

**THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN**

**BY-LAW NO. 2023- XX**

**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 Lot 17, Plan M92, in the former Township of South Grimsby, in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 197 Griffin Street, 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 the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from a Core Commercial 'C1' zone to a Core Commercial 'C1-221' zone with site specific exceptions.
3. THAT Part 5 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:  
C1-221  
Permitted Uses:  
As per the parent zone.  
Regulations:  
As per the parent zone, except:
  - maximum *ground floor area for accessory dwelling unit* entrance – 75 m<sup>2</sup>
  - Minimum width of driveway for double traffic lane for travel in two directions for residential and non-residential uses – 3.3 m
  - No maximum driveway coverage for the required side and rear yards
  - No maximum garage width for private garages within the rear yard
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  
27<sup>th</sup> DAY OF MARCH, 2023.**

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**MAYOR CHERYL GANANN**

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**JOANNE SCIME, CLERK**

## **EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2023-XX**

### **Location:**

This By-law involves a parcel of land located on the west side of Griffin Street, legally described as Lot 17, Plan M92, in the former Township of South Grimsby, in the Township of West Lincoln, Settlement area of Smithville, municipally known as 197 Griffin Street.

### **Purpose & Effect:**

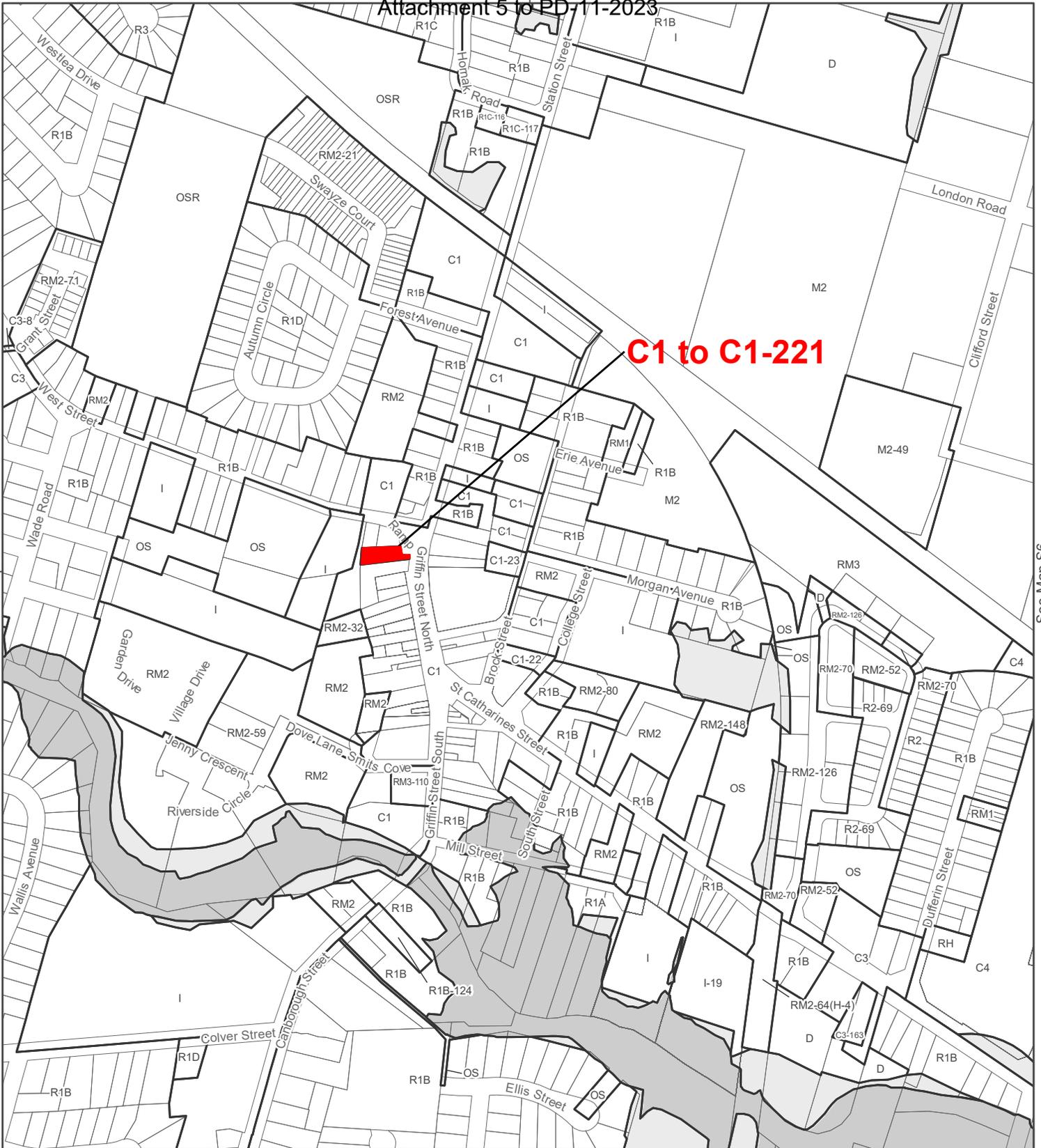
The subject lands were zoned Core Commercial 'C1' and have been rezoned to Core Commercial 'C1-221' with site specific exception to allow for a maximum ground floor area for the accessory dwelling unit entrance of 75 square metres, a minimum driveway width of 3.3 metres, and that the maximum driveway coverage for the required side and rear yard of 50% does not apply.

### **Public Consultation:**

Two Public Meetings were held on Monday April 11, 2022 and Monday January 16<sup>th</sup> 2023. The Township received three written comments and three oral comments from members of the public in regards to this application. All written and oral comments were considered in the making of the decision by Council.

File: 1601-005-22  
Applicants: C A Real Estate Holdings Inc.

DRAFT



**C1 to C1-221**

See Map S4

See Map S6

See Map S8

Township Key Map

A1	A2	A3	A4	A5					
B1	B2	B3	B4	B5	B6				
C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
D1	D2	D3	D4	D5	D6	D7	D8	D9	D10
E1	E2	E3	E4	E5	E6	E7	E8	E9	
F1	F2	F3	F4	F5	F6	F7			

Smithville Key Map

S1	S2	S3
S4	S5	S6
S7	S8	S9

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

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

Map **S5**

1:6,000

0 150 m

Last Updated: February 2023