

**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 'C7' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Concession 6, Part Lot 22, Reference Plan No. 30R-3739 Part 1 in the former Township Gainsborough, in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 5482 Regional Road 69, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.
2. THAT Map 'C7' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is hereby amended by changing the zoning on the north 0.84 hectares 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 Low Density – Type 1A 'R1A' zone.
3. THAT Map 'C7' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is hereby amended by changing the zoning on the centre 1.26 hectares 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 Low Density – Type 1A 'R1A-###' zone with a site specific exception.
4. THAT Map 'C7' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is hereby amended by changing the zoning on the remaining portion of land of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from a Development 'D' zone to an Environmental 'EP' zone.
5. THAT Part 5 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:

R1A-###

Permitted Uses:  
As per the parent zone.

Regulations:  
As per the parent zone, except: a minimum frontage of 6.4 metres.
6. THAT all other provisions of By-law 2017-70 continue to apply.
7. 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  
# DAY OF \_\_\_\_, 2021.**

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**MAYOR DAVE BYLSMA**

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**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 south side of Regional Road 69, legally known as Concession 6, Part of Lot 22, Reference Plan No. 30R-3739 Part 1 in the former Township Gainsborough, Township of West Lincoln, Regional Municipality of Niagara, municipally known as 5482 Regional Road 69.

### **Purpose & Effect:**

8. The subject lands were zoned Development 'D'. The rezoning for the subject parcel proposes to rezone the north 0.84 hectares of the subject lands to a Residential Low Density – Type 1A 'R1A' zone, the centre 1.26 hectares of the subject lands to a Residential Low Density – Type 1A 'R1A-###' zone with a site specific exception that recognizes a minimum frontage of 6.4 metres, and the remaining portion of land of the subject lands to an Environmental 'EP' zone.

### **Public Consultation:**

The Public Meeting was held on Monday July 26<sup>th</sup> 2021. The Township received written comments from # neighbour regarding this application. All written and oral comments were considered in the making of the decision by Council.

File: 1601-010-21

Applicants: Giro Estates