other provisions of By-law 2017-70 continue to apply.
6. AND THAT this By-law shall become effective from and after the date of passing thereof.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
22nd DAY OF MARCH, 2021.**

MAYOR DAVE BYLSMA

JOANNE SCIME, CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2021-XX

Location:

This By-law involves a parcel of land located on the north side of Regional Road 20, legally known as Concession 4, Part of Lot 13, in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 5291 Regional Road 65.

Purpose & Effect:

Part 1 of the subject lands were zoned as Agricultural 'A'. The rezoning for Parcel 1 zoned the subject lands to a Rural Residential 'RuR' Zone with no site specific exception.

Part 2 of the subject lands were zoned Agricultural 'A'. The rezoning for Part 2 rezoned the subject lands to an Agricultural Purposes Only 'APO' Zone with a site specific exception to recognize a deficient lot size of 31 hectares whereas 40 hectares is the required minimum.

Public Consultation:

The Public Meeting was held on Monday February 8th 2021. The Township received verbal and written comments from 0 neighbour(s) regarding this application. All written and oral comments were considered in the making of the decision by Council.

File: 1601-001-21

Applicants: William and Cathy Vitucci