

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 'B3' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Lot 34, Plan M89, in the former Township of South Grimsby, in the Township of West Lincoln, Regional Municipality of Niagara, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.

2. THAT Map 'B3' 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 an Agriculturally Related 'AR' zone to an Agriculturally Related – 'AR-222' zone with a site specific exception.

3. THAT Part 5 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:

AR-222

Permitted Uses:

As per the parent zone, plus: *Retail store* limited to the sale of local agriculturally derived goods and merchandise, including locally grown produce and meat products, and take out ice cream.

Regulations:

As per the parent zone, except: the limited retail store use shall be have a maximum floor area of 120 square metres.

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 DAY OF MARCH, 2023.**

MAYOR CHERYL GANANN

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 north side of Twenty Road, legally described as Concession 7, Part Lot 11, RP 30R-1419, Part 2 and Part 4, in the former Township of South Grimsby, now in the Township of West Lincoln, municipally known as 8535 Twenty Road.

Purpose & Effect:

The subject lands were zoned Agricultural 'A', Environmental Protection 'EP' and Agriculture Related 'AR'. The Agriculture Related 'AR' portion of the has been rezoned to Agriculture Related 'AR-22#' with site specific exception to allow for the retail sale of agricultural items on the property.

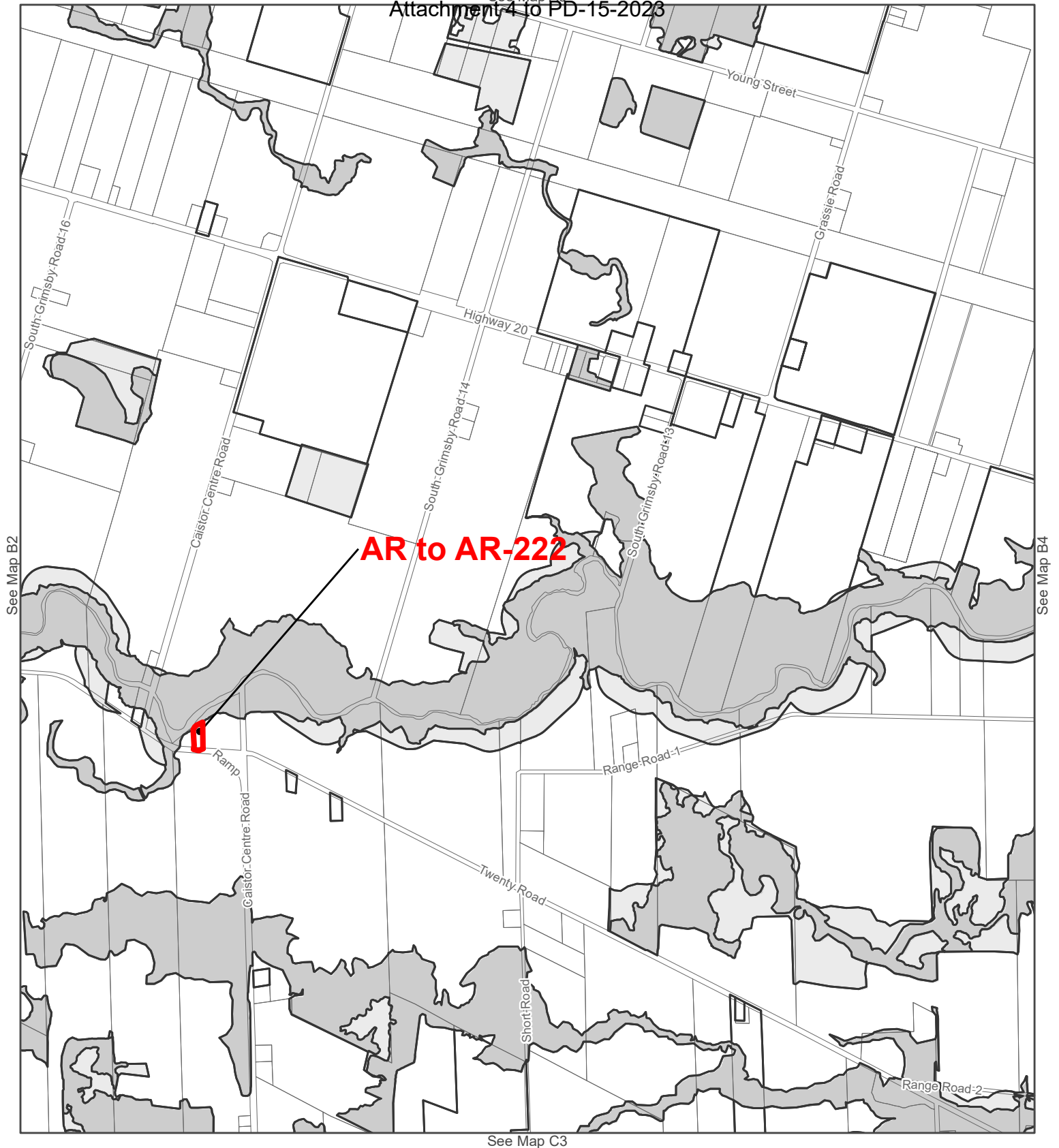
Public Consultation:

The Public Meeting was held on Monday January 16th 2023. The Township received written and 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.

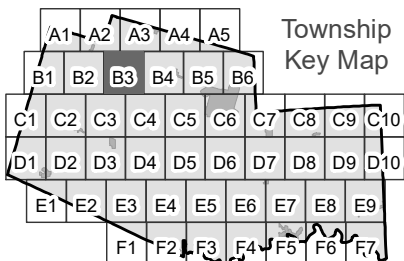
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Applicants: Bruinsma

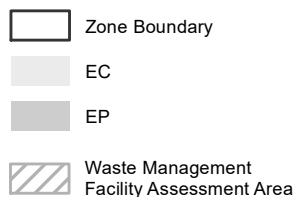
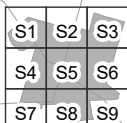
DRAFT



See Map C3



Smithville Key Map



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

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Last Updated: February 2023

Map
B3