

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2022- 43

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 'A2' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Concession 8, Part Lot 35, formerly in the Township of South Grimsby, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 2990 South Grimsby Road 18, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.
2. THAT Map 'A2' 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 Low Density Residential (R1A) to Low Density Residential (R1A-214) with a site specific exception zone.
3. THAT Part 13 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:
 1. R1A-214
Permitted Uses:
As per the parent zone, plus a home industry use limited to the use of a private data processing center.

Regulations:
As per the parent zone, except permitting a use to be located on the property operating out of the existing accessory building at a total gross floor area for the business of no more than 100 square metres. Such use to be fully contained within the accessory building except for a cooling system that shall be located on the rear side of the building. Such use shall comply with all Building Code and Fire Code rules and regulations.
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.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
24th DAY OF MAY, 2022**

MAYOR DAVE BYLSMA

JOANNE SCIME, CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2022-43

Location:

This By-law involves a parcel of land located on the west side of South Grimsby Road 18, legally known as Concession 8, Part Lot 34, formerly in the Township of South Grimsby, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 2990 South Grimsby Road 18.

Purpose & Effect:

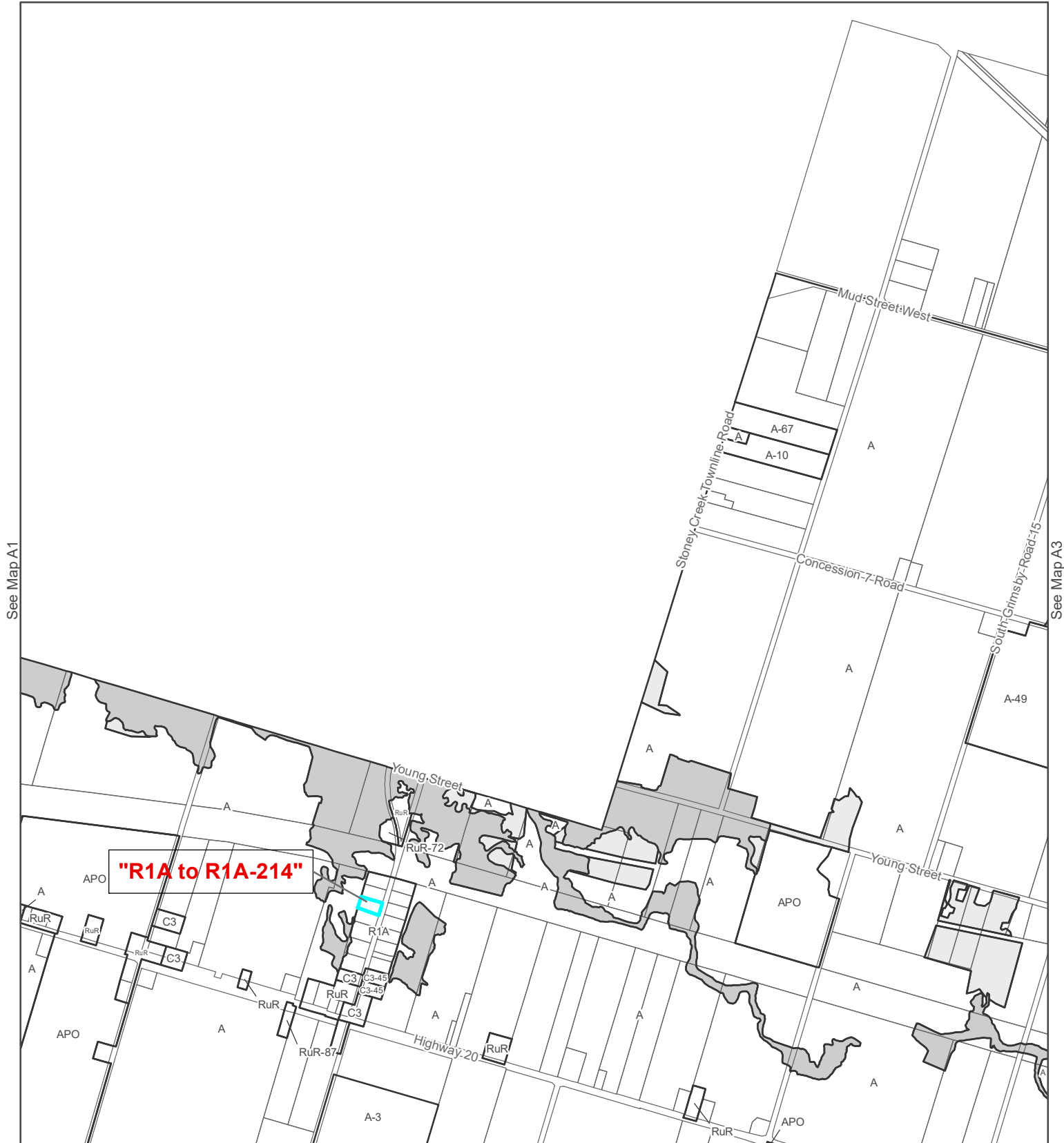
The rezoning application to rezone the subject lands to a Low Density Residential zone with a site specific exception to recognize a home industry on the subject property limited to the use of a private data processing center. This data processing center will be located on the property operating out of the existing accessory building at a total gross floor area for the business of no more than 100 square metres. Such use to be fully contained within the accessory building except for a cooling system that shall be located on the rear side of the building. Such use shall comply with all Building Code and Fire Code rules and regulations.

Public Consultation:

The Public Meeting was held on Monday April 11th 2022. There were no public comments received as part of this meeting.

File: 1601-002-22

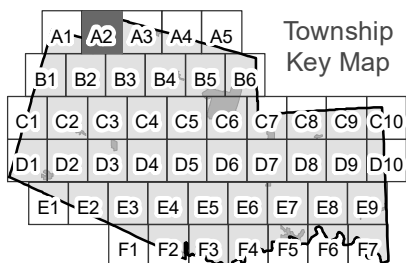
Applicants: Neil Carter



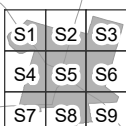
See Map A1

See Map A3

See Map B2



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

0 500 m

Last Updated: January 2021

Map
A2