

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN
BY-LAW NO. 2022-61

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 'D5' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Concession 5, Part Lot 39, formerly in the Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 7005 Concession 4 Road, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.

2. THAT, Map 'D5' 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 a site specific exception (A-215).

3. THAT, Map 'D5' 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 Holding Provision A (H-10).

4. THAT, Part 13 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:

1. A-215

Permitted Uses:

As per the parent zone, plus a home industry use

Regulations:

As per the parent zone, except:

Maximum ground floor area for accessory building – 300 sq. m.

Maximum distance from a main building for an accessory building – 60 metres

Maximum number of employees other than the residents of the dwelling – 3 employees

No machinery or processes relating to the home industry which emits noise, vibration, glare, fumes, odour, dust, or any other obnoxious activity, shall be permitted beyond the property boundary.

Prior to any works taking place on the subject property, site plan approval is required and will include:

- The existing business operation within the A (H-10) zone shall be returned to active agricultural production; and
- Outdoor storage is to located in the rear yard and is to be screened as part of a site plan application; and,
- Securities collected for the required site works.

5. THAT, Part 13 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.1: Table 28:

A-(H-10)

Area of existing business A (H-10) shall be returned to active

agricultural production prior to the return of securities collected as part of a site plan approval for the 'A-215' zone.

6. THAT all other provisions of By-law 2017-70, as amended, 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 27th DAY OF JUNE, 2022**

MAYOR DAVE BLYSMA

JOANNE SCIME, CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2022-62

Location:

This By-law involves a parcel of land located on the north side of Concession 4 Road, legally known as Concession 5, Part Lot 39, formerly in the Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 7005 Concession 4 Road.

Purpose & Effect:

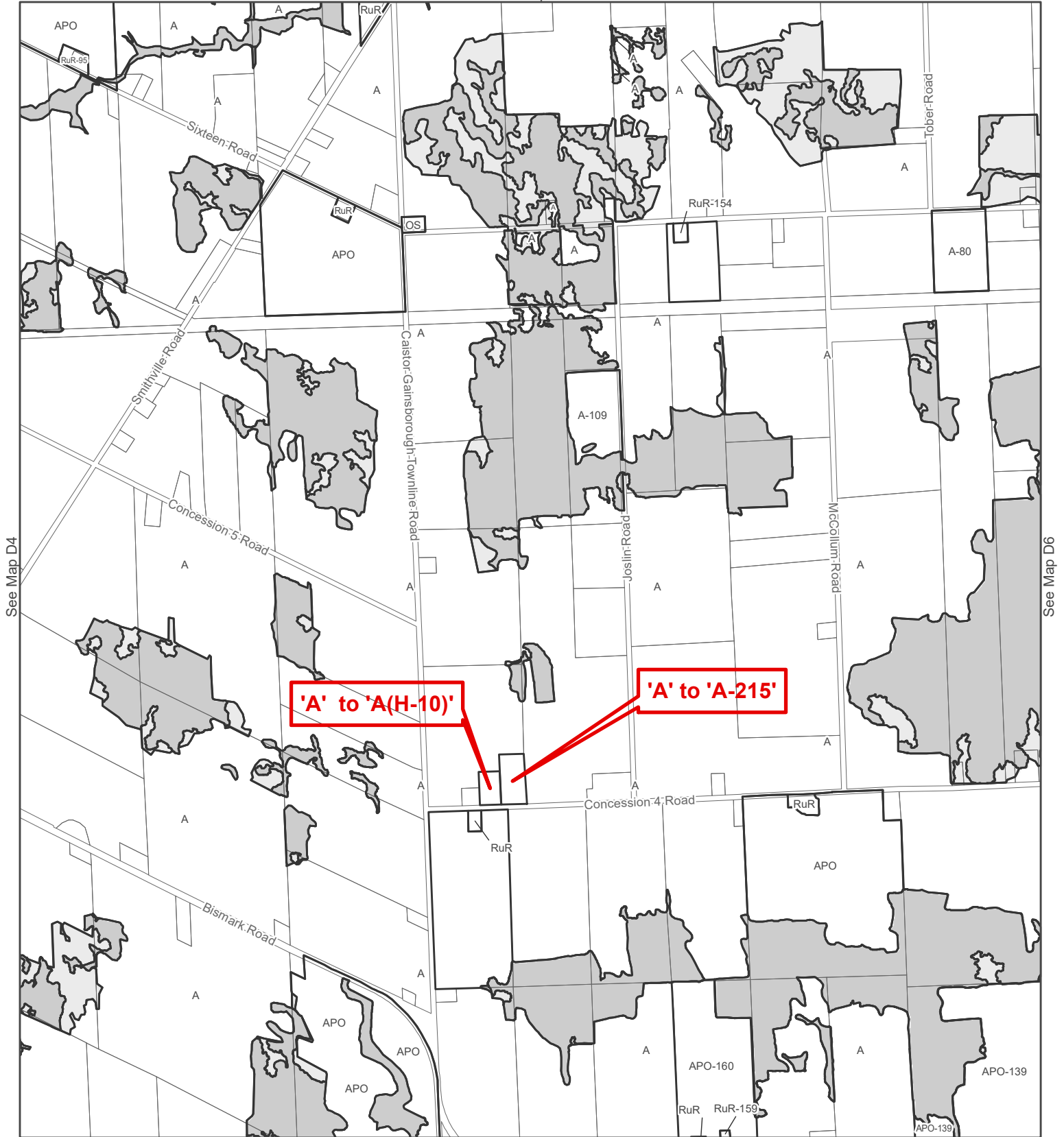
The rezoning application to rezone the subject lands from an Agricultural zone to an Agricultural zone with a site specific exception (A-214) to recognize a Home industry on the subject property with regulations and to zone a portion of the property to an Agricultural A zone with a Holding A (H-10).

Public Consultation:

The Public Meeting was held on Tuesday October 12th 2021

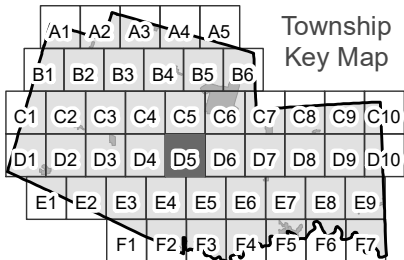
File: 1601-014-21

Applicants: Joe Dilluio (Owner) Eldon Darbyson (Agent)

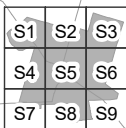


See Map D4

See Map D6



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
D5