

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021- 49

**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 'S1' & 'S2' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Lot 1 on Plan M94; Part Lots 12 & 13 on Plans 30M300; Parts 1 and 2 on RP30R15516, in the Township of West Lincoln, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.
2. THAT Map 'S1' & 'S2' 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 a Development 'D' zone to an Open Space Recreation 'OSR' zone.
3. THAT Map 'S1' & 'S2' 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 a Development 'D' zone to a Residential 'R2' zone.
4. THAT Map 'S1' & 'S2' 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 a Development 'D' zone to a Residential Medium Density 'RM2-201' zone with exception.
5. THAT Map 'S1' & 'S2' 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 a Development 'D' zone to a Residential Medium Density 'RM3-202' zone with exception.
6. THAT Map 'S1' & 'S2' 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 a Development 'D' zone to a Residential Medium Density 'RM3-203' zone with exception.
7. THAT Part 5 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:

RM2-201

Permitted Uses:

As per the parent zone.

Regulations:

As per the parent zone, except for interior units where a maximum driveway width of 70% of the unit frontage and a minimum front yard landscaped area of 30% is permitted. Driveways on abutting internal units can be paired together,
Minimum separation distance between townhouse exterior unit side walls: 2.4 metres

RM3-202

Permitted Uses:

As per the parent zone, and in addition, back-to-back townhouses.

Regulations:

As per the parent zone, except: a minimum lot area of 265 sq. metres per dwelling unit to be applied to the entire block.
Minimum separation distance between townhouse exterior unit side walls: 2.4 metres

RM3-203

Permitted Uses:

As per the parent zone, and in addition, Stacked Townhouses

Regulations:

As per the parent zone, except for stacked townhouses where a minimum unit area of 120 sq. metres per dwelling unit to be applied within the entire block.

Minimum separation distance between townhouse exterior unit side walls: 2.4 metres

8. THAT all other provisions of By-law 2017-70, as amended, continue to apply.
9. NOTWITHSTANDING *Planning Act*, section 45(1.3), minor variance applications shall be permitted for the subject lands within two (2) years of the passing of this by-law.
10. 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
25nd DAY OF MAY, 2021.**

MAYOR DAVE BYLSMA

JOANNE SCIME, CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2021-49

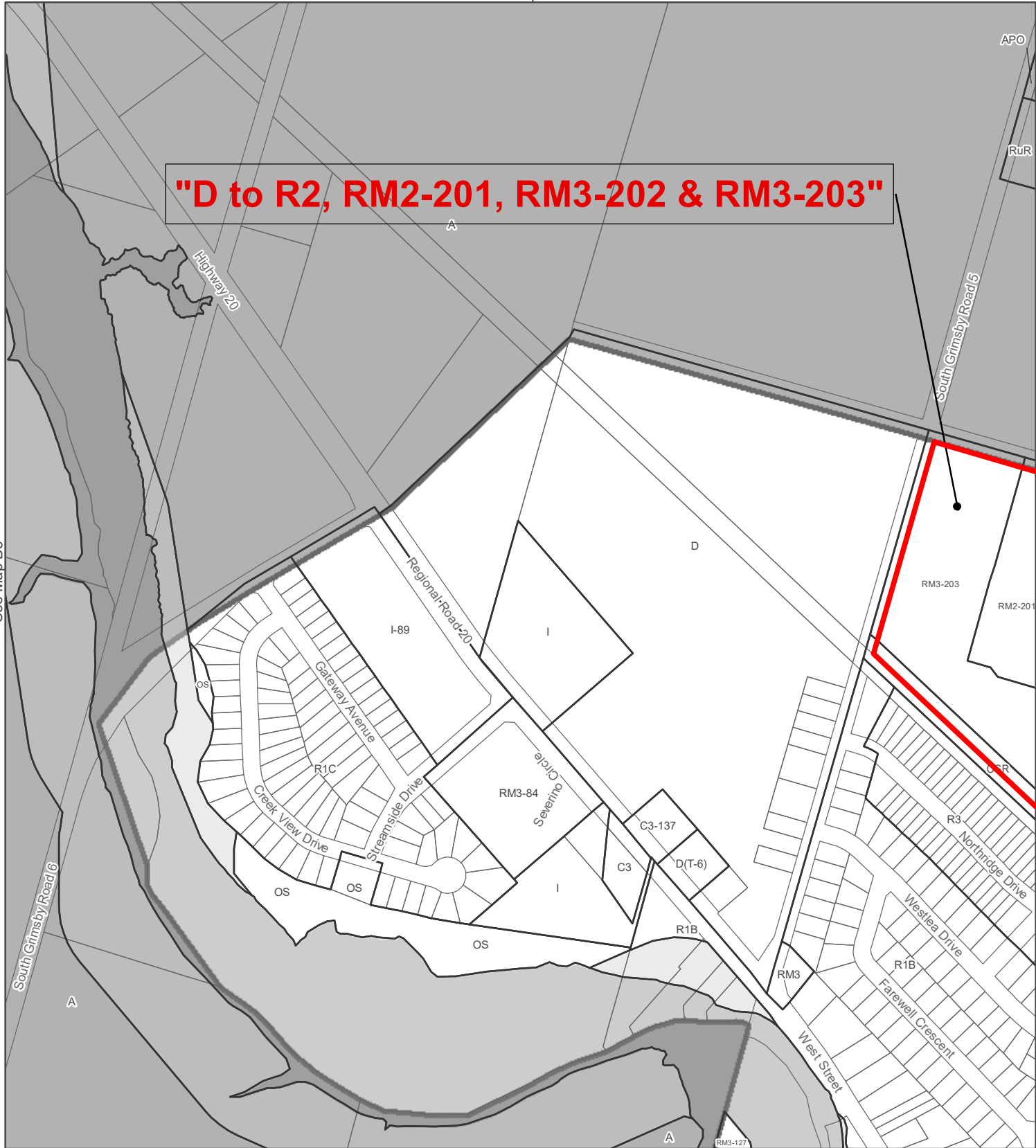
Location: The subject property is located north of the CP Rail Corridor, west of the existing Station Meadows Subdivision, east of South Grimsby Road 5, and south of Spring Creek Road (unopened Road allowance) and is legally described as Lot 1 on Plan M94; Part Lots 12 & 13 on Plans 30M300; Parts 1 and 2 on RP30R15516, in the Township of West Lincoln.

Purpose & Effect: The purpose of this bylaw is to rezone the subject property from a Development “D” zone to Low Density Residential ‘R2’, Medium Density Residential ‘RM2-201’, Medium Density Residential ‘RM3-202’, Medium Density Residential ‘RM3-203’ and Open Space Recreation, to permit the property to be developed for residential and parkland purposes.

Public Consultation: A virtual public open house was held on September 29th 2020 where 15 members of the public attended and provided comments to Township Staff and the Consultants. A statutory Public Meeting was also held on October 13, 2020 where several members of the public and members of Committee and Council spoke.

File: 1601-21-19

Applicants: P Budd Developments

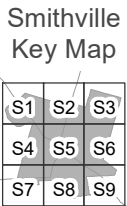
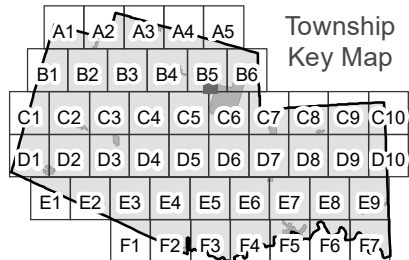


"D to R2, RM2-201, RM3-202 & RM3-203"

See Map B5

See Map S2

See Map S4



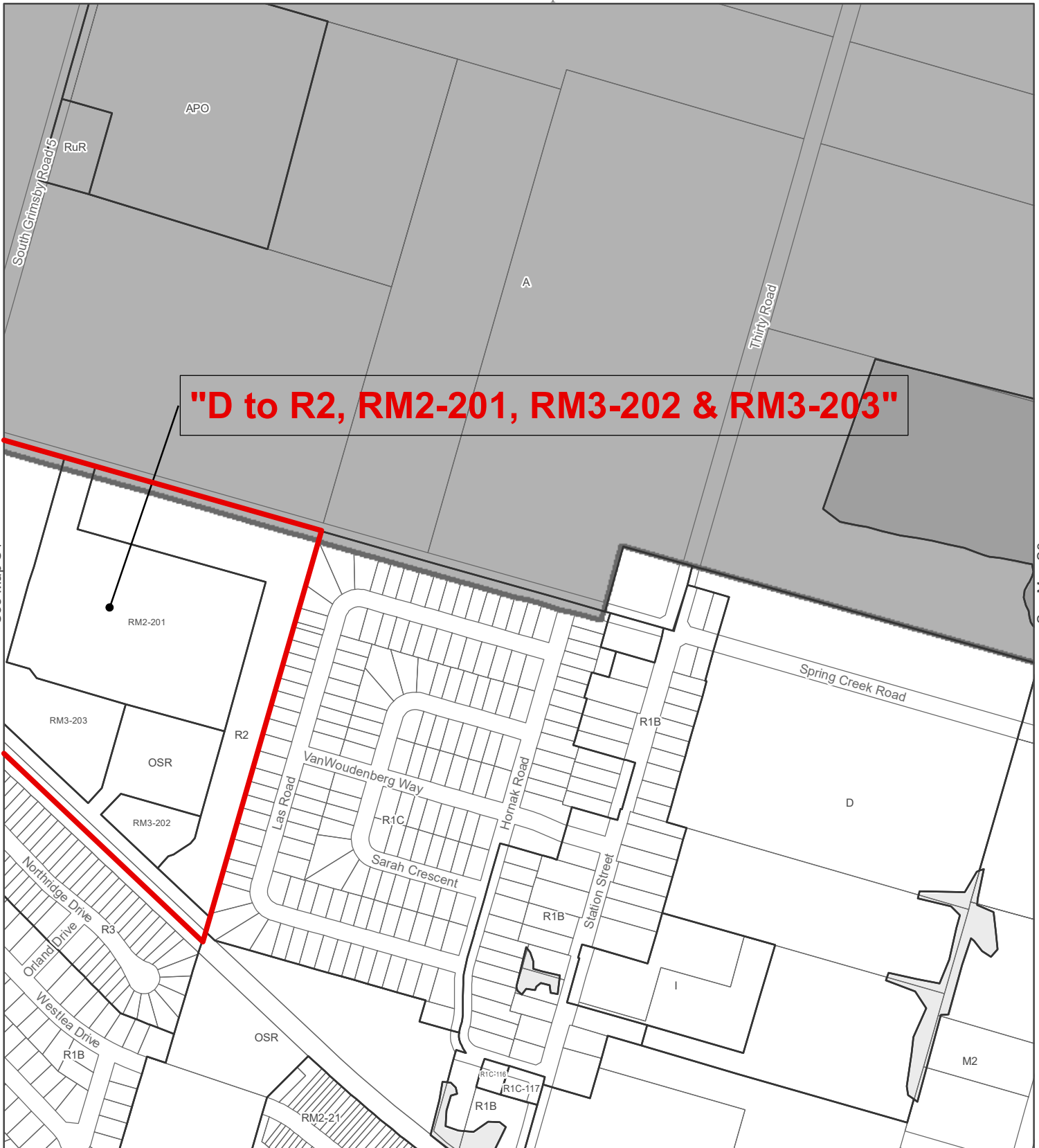
- Settlement Area Boundary
- Zone Boundary
- EC
- EP
- Waste Management Facility Assessment Area

Township of West Lincoln
Schedule A
Zoning By-law No.2017-70

Map
S1

1:6,000
0 150 m

Last Updated: February 2021

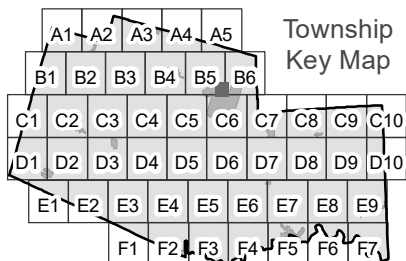


"D to R2, RM2-201, RM3-202 & RM3-203"

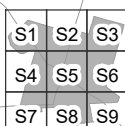
See Map S1

See Map S3

See Map S5



Smithville Key Map



- Settlement Area Boundary
- Zone Boundary
- EC
- EP
- Waste Management Facility Assessment Area

Township of West Lincoln Schedule A Zoning By-law No.2017-70

1:6,000
0 150 m
N
Last Updated: February 2021

Map
S2