

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2019-21

**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 'S4' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Plan M97, Part Lot 8, formerly in the Township of South Grimsby, now 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 'S4' 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 Environmental Conservation 'EC' zone to a Low Density Residential Type 1B with a site specific exception 'R1B-170' zone.
3. THAT Section 6 of Zoning By-law 2017- 70, as amended, is hereby amended by adding the following to Section 13.2:

R1B-170

Permitted Uses:

As per the parent zone.

Regulations:

As per the parent zone; except: a minimum lot frontage of 12 metres, a minimum rear yard setback of 31 metres, and a maximum lot coverage of 36%.

4. THAT all other provisions of By-law 2017-70 continue to apply.
5. AND THAT this By-law shall become effective from and after the date of passing thereof.

**APPROVED AS SET OUT IN MINUTES OF SETTLEMENT
DATED MARCH 7, 2019
OMB CASE NO. PL170875**

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2019-21

Location:

This By-law involves a parcel of land located on the west side of Wade Road, south of Margaret Street and north of the Twenty Mile Creek and is legally described as Plan M97, Part Lot 8, formerly in the Township of South Grimsby, now in the Township of West Lincoln. The property has no municipal address.

Purpose & Effect:

This application rezones a portion of the Environmental Conservation 'EC' zone to a Low Density Residential – Type 1B zone 'R1B' with site specific exception 170. The site specific exception will increase the minimum rear yard setback to 31 metres and reduce the maximum permitted lot coverage to 36% and the minimum required lot frontage to 12 metres.

Public Consultation:

The Public Meeting was held on April 9th, 2018. The Township received verbal and written comments from many neighbour(s). All comments were considered in the making of the decision by Council.

File: 1601-010-17

Applicants: Phelps Homes