

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2024-05

**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 Schedule 'A' Map 'E8' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Part of Lot 17; Part of Lot 18, Concession 1 Road, being Parcel 1 and 2 shown on Consent Sketch, 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 'E8' to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Parcel 1 (Severed Lands) shown on Schedule 'A', attached hereto and forming part of this By-law from Agriculture Zone to Rural Residential 'RuR' with Exception (RuR-230).
3. THAT Part 6 of Zoning By-law 2017- 70, as amended, is hereby amended by adding the following to Part 13.2:
RuR-230
Permitted Uses:
As per the parent zone.

Regulations:
All regulations of the RuR zone except:
 - a) Maximum lot coverage of 305 square metres for all accessory buildings/structures on lot
 - b) An existing accessory building with a ground floor area no greater than 232 square metres
4. THAT Map 'E8' to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Parcel 2 (Retained Lands) shown on Schedule 'A', attached hereto and forming part of this By-law from an Agriculture Zone to an Agricultural Purposes Only Zone with Exception (APO-231).
5. THAT Part 5 of Zoning By-law 2017- 70, as amended, is hereby amended by adding the following to Part 13.2:

APO-231

Permitted Uses:

As per the parent zone.

Regulations:

All regulations of the APO zone except:

a) Minimum lot area of no less than 34 hectares

6. THAT all other provisions of By-law 2017-70 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 29 DAY OF
JANUARY, 2024.**

MAYOR CHERYL GANANN

JESSICA DYSON, CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2024-05

Location:

This By-law involves a parcel of land legally known Part of Lot 17; Part of Lot 18, Concession 1, being Parcel 1 and 2 (on Consent Sketch, File #B07/2023WL), Township of West Lincoln, Regional Municipality of Niagara.

Purpose & Effect:

The purpose of the Zoning By-law Amendment is to change the zoning from an Agriculture 'A' zone to Rural Residential with exception 'RuR-230' for Parcel 1 (0.63 hectares/ 1.56 acres) to recognize two zoning deficiencies for a Rural Residential zone, being a maximum lot coverage of 305 square metres for all accessory buildings and structures on the lot and to recognize an accessory building with a maximum ground floor area of 232 square metres as shown on Schedule 'A' attached. Additionally, the purpose of this Zoning By-law Amendment is to rezone Parcel 2 (34.0 hectares/ 84.02 acres) to an Agricultural Purposes Only with exception 'APO-231' to recognize the resulting zoning deficiency, being the reduced lot area of 34.0 hectares (84.02 acres).

Public Consultation:

The Public Meeting was held on January 15th, 2024. All written and oral comments will be considered in the making of the decision by Council. Agency comments regarding this application has been included in the amending bylaw.

File: 1601-008-23

Applicant: Ben and Pam Heaslip (B & A Heaslip Farms Ltd).