

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN
BY-LAW NO. 2024- 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 Schedule 'A' Map 'D6' and 'E4' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Part of Lot 1; Concession 5 Road, 30R8445 Part 1, 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 'D6' and 'E4' 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-232).
3. THAT Part 6 of Zoning By-law 2017- 70, as amended, is hereby amended by adding the following to Part 13.2:

RuR-232

Permitted Uses:
As per the parent zone.

Regulations:
All regulations of the RuR zone except:
a) Front yard setback of 14 metres for the existing dwelling
b) Maximum lot coverage of 220 square metres for all accessory buildings/structures on lot
c) An existing accessory building with a ground floor area no greater than 195 square metres

4. THAT Map 'D6' and 'E4' 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-233).
5. THAT Part 5 of Zoning By-law 2017- 70, as amended, is hereby amended by adding the following to Part 13.2:

APO-233

Permitted Uses:
As per the parent zone.

Regulations:
All regulations of the APO zone except:
a) Minimum lot area of no less than 18.5 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
26th DAY OF FEBRUARY, 2024.**

MAYOR CHERYL GANANN

DRAFT

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

Location:

This By-law involves a parcel of land legally known Part of Lot 1; Concession 5 Road, 30R8445 Part 1, being Parcel 1 and 2 (on Consent Sketch, File #B05/2023WL), Township of West Lincoln, Regional Municipality of Niagara.

Purpose & Effect:

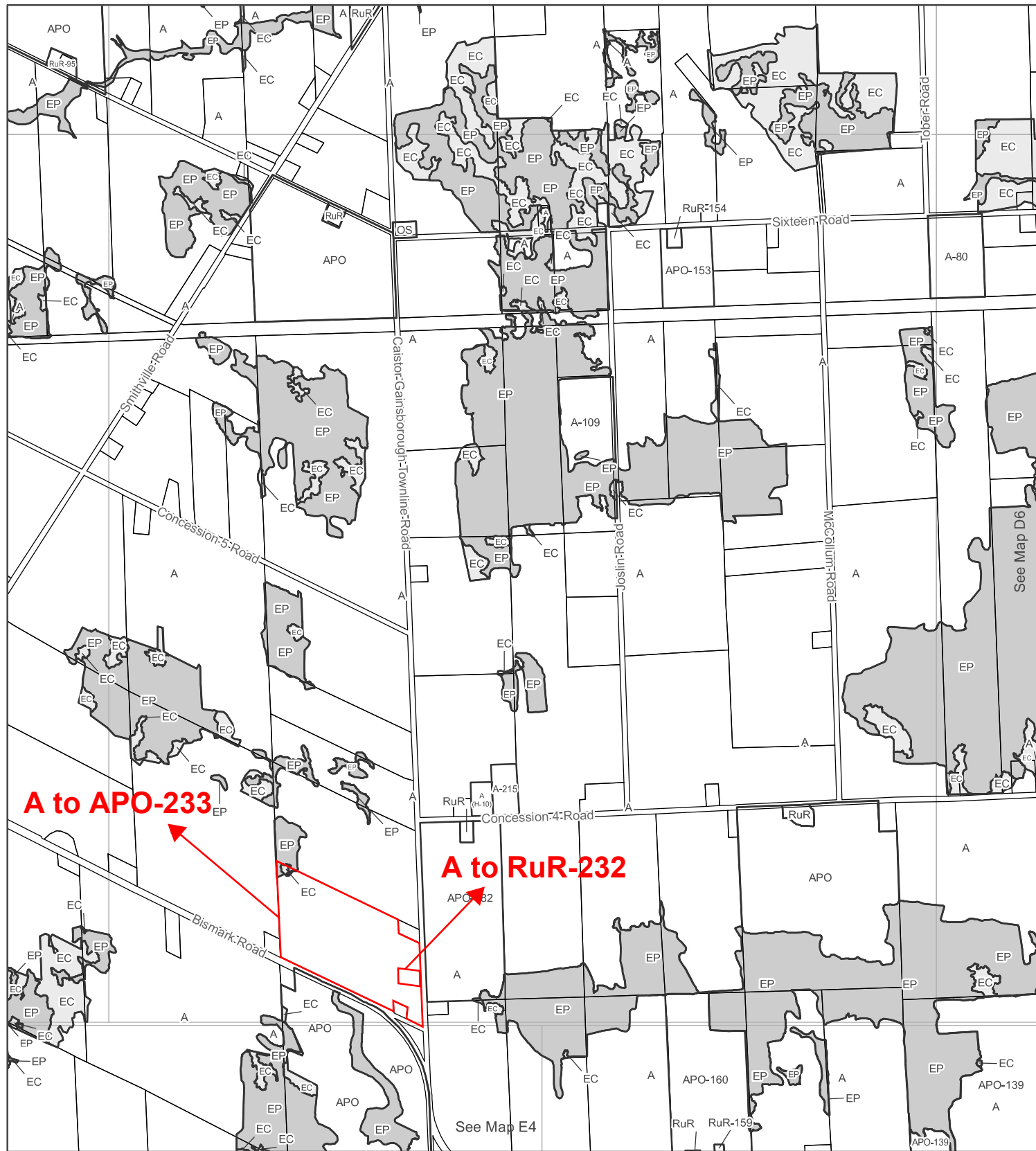
The purpose of the Zoning By-law Amendment is to change the zoning from an Agriculture ‘A’ zone to Rural Residential with exception ‘RuR-232’ for Parcel 1 (0.51 hectares/ 1.26 acres) to recognize three zoning deficiencies for a Rural Residential zone, being a maximum lot coverage of 220 square metres for all accessory buildings and structures on the lot, to recognize the existing front yard setback for the dwelling at 14 metres and an existing accessory building with a maximum ground floor area no greater than 195 square metres as shown on Schedule ‘A’ attached. Additionally, the purpose of this Zoning By-law Amendment is to rezone Parcel 2 (18.5 hectares/ 45.7 acres) to an Agricultural Purposes Only with exception ‘APO-233’ to recognize the resulting zoning deficiency, being the reduced lot area of 18.5 hectares (45.7 acres).

Public Consultation:

The Public Meeting was held on February 12th, 2024. All written and oral comments will be considered in the making of the decision by Council. Agency comments regarding this application have been included in the amending bylaw.

File: 1601-009-23
Applicant: Brad Snippe

See Map D4



The image is a 'Township Key Map' showing a grid of sections. The grid is organized as follows:

- Row 1:** A1, A2, A3, A4, A5
- Row 2:** B1, B2, B3, B4, B5, B6
- Row 3:** C1, C2, C3, C4, C5, C6, C7, C8, C9, C10
- Row 4:** D1, D2, D3, D4, D5, D6, D7, D8, D9, D10
- Row 5:** E1, E2, E3, E4, E5, E6, E7, E8, E9
- Row 6:** F1, F2, F3, F4, F5, F6, F7

Connections and highlights include:

- A line connecting A1 to A2.
- A line connecting A3 to A4.
- A line connecting B1 to B2.
- A line connecting C1 to C2.
- A line connecting D1 to D2.
- A line connecting E1 to E2.
- A line connecting F1 to F2.
- A line connecting F3 to F4.
- A line connecting F5 to F6.
- A line connecting F7 to F8 (implied).
- Section D5 is highlighted with a dark gray background.
- Section C6 is highlighted with a light gray background.
- Section D6 is highlighted with a light gray background.
- Section E5 is highlighted with a light gray background.
- Section F6 is highlighted with a light gray background.

Smithville Key Map

S1	S2	S3
S4	S5	S6
S7	S8	S9

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

Township of West Lincoln
Schedule A
Zoning By-law No. 2017-70
Map
D5
1:20,000
0 500 m
N
Last Updated: July 2019