

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW 2020-XX

**BEING 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 'S5' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Plan M92, Pt of Lot 40, Township of West Lincoln, municipally known as 186 Margaret Street and Plan M92, PT Lot 25, RP30R;10008 Parts 1-7, Township of West Lincoln and shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.
2. THAT Map 'S5' 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 Institutional 'I' zone to Residential Medium Density – Type 3 'RM3' zone.
3. THAT Map 'S5' 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 Residential Medium Density – Type 2 'RM2' zone to a Residential High Density zone with a site specific exception 'RH-XXX' zone.
4. THAT Section 6 of Zoning By-law 2017-70, as amended, is hereby further amended by adding the following to Section 13.2:
RH-XXX:
Permitted Uses:
As per the parent zone.
Regulations:
As per the parent zone, plus:
Minimum height = 9m
Maximum height = 18m
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
27th DAY OF JULY, 2020.**

DAVE BYLSMA, MAYOR

JOANNE SCIME, CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2020-XX

Location:

This By-law involves a parcel of land legally known as Plan M92, Pt of Lot 40, Township of West Lincoln, municipally known as 186 Margaret Street and Plan M92, PT Lot 25, RP30R;10008 Parts 1-7, Township of West Lincoln.

Purpose & Effect:

186 Margaret Street was zoned Institutional 'I'. The proposed rezoning for these lands changes the zoning to a Residential Medium Density – Type 3 'RM3' Zone with no site specific provisions.

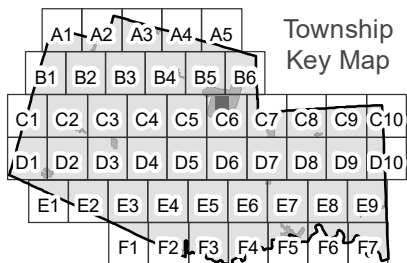
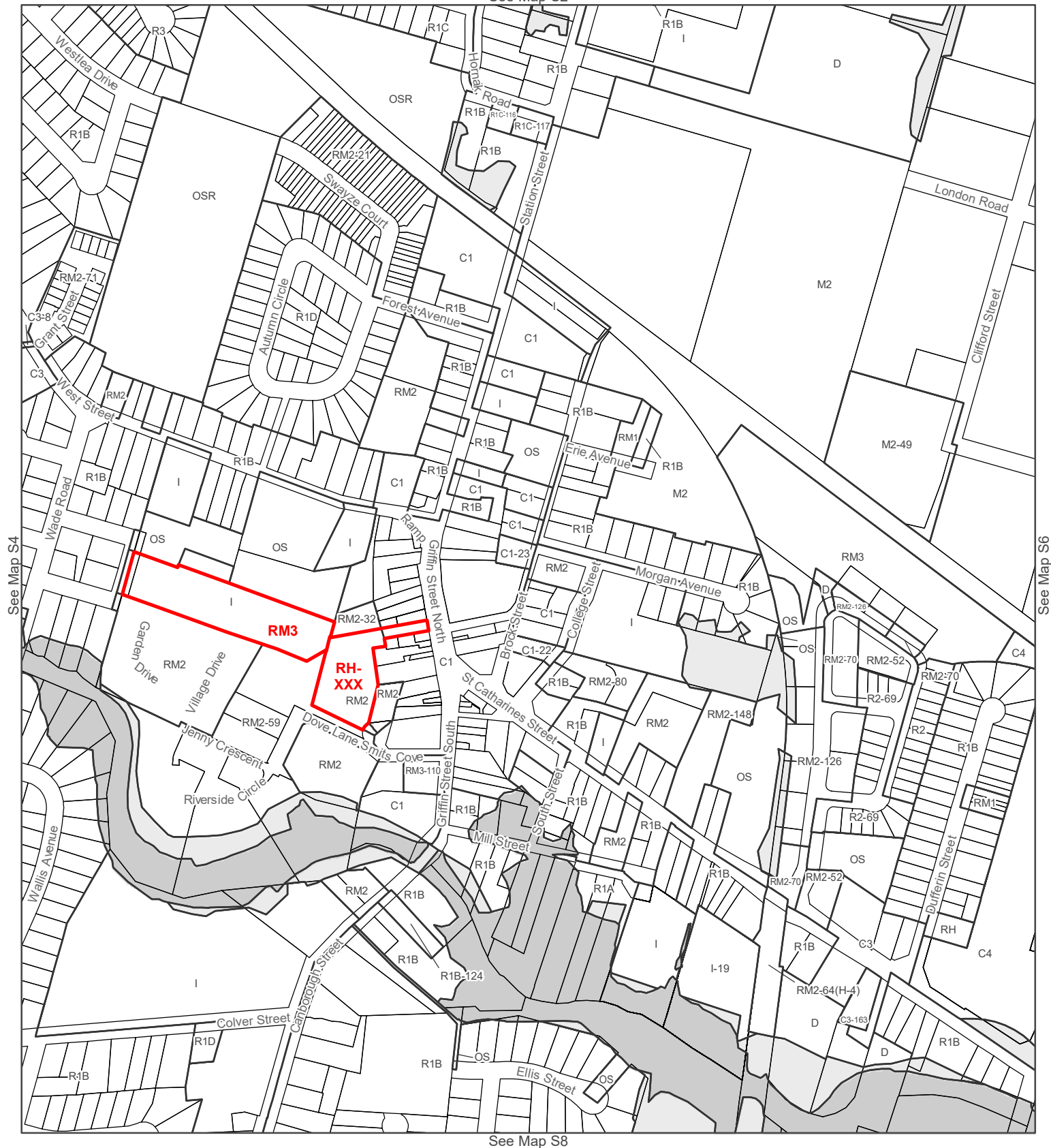
Plan M92, PT Lot 25, RP30R;10008 Parts 1-7, Township of West Lincoln being another parcel of the subject lands was zoned Residential Medium Density – Type 2 'RM2'. The rezoning for these lands rezoned the subject lands to a Residential Medium Density – Type 3 'RM3-195' Zone with a site specific exception to permit for a minimum height of 9m and a maximum height of 18m. This would enable up to a 6 storey apartment building to be constructed.

Public Consultation:

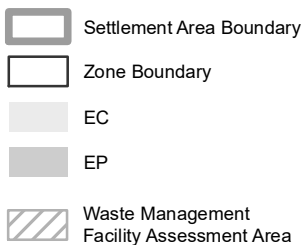
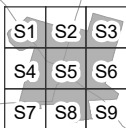
The Public Meeting was held on September 14th, 2020. Two Public Information Centres/Open Houses were also held. The Township received verbal and written comments from XX neighbour(s) regarding this application. All written and oral comments were considered in the making of the decision by Council.

File: 1601-005-20

Applicants: Township of West Lincoln



Smithville Key Map



Township of West Lincoln

Schedule A

Zoning By-law No. 2017-70

1:6,000
0 150 m
Last Updated: July 2019



Map S5