

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, AS AMENDED;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN HEREBY enacts as follows:

1. THAT, Part 2 “Definitions” of Zoning Bylaw 2017-70 as amended, is hereby amended by deleting the Definition of Salvage Yard and replacing with the following:

Salvage Yard – means a salvage and recycling use in which junk, waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including automobile wrecking yards, house-wrecking yards, and places or yards for storage of salvaged house-wrecking and structural steel materials and equipment. A “salvage yard” **may include an outdoor storage use** but shall not be construed to include such activity when conducted entirely within an enclosed building. Pawnshops and establishments for the sale, purchase, or storage of used cars in operable condition, used or salvaged machinery in operable condition or the processing of used, discarded or salvaged materials as a minor part of manufacturing operations, are also not a salvage yard.

2. THAT, Part 2 “Definitions” of Zoning Bylaw 2017-70 as amended, is hereby amended by adding a new definition of Truck Transport Terminal, as follows:

Truck Transport Terminal – Means the use of land, buildings or structures or portion thereof where commercial vehicles, primary transport trucks, are kept for hire, rental or lease, or stored or parked for remuneration, or from which commercial vehicles or transport trucks are dispatched for hire as common carriers.

3. THAT, Part 8 “Employment Zones” of Zoning Bylaw 2017-70 as amended, is hereby amended by adding Industrial Use as a permitted use in the M1 zone and by adding Truck Transport Terminal as a permitted use in M1 and M2 Zones.

Table 18: Permitted Uses in Employment Zones (By-law No. 2022-67)

Uses	Zones where Permitted		
Principal Uses			
Animal shelter	M1		
Commercial kennel	M1		
Commercial school	M1		
Communications establishment		M2	
Contractors establishment		M2	
Dry cleaning/laundry establishment	M1		
Industrial use	M1	M2	
Mineral aggregate operation			M3
Motor vehicle body shop		M2	

Uses	Zones where Permitted		
Office, including a medical office	M1		
Pet care establishment	M1		
Recreation facility	M1		
Service shop		M2	
Studio	M1		
Truck Transport Terminal	M1	M2	
Veterinary clinic	M1		
Wayside pit or quarry (see s. 3.27)	M1	M2	M3
Accessory Uses ⁽¹⁾			
Accessory buildings or structures and accessory uses (see s. 3.1)	M1 ⁽¹⁾	M2 ⁽¹⁾	M3 ⁽¹⁾
Office		M2 ⁽¹⁾	
Outside storage	M1 ⁽¹⁾	M2 ⁽¹⁾	M3 ⁽¹⁾
Renewable energy system (see s. 3.15)	M1 ⁽¹⁾	M2 ⁽¹⁾	M3 ⁽¹⁾
Retail store	M1 ⁽¹⁾	M2 ⁽¹⁾	M3 ⁽¹⁾

4. THAT, Table 19 within Part 8 – “Employment Zones” of Zoning Bylaw 2017-70 as amended, is hereby amended by changing the Maximum height to 20 metres in the M1 and M2 Zone.

Table 19: Regulations for Permitted Uses in Employment Zones (Bylaw No., 2021-70)

		Zone Requirements		
		M1	M2	M3
Minimum lot area		2,000m ²		-
Minimum lot frontage		30m		-
Minimum front yard		15m		30m ⁽¹⁾
Minimum exterior side yard		7.5m		30m ⁽¹⁾
Minimum interior side yard	Adjoining a lot in a Residential Zone	15m	30m	90m ⁽¹⁾
	Other (Bylaw 2022-67)	5m		30m ⁽¹⁾
Minimum rear yard	Adjoining a lot in a Residential Zone	15m	30m	90m ⁽¹⁾
	Other	7.5m		30m ⁽¹⁾
Maximum lot coverage		50%		-
Maximum height		20m		20m ⁽¹⁾
Minimum landscaped open space		10% ⁽²⁾		-
Maximum outside storage		25% ⁽³⁾		-
Maximum accessory retail gross floor area		10% of gross floor area		-

⁽¹⁾ Minimum yard requirements apply to buildings, structures and aggregate stockpiles.

⁽²⁾ A minimum of 50% of required landscaped open space shall be located in the front yard.

⁽³⁾ Outside storage for purposes other than outside display and sales areas on the lot shall be located in a rear yard or side yard and screened from view from public streets and adjacent lots.

5. THAT Part 3 “General Provisions” of Zoning Bylaw 2017-70 as amended, is hereby amended by deleting Article 3.2.1 – Accessory Dwelling Units and replacing with the following:

3.2.1 Accessory Dwelling Units

The following regulations apply to accessory dwelling units:

a) Accessory dwelling units shall be located within:

- i. Within the principle dwelling or one detached accessory residential dwelling where on full municipal services and water services; or,
- ii. Within a main building containing an existing principal use, or within a residential accessory building, on a lot where both the

principal use and an *accessory dwelling unit* are permitted by the applicable zone above the ground floor and remain a secondary use to the *accessory building*. (Bylaw 2018-61) An area of no greater than 10 square metres on the ground floor is permitted to be used for entrance purposes to the above ground floor accessory dwelling unit. (Bylaw 2020-97)

- b) A maximum of **two (2)** *accessory dwelling unit* is permitted on a *lot*, except where permitted otherwise by the applicable zone.
- c) *Accessory dwelling units* shall comply with the regulations of the applicable zone.
- d) A *main building* that is used for an *accessory dwelling unit* shall comply with the regulations of the applicable zone.
- e) On a *lot* that is not serviced by municipal sewage services and/or municipal water services, *accessory dwelling units* shall not be permitted unless the *lot* has a minimum *lot area* of 0.4 hectare and the private sewage services and/or private water services are approved for the *lot* with adequate capacity for the *accessory dwelling units* and any other *uses* on the *lot*. **Accessory dwelling units shall not be permitted to have separate septic systems in extenuating circumstances.** (By-law 2021-70).
- f) **Notwithstanding Section 3.12**, Parking for *accessory dwelling units* shall be provided in accordance with Section 3.12 **not be required to provide more than one additional space per accessory unit.**
- g) ~~Non Residential Zones where permitted in a Residential Zone~~, or as an *accessory use* to a *dwelling* that is permitted as a *principle use* in any other **non-residential** zone, an **one** *accessory dwelling unit* shall be **permitted** in accordance with the following additional regulations:
 - i. An *accessory dwelling unit* shall be located within a *single detached dwelling*, *semi-detached dwelling* or an *accessory building* on the same *lot* as a *single detached dwelling* or *semi-detached dwelling*;
 - ii. An *accessory building* that is used for an *accessory dwelling unit* shall comply with the requirements of Section 3.1, except that the maximum *height* of an *accessory building* that contains an *accessory dwelling unit* above the first storey shall be 8 metres;
 - iii. The residential appearance and character of the *dwelling* as a *single detached dwelling* or *semi-detached dwelling* shall be maintained, and any separate entrance and exit for the *accessory dwelling unit* shall be oriented toward the *exterior side lot line*, *interior side lot line*, or *rear lot line*, and not located on the front façade of the *dwelling*. (By-law 2019-63)
 - iv. An *accessory dwelling unit* shall not be permitted on a *lot* that is used for a *bed and breakfast establishment*, *boarding or rooming house*, *garden suite* or *group home*.
 - v. A *home occupation* shall not be permitted within the *accessory dwelling unit*.
 - vi. For the purposes of satisfying the required parking for an *accessory dwelling unit*, tandem parking shall be permitted within a permitted *parking area* or *driveway*, including a *driveway* in a required *front yard* that has a minimum depth of 6m.
 - vii. Access to the required parking for the *accessory dwelling unit* shall be provided from the same driveway that provides access to the primary dwelling unit on the *lot*. (Bylaw 2018-61)

h) Where permitted in a Commercial Zone, an accessory dwelling unit is only permitted within the same building as a permitted art gallery, commercial school, dry cleaning/laundry depot, financial institution, office including a medical office, personal service shop, private club, restaurant, retail store, service shop or studio, and shall be located above the first storey of the commercial building.

6. THAT, Table 13 within Part 6 – Residential Zones, Subsection 6.2 – Permitted Uses of Zoning Bylaw 2017-70 as amended, is hereby amended by deleting **Table 13: Permitted Uses in Residential Zones** and replacing with the following **Table 13: Permitted Uses in Residential Zones**:

Table 13: Permitted Uses in Residential Zones (2021-94)

Uses		Zones where Permitted											
	Principal Uses												
Apartment dwelling											RM3	RM4	RH
Duplex dwelling										RM2			
Fourplex dwelling										RM2	RM3		
Retirement home													RH
Semi-detached dwelling							R2	R3	RM1	RM2	RM3		
Single detached dwelling		RuR	R1A	R1B	R1C	R1D	R2	R3					
Stacked townhouse dwelling											RM3	RM4	
Street townhouse dwelling									RM1	RM2	RM3		
Back to Back townhouse dwelling												RM4	
Townhouse dwelling										RM2	RM3		
Triplex dwelling										RM2	RM3		
	Accessory Uses ⁽¹⁾												
Accessory buildings or structures and accessory uses (see s. 3.1)		RuR ⁽¹⁾	R1A ⁽¹⁾	R1B ⁽¹⁾	R1C ⁽¹⁾	R1D ⁽¹⁾	R2 ⁽¹⁾	R3 ⁽¹⁾	RM1 ⁽¹⁾	RM2 ⁽¹⁾	RM3 ⁽¹⁾	RM4 ⁽¹⁾	RH ⁽¹⁾
Accessory dwelling unit (see s. 3.2)		RuR ⁽¹⁾	R1A ⁽¹⁾	R1B ⁽¹⁾	R1C ⁽¹⁾	R1D ⁽¹⁾	R2 ⁽¹⁾	R3 ⁽¹⁾	RM1	RM2	RM3	RM4	RH
Bed and breakfast establishment (see s. 3.4)		RuR ⁽¹⁾	R1A ⁽¹⁾	R1B ⁽¹⁾	R1C ⁽¹⁾	R1D ⁽¹⁾							
Boarding or rooming house		RuR ⁽¹⁾	R1A ⁽¹⁾	R1B ⁽¹⁾	R1C ⁽¹⁾	R1D ⁽¹⁾					RM3 ⁽¹⁾		
Garden suite (see s. 3.2)		RuR ⁽¹⁾	R1A ⁽¹⁾	R1B ⁽¹⁾	R1C ⁽¹⁾	R1D ⁽¹⁾							
Group home (see s. 3.6)		RuR ⁽¹⁾	R1A ⁽¹⁾	R1B ⁽¹⁾	R1C ⁽¹⁾	R1D ⁽¹⁾	R2 ⁽¹⁾	R3 ⁽¹⁾					
Home occupation (see s. 3.7)		RuR ⁽¹⁾	R1A ⁽¹⁾	R1B ⁽¹⁾	R1C ⁽¹⁾	R1D ⁽¹⁾	R2 ⁽¹⁾	R3 ⁽¹⁾					
Renewable energy system (see s. 3.15)		RuR ⁽¹⁾	R1A ⁽¹⁾	R1B ⁽¹⁾	R1C ⁽¹⁾	R1D ⁽¹⁾	R2 ⁽¹⁾	R3 ⁽¹⁾	RM1 ⁽¹⁾	RM2 ⁽¹⁾	RM3 ⁽¹⁾		RH ⁽¹⁾

⁽¹⁾ Denotes uses that are only permitted accessory to or in conjunction with a permitted principal use.

7. THAT, Table 15 within Part 6 – Residential Zones, Subsection 6.3 - Regulations of Zoning Bylaw 2017-70 as amended, is hereby amended by deleting **Table 15: Regulations for Permitted Uses in Medium and High Density Residential Zones** and replacing with the following **Table 15: Regulations for Permitted Uses in Medium and High Density Residential Zones**:

Table 15: Regulations for Permitted Uses in Medium and High Density Residential Zones (Bylaw 2021-94)

Regulation		Zone Requirements		
		RM1	RM2	RM3
Minimum lot area (per principle dwelling unit)	Apartment dwelling	-	-	160m ²
	Duplex dwelling	-	250m ²	-
	Fourplex dwelling	-	220m ²	180m ²
	Retirement home	-	-	120m ²
	Semi-detached dwelling ⁽¹⁾	270m ²	200 m ²	-

Regulation					Zone Requirements	
		RM1	RM2	RM3	RM4	RH
	Stacked townhouse dwelling	-	-	160m ²	50m ²	-
	Back to back townhouse dwelling ⁽⁷⁾	-	-	-	75m ²	-
	Street townhouse dwelling	225m ²	180m ²			-
	Townhouse dwelling	-	180m ²	180m ²		-
	Triplex dwelling	-	220m ²	180m ²		-
Minimum lot frontage ⁽²⁾	Apartment dwelling	-		30m		
	Duplex dwelling	-	15m		-	
	Fourplex dwelling	-	25m			-
	Retirement home	-				30m
	Semi-detached dwelling ⁽¹⁾	9m/unit	8m/unit			-
	Stacked townhouse dwelling	-	-	30m	30m	-
	Back to back townhouse dwelling	-	-	5.5m/unit	5.5m/unit	
	Street townhouse dwelling	7.5m/unit	6m/unit			-
	Townhouse dwelling	-	30m			-
	Triplex dwelling	-	20m	18m		-
Minimum front yard	Dwelling	4.5m				7.5m
	Private garage	6m				
Minimum exterior side yard		3m				Greater of 50% of building height or 3m
Minimum interior side yard	Adjoining a lot in a low density residential zone	3m ⁽³⁾				
	Adjoining a lot in any other zone	1.2m ⁽³⁾				
Minimum rear yard ⁽⁴⁾	Adjoining a lot in a low density residential zone	7.5m			7.5m	7.5m
	Adjoining a lot in any other zone	6m			6m	6m
Maximum lot coverage		40%	40%		40%	50%
Minimum separation distance between dwellings on the same lot	Between exterior side walls	-	3m			
	Between exterior front or rear walls		12m			
	Between exterior front or rear walls and side walls		7.5m			
Maximum height		10m	12m	15m	21.5m	
Minimum landscaped open space		25%			25%	
Minimum amenity area ⁽⁵⁾⁽⁶⁾	Dwelling with 3 or 4 dwelling units on one lot	-	20m ² per dwelling unit			
	Dwelling with 5 to 8 dwelling units on one lot		40m ² plus 10m ² per dwelling unit			
	Dwelling with 9 or more dwelling units on one lot		40m ² plus 5m ² per dwelling unit		40m ² plus 10m ² per dwelling unit	80m ² plus 10m ² per dwelling unit

⁽¹⁾Where semi-detached dwellings are located in the RM2 or RM3 zone, the dwelling units shall be located on lands within a Registered Plan of Condominium or shall be tied to a common elements condominium private street.

⁽²⁾ Where multiple attached dwellings are located on the same lot in the RM2 or RM3 Zone, including more than one type of attached dwelling, the minimum lot frontage requirement of the RM2 or RM3 zone, as applicable, shall be 30 metres in the case of a lot that contains one or more fourplex and/or townhouse dwelling and/or stacked townhouse dwelling, 45 metres in the case of back-to-back townhouse dwelling, and 20 metres in all other cases, and shall apply to the entire lot. For semi-detached dwellings where each unit is located on a separate lot, and for street townhouse dwellings, each lot shall meet the prescribed minimum lot frontage.

⁽³⁾Where each dwelling unit of a semi-detached dwelling is located on a separate lot, and for street townhouse dwellings, no interior side yard shall be required along the common lot line of the attached wall joining two dwelling units.

⁽⁴⁾ ~~No rear yard is required for a back to back townhouse dwelling.~~ Where each dwelling unit of a Back to Back townhouse dwelling is located on a separate lot and not part of a condominium; no rear yard and interior side yard

shall be required along the common lot line of the attached wall joining two dwelling units.

(5) No common outdoor *amenity area* provided at grade shall have an area less than 60m². Refer to urban Design Guidelines for any limit to the massing of 4th floor to 75-80% of the third floor to allow for building articulation, step-back, and sunlight.

(6) Each unit in a back to back townhouse development shall contain an individual balcony with an area of 5.5 m2, separated from adjoining units by a wall or privacy screen and with a maximum projection of 1.8m from the front wall of the back to back townhouse building.

(7) For stacked back to back units, minimum lot area per unit shall not be less then 50m² per unit.

8. THAT, Part 3 “General Provisions” of Zoning Bylaw 2017-70 as amended, is hereby amended by revising **Table 3: Minimum and Maximum Widths for Driveways and Parking Aisles** for consistency purposes as follows:

Type of Driveway or Parking Aisle	Minimum Width	Maximum Width
Driveways for residential uses within a settlement area with less than five (5) dwelling units (By-law 2019-63 & 2022-32):		
Driveway for a dwelling with a private garage	3 metres	Garage width plus 0.5 metre or 60% of the lot frontage, whichever is greater, to a maximum of 6 metres
Driveway for a dwelling with no private garage		60% of the lot frontage, to a maximum of 6 metres
Driveways for residential uses outside a settlement area with less than five (5) dwelling units (Bylaw 2019-63 & 2022-32):		
Driveway for a dwelling with a private garage	3 metres	Garage width plus 0.5 metre or 60% of the lot frontage, whichever is greater, to a maximum of 7.5 metres
Driveway for a dwelling with no private garage		60% of the lot frontage, to a maximum of 7.5 metres
Driveways for residential uses with five (5) or more dwelling units and non-residential uses:		
Single traffic lane for travel in one direction	3 metres	4.5 6 metres
Double traffic lane for travel in one or two directions	7.5 6 metres	9 metres
Double traffic lane for travel in one or two directions plus one or more dedicated turning lanes where required in accordance with an approved site plan	9 metres	16 metres
Parking aisles:		
Parking aisles for parking spaces angled 75 or 90 degrees to a line parallel to the aisle	6 metres	7.5 metres
Parking aisles for parking spaces angled 60 degrees to a line parallel to the aisle	5 metres	
Parking aisles for parking spaces angled 45 degrees to a line parallel to the aisle	4 metres	
Parking aisles for parallel parking spaces	5 metres	

9. THAT, all other provisions of By-law 2017-70 continue to apply.

10. THAT, the Clerk of the Township of West Lincoln is hereby authorized to effect any minor modifications or corrections to the By-law of a descriptive, numerical or grammatical nature as may be deemed necessary after passage of this By-law.

11. 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 XX
DAY OF XX, 2023.

MAYOR CHERYL GANANN

JESSICA DYSON, CLERK

DRAFT

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

The Township's Comprehensive Zoning By-law 2017-70 was passed by the Council of the Corporation of the Township of West Lincoln on June 26, 2017. This By-law amends Zoning By-law 2017-70, as amended, to address issues that have become apparent during its first few years of implementation.

A Public Meeting was held on October 10, 2023 and zero members of the public provided oral comments. One written comment was additionally received from a planning consulting firm on behalf of a developer. No other public comments were received. All comments received were evaluated by staff and Council through their decision.

File: 1601-007-23
Township of West Lincoln

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