

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, Part 2 “Definitions” of Zoning By-law 2017-70 as amended, is hereby amended by adding the following definitions:

**Berm** means a mound of earth which may include landscaping features, formed to provide visual and/or acoustical separation.

**Bonafide Farm Operation** means an individual who:

- a) Owns, is employed on, and manages a farm operation;
- b) Earns a majority of his/her income from farming (the scale of the farm operation should be capable of generating a reasonable operating profit under normal economic conditions);
- c) Spends a majority of his/her working time on the farm and is available to work on the farm when required by the farm operation;
- d) Demonstrates a continuing commitment to the farm operation, such as through farm maintenance practices, and investment in equipment, buildings and crops; and
- e) A farm operation that provides full time employment for one or more persons.

**Buffer Area** means a strip of land, which is restricted to ecological enhancement, and restoration of the natural environment.

**Warehousing** means a process of storing goods in a warehouse for the purpose of distribution, sale, or manufacturing.

2. THAT, Part 3 “General Provisions” and Section 3.1, Accessory Buildings or Structures and Accessory Uses, Table 1-1 of Zoning By-law 2017-70 as amended, is hereby amended and modified the following regulations:

Regulation		Accessory Buildings or Structures in an Agricultural Zone		
		Type 1 (0.1 to 10m <sup>2</sup> )	Type 2 (10.1 to 120m <sup>2</sup> )	Type 3 (greater than 120m <sup>2</sup> )
Maximum ground floor area per building or structure		10m <sup>2</sup>	120m <sup>2</sup>	Based on maximum lot coverage (see below)
Maximum number of accessory buildings or structures per lot	Accessory buildings	3	2	Based on maximum lot coverage (see below)
	Accessory Structures	Based on maximum lot coverage (see below)		
Permitted yards		All Yards except the required front yard or required exterior side yard, except that a Type 1 accessory building or structure used for the retail sale of farm produce shall be permitted in the required front yard and required exterior side yard		All Yards

Regulation		Accessory Buildings or Structures in an Agricultural Zone		
		Type 1 (0.1 to 10m <sup>2</sup> )	Type 2 (10.1 to 120m <sup>2</sup> )	Type 3 (greater than 120m <sup>2</sup> )
Minimum setback to <i>front lot line</i>		No closer to the <i>front lot line</i> than the <i>main building</i> , and in accordance with the minimum <i>yard</i> requirements of the applicable <i>zone</i> , except that a Type 1 <i>accessory building or structure</i> used for the retail sale of farm produce shall not be located any closer than 6 metres to the <i>front lot line</i>		30 metres
Minimum setback to <i>exterior side lot line</i>		No closer to the <i>exterior side lot line</i> than the <i>main building</i> , except that a detached <i>private garage</i> in the <i>rear yard</i> shall not be located any closer than 6 metres to the <i>exterior side lot line</i> , and a Type 1 <i>accessory building or structure</i> used for the retail sale of farm produce shall not be located any closer than 6 metres to the <i>exterior side lot line</i>		
Minimum setback to <i>interior side lot line</i>		1.2 metres	2 metres	7.5 metres
Minimum setback to <i>rear lot line</i>				
Maximum height		3 metres	5.5 metres	10 metres
Maximum <i>lot coverage</i> of all <i>accessory buildings or structures</i> on the <i>lot</i>	<i>Lot area</i> 0.4 ha or less	200m <sup>2</sup> or 8% of the <i>lot area</i> , whichever is less, provided the <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings and structures</i> in the respective <i>zone</i>		Not permitted on this <i>lot</i> size
	<i>Lot area</i> 0.5 ha to 2 ha	Greater of 5% or 320m <sup>2</sup> , provided the <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings and structures</i> in the respective <i>zone</i>		
	<i>Lot area</i> 2.1 ha to 10 ha	Greater of 2.5% or 1,000m <sup>2</sup> , provided the <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings and structures</i> in the respective <i>zone</i>		
	<i>Lot area</i> greater than 10 ha	Greater of 1% or 2,500m <sup>2</sup> , provided the <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings and structures</i> in the respective <i>zone</i>		
Minimum setback from <i>main building</i> <sup>(1)</sup>		1.5 metres	3 metres	
Maximum distance from a <i>main building</i>		The nearest point of a wall of the <i>accessory building</i> must be located within 50 metres of the <i>main building</i> (Bylaw 2018-61)		

<sup>(1)</sup> No projection shall be permitted into this required setback. This setback does not apply to a balcony, deck, fence, patio, porch, roof-mounted solar panels, satellite dish/antenna, steps, sunroom, walkway or other accessory structure normally appurtenant to a main building.

3. THAT, Part 3 “General Provisions” and Section 3.2.1 Accessory Dwellings Units of Zoning By-law 2017-70 as amended, is hereby deleted and replaced by the following regulations:

### 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 dwelling unit* 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*. **For accessory dwelling units within a Settlement Area, the accessory dwelling unit may be located on the ground floor. For all other accessory dwelling units, these units shall be located above the ground floor and remain a secondary use to the accessory building.** 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.

- b) A maximum of two (2) *accessory dwelling units* are 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* may only be permitted to have separate septic systems in extenuating circumstances.
- f) Notwithstanding Section 3.12, parking for *accessory dwelling units* shall not be required to provide more than one additional space per *accessory dwelling unit*.
- g) **Where permitted in a Residential Zone or as an accessory use to a dwelling that is permitted as a principle use in any other zone, accessory dwelling units shall be permitted in accordance with the following additional regulations:**
  - i. **Maximum of two (2) accessory dwelling units within an urban Residential Zone;**
  - ii. **Maximum of one (1) accessory dwelling unit in all other zones, notwithstanding Section 3.2.1 (h);**
  - iii. An *accessory dwelling unit* shall be located within a *single detached dwelling*, *semi-detached dwelling*, ***townhouse dwelling*** or an *accessory building* on the same *lot*;
  - iv. An *accessory dwelling unit* shall have a minimum floor area of 40 square metres and a maximum floor area of the lesser of 100 square metres or 40% of the floor area of the *main building*. For the purposes of this Subsection, the floor area shall include all area within a basement but shall not include a *private garage* or *attic*.
  - v. 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;
  - vi. The residential appearance and character of the *dwelling* as a *single detached dwelling*, *semi-detached dwelling*, ***townhouse 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*.
  - vii. 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*.
  - viii. A *home occupation* shall not be permitted within the *accessory dwelling unit*.
  - ix. 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 6 metres.
  - x. 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.

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.

4. THAT, Part 3 “General Provisions” and Section 3.2.2 Accessory Farm Dwellings of Zoning By-law 2017-70 as amended, is hereby amended and modify the following regulation:

The following regulations apply to accessory farm dwellings:

a) An accessory farm dwelling shall be located on a lot having a minimum lot area of 10 hectares and containing a permitted agricultural use and a bonafide farm operation and an associated single detached dwelling, where permitted by the applicable zone.

5. THAT, Part 3 “General Provisions” and Section 3.2.4 Garden Suites of Zoning By-law 2017-70 as amended, is hereby amended and adding the following clause to the regulations:

The following regulations apply to garden suites:

f) The garden suite shall be a four season or all season type of unit including mobile home on a secured foundation that is subject to the Ontario Building Code, Building Code Act, and approved by the Chief Building Official.

6. THAT, Part 3 “General Provisions” and Section 3.12.6 Off-Street Motor Vehicle Parking Facility Requirements and Table 6 Required Parking Facilities of Zoning By-law 2017-70 as amended, is hereby amended and modify the following regulations:

The following regulations apply to motor vehicle parking facilities:

a) Parking spaces for motor vehicles shall be provided and maintained for the identified uses of lots, buildings and structures in accordance with Table 6.

**Table 6: Required Parking Facilities**

Use	Minimum Number of Parking Spaces to be Provided
<b>Industrial uses and processing facilities</b>	
Warehouse/Warehousing	1 parking space per 180 m <sup>2</sup> of gross floor area

d) Parking spaces shall have minimum dimensions of 2.7 metres in width by 6 metres in length, except:

vii. Private residential garages for single detached, semi-detached dwelling units must be a minimum width of 3.5 metres and for townhouse dwelling units must be a minimum width of 3.25 metres wide by 6 metres long (measured from interior walls) unobstructed in order to be counted as a required parking space.

7. THAT, Part 3 “General Provisions” and Section 3.12.7 Private Garages of Zoning By-law 2017-70 as amended, is hereby amended and modify the following regulation:

The following regulations apply to private garages:

e) For the purposes of meeting the parking requirements of this By-law, a private garage shall have a minimum width of 3.5 metres for single detached, semi-detached dwelling units and for townhouse dwelling units a minimum

**width of 3.25 metres wide by 6 metres long (measured from interior walls) unobstructed.**

8. THAT, Part 3 “General Provisions” and Section 3.18 Setbacks to Pipelines, specifically Section 3.18.2 Enbridge Pipelines, of Zoning By-law 2017-70 as amended, is hereby deleted and replaced by:

**3.18.2 Oil and Gas Pipeline**

- a) Notwithstanding any other provisions of this By-Law to the contrary, no building or structure used for a dwelling or associated with a dwelling shall be located closer than 3 metres from the limit of the right of way for an **oil and gas pipeline easement.**

9. THAT, Part 5 “Agricultural Zones” and Section 5.3 Regulations and Table 12 Regulations of Permitted Uses in Agricultural Zones of Zoning By-law 2017-70 as amended, is hereby amended and adding to the following regulations:

**Table 12: Regulations for Permitted Uses in Agricultural Zones**

Regulation		Zone Requirements		
		A	APO	AR
Maximum lot coverage	Greenhouses	70%		40%
	<b>Dwelling<sup>(4)</sup></b>	<b>10%</b>		
	Other buildings or structures <sup>(4)</sup>	10%		

**<sup>(4)</sup>On lots 0.4 hectares in size or less, a maximum lot coverage of 20%.**

10. THAT, Part 6 “Residential Zones” and Section 6.3 Regulations and Table 15 Regulations for Permitted Uses in the Medium and High Density Residential Zones of Zoning By-law 2017-70 as amended, is hereby amended and modify the following regulations:

In the zones identified in Section 6.1, no person shall use or permit the use of any lot or erect, alter or use any building or structure for any purpose except in accordance with the regulations in Tables 14 and 15.

**Table 15: Regulations for Permitted Uses in Medium and High Density Residential Zones (By-law 2023-79)**

Regulation		Zone Requirements				
		RM1	RM2	RM3	RM4	RH
Minimum lot area (per principle dwelling unit)	Apartment dwelling	-		160m <sup>2</sup>		50m <sup>2</sup>
	Duplex dwelling	-	250m <sup>2</sup>			-
	Fourplex dwelling	-	220m <sup>2</sup>	180m <sup>2</sup>	-	-
	Retirement home	-				120m <sup>2</sup>
	Semi-detached dwelling <sup>(1)</sup>	270m <sup>2</sup>	200 m <sup>2</sup>		-	-
	Stacked townhouse dwelling	-	-	160m <sup>2</sup>	50m <sup>2</sup>	-
	Back to back townhouse dwelling <sup>(7)</sup>	-	-	-	75m <sup>2</sup>	-
	Street townhouse dwelling	225m <sup>2</sup>	180m <sup>2</sup>			-
	Townhouse dwelling	-	180m <sup>2</sup>	180m <sup>2</sup>		-
	Triplex dwelling	-	220m <sup>2</sup>	180m <sup>2</sup>		-
Minimum lot frontage <sup>(2)</sup>	Apartment dwelling	-		30m		
	Duplex dwelling	-	15m			-
	Fourplex dwelling	-	25m			-

Regulation		Zone Requirements				
		RM1	RM2	RM3	RM4	RH
	<i>Retirement home</i>	-				30m
	<i>Semi-detached dwelling</i> <sup>(1)</sup>	9m/unit	8m/unit			-
	<i>Stacked townhouse dwelling</i>	-	-	30m	30m	-
	<i>Back to back townhouse dwelling</i>	-	-	5.5m/unit	5.5m/unit	-
	<i>Street townhouse dwelling</i>	7.5m/unit	6m/unit			-
	<i>Townhouse dwelling</i>	-	30m			-
	<i>Triplex dwelling</i>	-	20m	18m	-	-
Minimum front yard	<i>Dwelling</i>	4.5m				7.5m
	<i>Private garage</i>	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 <sup>(3)</sup>				
	Adjoining a lot in any other zone	1.2m <sup>(3)</sup>				3m
Minimum rear yard <sup>(4)</sup>	Adjoining a lot in a low density residential zone	7.5m		7.5m	<b>Greater of 50% of building height or 7.5m</b>	
	Adjoining a lot in any other zone	6m		6m	6m	
Maximum lot coverage <sup>(8)</sup>		45%	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 <sup>(9)</sup>		10m	12m	15m		21.5m
Minimum landscaped open space		25%				
Minimum amenity area <sup>(5)(6)</sup>	<i>Dwelling with 3 or 4 dwelling units on one lot</i>		20m <sup>2</sup> per dwelling unit			
	<i>Dwelling with 5 to 8 dwelling units on one lot</i>	-	<b>40m<sup>2</sup> plus per dwelling unit</b>			
	<i>Dwelling with 9 or more dwelling units on one lot</i>		<b>40m<sup>2</sup> per dwelling unit</b>	<b>80m<sup>2</sup> per dwelling unit</b>		

- (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) 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 60m<sup>2</sup>. 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 m<sup>2</sup>, 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 back to back units, minimum lot area per unit shall not be less than 50m<sup>2</sup> per unit.
- (8) **For back to back units, there is no maximum lot coverage.**
- (9) **For back to back townhouse units, stacked townhouse units, and apartment units with ground level parking, ground level storey parking height shall not be included as part of the total building height, to a maximum of 3 metres.**

11. THAT, Part 7 “Commercial Zones” of Zoning By-law 2017-70 as amended, is hereby amended by amending Section 7.1 Applicable Zones and adding Mixed Commercial – MC zone as a permitted use.

## 7.1 APPLICABLE ZONES

The permitted *uses* and regulations of Part 7 apply to land within the following *zones*:

<b>Zone</b>	<b>Symbol</b>
Core Commercial	C1
Neighbourhood Commercial	C2
Service Commercial	C3
Commercial Plaza	C4
<b>Commercial Mixed</b>	<b>CM</b>

These *zones* apply to land identified with the corresponding *zone* symbol as shown in Schedule “A”.

## 7.2 PERMITTED USES

In the *zones* identified in Section 7.1, no *person* shall *use* or permit the *use* of any *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose except in accordance with the permitted *uses* in Table 16.

**Table 16: Permitted Uses in Commercial Zones**

<b>Uses</b>	<b>Zones where Permitted</b>				
<b>Principal Uses</b>					
<i>Single Detached Dwelling</i>			C3 <sup>(2)</sup>		
<i>Apartment dwelling</i>	C1				<b>CM</b>
<i>Art gallery</i>	C1				<b>CM</b>
<i>Commercial kennel (see s. 3.8)</i>			C3		
<i>Commercial school</i>	C1	C2	C3	C4	
<i>Communications establishment</i>	C1		C3	C4	<b>CM</b>
<i>Contractors establishment</i>			C3		
<i>Day care (Bylaw 2022-67)</i>		C2		C4	<b>CM</b>
<i>Drive-through facility (see s. 3.12)</i>			C3	C4	
<i>Dry cleaning/laundry depot</i>	C1	C2	C3	C4	<b>CM</b>
<i>Financial institution</i>	C1		C3	C4	<b>CM</b>
<i>Funeral home</i>	C1		C3		
<i>Garden centre</i>			C3	C4	
<i>Hotel/motel</i>			C3		
<i>Motor vehicle dealership</i>			C3		
<i>Motor vehicle gasoline bar</i>			C3	C4	
<i>Motor vehicle repair establishment</i>			C3		
<i>Motor vehicle service station</i>			C3	C4	
<i>Motor vehicle washing establishment</i>			C3	C4	
<i>Office, including a medical office</i>	C1	C2	C3	C4	<b>CM</b>
<i>Personal service shop</i>	C1	C2	C3	C4	<b>CM</b>
<i>Pet care establishment (see s. 3.8)</i>			C3	C4	
<i>Place of entertainment</i>	C1		C3	C4	<b>CM</b>
<i>Private club</i>	C1		C3	C4	<b>CM</b>
<i>Recreation facility</i>	C1		C3	C4	
<i>Restaurant</i>	C1	C2	C3	C4	<b>CM</b>
<b><i>Retirement Home /Long Term Home Care Facility</i></b>					<b>CM</b>
<i>Retail store</i>	C1	C2	C3	C4	<b>CM</b>
<i>Service shop</i>	C1		C3	C4	<b>CM</b>
<i>Shopping center</i>				C4	

Uses	Zones where Permitted				
	C1	C2	C3	C4	CM
Studio	C1	C2	C3	C4	CM
Veterinary clinic	C1		C3	C4	
Wayside pit or quarry (see s. 3.27)			C3	C4	
<b>Accessory Uses <sup>(1)</sup></b>					
Accessory buildings or structures and accessory uses (see s. 3.1)	C1 <sup>(1)</sup>	C2 <sup>(1)</sup>	C3 <sup>(1)</sup>	C4 <sup>(1)</sup>	CM
Accessory dwelling units (see s. 3.2)	C1 <sup>(1)</sup>				CM
Outside display and sales area			C3 <sup>(1)</sup>	C4 <sup>(1)</sup>	
Outside storage			C3 <sup>(1)</sup>	C4 <sup>(1)</sup>	
Renewable energy system (see s. 3.15)	C1 <sup>(1)</sup>	C2 <sup>(1)</sup>	C3 <sup>(1)</sup>	C4 <sup>(1)</sup>	

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

(2) Existing Single Detached Dwellings outside of settlement areas within Commercial 'C3' Zones, and additions and alterations are permitted and are subject to the setbacks and lot coverage regulations of the Rural Residential 'RuR' zone. (By-Law No. 2022-67)

### 7.3 REGULATIONS

In the zones identified in Section 7.1, no person shall use or permit the use of any lot or erect, alter or use any building or structure for any purpose except in accordance with the regulations in Table 17.

**Table 17: Regulations for Permitted Uses in Commercial Zones  
(By-Law No. 2021-70)**

Regulation		Zone Requirements				
		C1 <sup>(1),(2)</sup>	C2	C3	C4	CM
Minimum lot area		-	500m <sup>2</sup>	750m <sup>2</sup>	900m <sup>2</sup>	-
Minimum lot frontage		-	15m	25m	30m	-
Minimum front yard	Adjoining Regional Road 14 or 20	-	6m	9m		3m
	Other	6m				
Minimum exterior side yard	Adjoining Regional Road 14 or 20	-	6m		3m	
	Other	6m				
Minimum interior side yard	Adjoining a lot in a Residential Zone	3m	5m	9m		4.5m of 50% of Building Height whichever is greater
	Other	-	3m			
Minimum rear yard	Adjoining a lot in a Residential Zone	6m	6m	9m		9m or 50% of Building Height whichever is greater
	Other					
Maximum lot coverage		-	45%	50%		-
Minimum height		2 storeys		-		-
Maximum height		15m	10m			15m
Minimum landscaped open space		-	20%	10%		-
Maximum outside storage		-		25% of lot area <sup>(3)</sup>		Not Permitted
Maximum gross leasable floor area	Per commercial use	-	280m <sup>2</sup>	-		-
	Total % of lot area		45%	50%		50% <sup>(4)</sup>

(1) An apartment dwelling in the C1 Zone shall be permitted as an exclusive *principal use* of a main building or shall be located above the first storey within a main building containing a permitted non-residential *principal use* on the ground floor, and shall be subject to the minimum lot area, minimum separation distance between dwellings on the same lot and minimum amenity area requirements of the RH Zone in accordance with Section 6.3, Table 15. All other requirements of the C1 Zone shall apply.

(2) The maximum number of accessory dwelling units on a lot in the C1 Zone shall not exceed 1 dwelling unit per 120m<sup>2</sup> of lot area.

(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.



<sup>(4)</sup> Dwelling Units may be permitted on the ground floor provided they do not occupy more than 50% of the ground floor of the building and provided no portion of the dwelling unit abuts the front wall of the building.

12. THAT, all other provisions of Zoning By-law 2017-70 as amended continue to apply.
13. 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.
14. 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, 2024.**

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**MAYOR CHERYL GANANN**

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**JUSTIN PAYLOVE  
ACTING DIRECTOR OF LEGISLATIVE SERVICES/CLERK**

**DRAFT**

## EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2024-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 and opportunities that have become apparent during implementation.

A Public Meeting was held on \_\_\_\_\_ and \_\_\_\_\_ members of the public provided oral comments. \_\_\_\_\_ written comments were additionally received. All comments received were evaluated by Staff and Council through their decision.

File: 1601-005-24  
Township of West Lincoln

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