

**THE CORPORATION OF THE TOWNSHIP OF
WEST LINCOLN BY-LAW NO. 2022-30**

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 'B2' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Concession 9, Part Lot 33, RP 30R6289; PART 1, formerly in the Township of South Grimsby, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 2723 South Grimsby Road 18, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.
2. THAT Map 'B2' 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'.
3. THAT Schedule 'A' Map 'B2' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Concession 9, Part Lot 33, formerly in the Township of South Grimsby, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 2645 South Grimsby Road 18, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.
4. THAT Map 'B2' 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 zone with a site specific provision 'A-213' zone.
5. THAT Part 13 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:
 1. A-213
Permitted Uses:
As per the parent zone
Regulations:
As per the parent zone, except a minimum lot area of 20.7 hectares whereas 40 hectares is required.
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 25TH DAY OF APRIL 2022.**

MAYOR DAVE BYLSMA

JOANNE SCIME, CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2022-30

Location:

This By-law involves a parcel of land located on the east side of South Grimsby Road 18, legally known as Concession 9, Part Lot 33, RP 30R6289; PART 1, formerly in the Township of South Grimsby, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 2723 South Grimsby Road 18.

As well as a property that is located on the north and east side of South Grimsby Road 18, legally known as Concession 9, Part Lot 33, formerly in the Township of South Grimsby, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 2645 South Grimsby Road 18.

Purpose & Effect:

Parcel 1 of the subject lands were zoned Agricultural 'A' and Environmental Protection 'EP'. The rezoning for Parcel 1 zoned the subject lands that were Agricultural 'A' to Rural Residential 'RuR' and maintained the Environmental Protection 'EP' zones.

Parcel 2 of the subject lands were zoned Agricultural 'A' and Environmental Protection 'EP'. The rezoning for Parcel 2 zoned the subject lands that were Agricultural 'A' to Rural Residential 'RuR' and maintained the Environmental Protection 'EP' zones.

Parcel 3 of the subject lands were zoned Agricultural 'A', Environmental Protection 'EP' and Environmental Conservation 'EC'. The rezoning for Parcel 3 rezoned the subject lands from Agricultural 'A' to Agricultural with a site specific provision to recognize a deficient lot size of 20.7 hectares whereas 40 hectares is the required minimum.

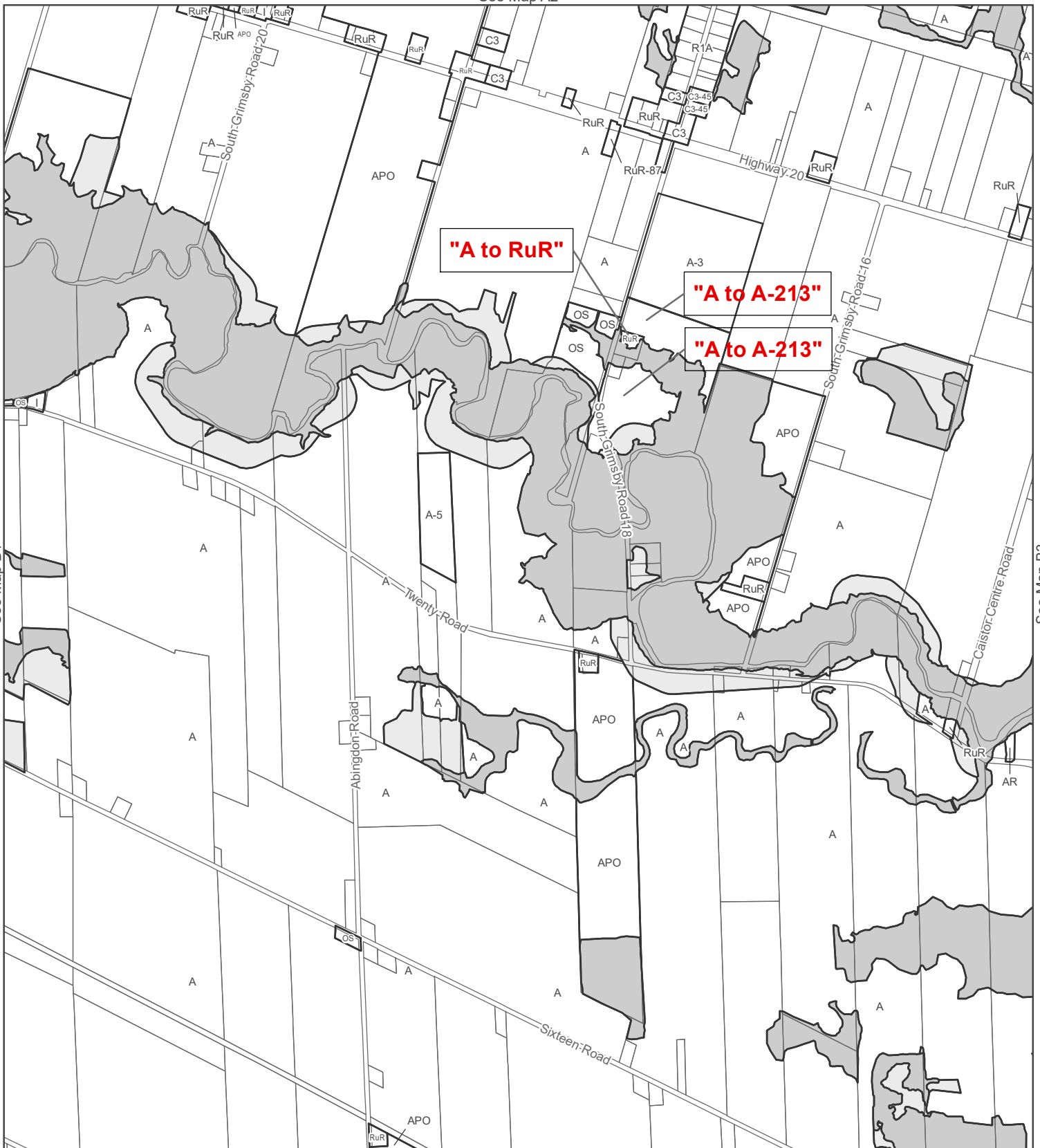
Public Consultation:

The Public Meeting was held on Monday March 21st, 2022. The Township did not receive any verbal or written comments regarding this application.

File: 1601-004-22

Applicants: Van Andel and Boverhof

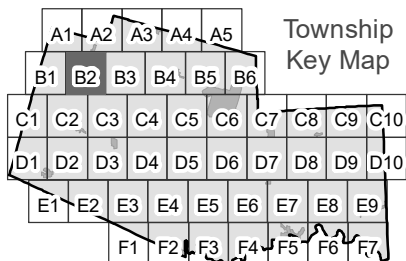
See Map A2



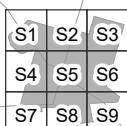
See Map B1

See Map B3

See Map C2



Smithville Key Map



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

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

1:20,000
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N
Last Updated: January 2021

Map
B2