

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

**BY-LAW NO. 2024-11**

**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 'D5' 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 'D5' 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 'D5' 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. 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  
26<sup>th</sup> DAY OF FEBRUARY, 2024.**

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**MAYOR CHERYL GANANN**

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**NANCY FIORENTINO, CLERK**

## **EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2024-11**

### **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:**

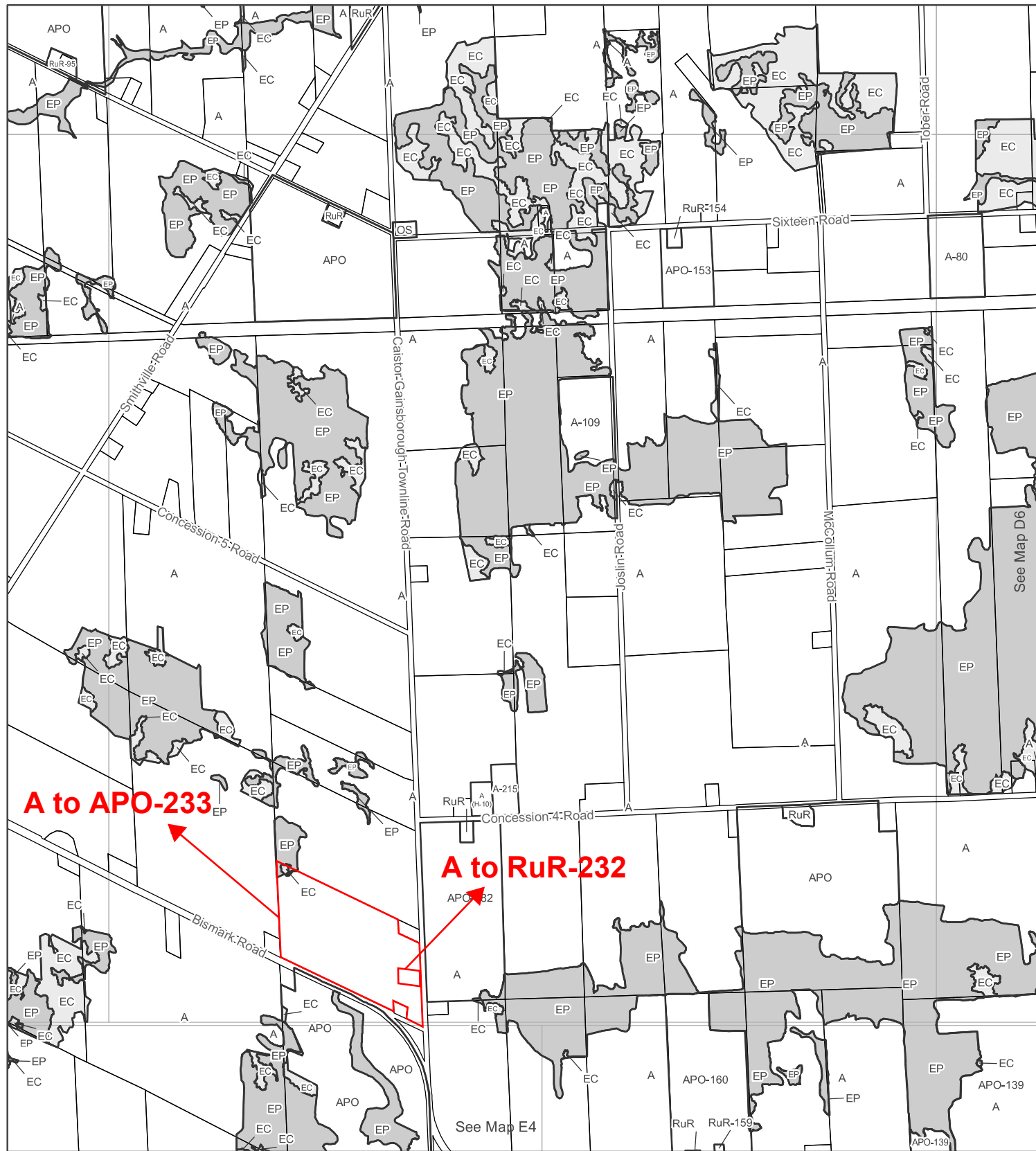
The Public Meeting was held on February 12<sup>th</sup>, 2024. All written and oral comments will be considered in the making of the decision by Council. Agency comments regarding this application have been included in the amending bylaw.

File: 1601-009-23

Applicant: Brad Snippe

See Map D4

See Map D6



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			

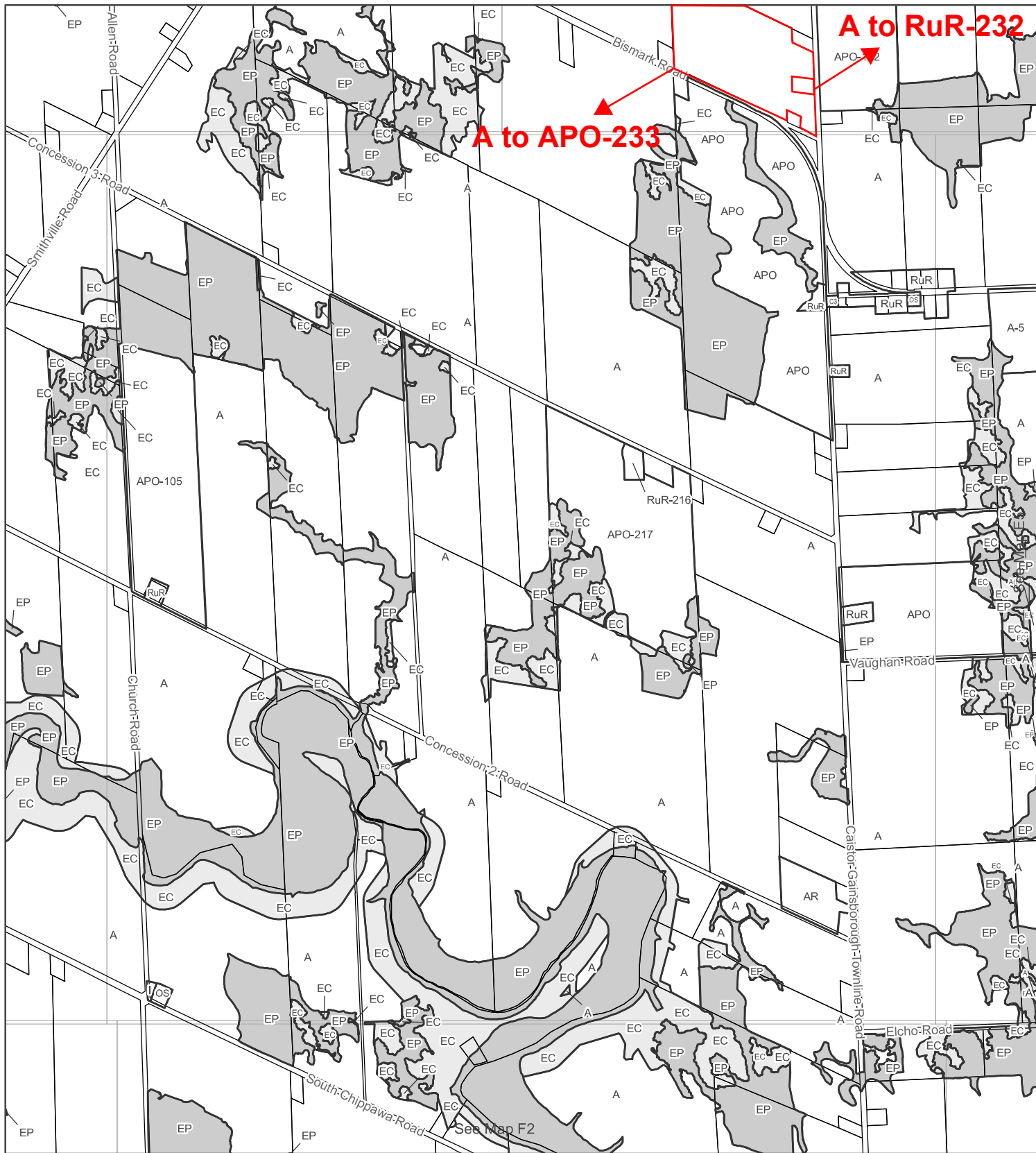
Smithville Key Map

S1	S2	S3
S4	S5	S6
S7	S8	S9

- 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  
 Last Updated: July 2019



See Map E3

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

- 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  
 1:20,000  
  
 0 500 m  
 Last Updated: July 2019

**E4**