

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2024- 53

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 Map 'F5' to Schedule A to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on 4961 Regional Road 63, legally described as Concession 1 PT LOT 16 RP30R6298 Part 4, in the former Township of Gainsborough, now 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 'F5' to Schedule 'A' to Zoning By-Law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from a Residential Low Density 'R1A' zone to a Residential Low Density Zone with a site specific temporary use R1A(T-16).
3. That for the purpose of this By-law a garden suite shall be defined as follows:

Garden Suite: A one unit detached residential structure containing bathroom and kitchen facilities, ancillary to an existing residential structure and is designed to be portable.
4. That Part 5 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.3.

Temporary Use Provision	Map #	Parent Zone(s)	Property Description	Permitted Temporary Use	Regulations	Start Date	Expiry Date
T-16	F5	R1A	Concession 1 PT Lot 16 RP30R6298 Part 4 (4961 Regional Road 63)	Garden Suite	As per the parent zone. Except: That the owner enters into a Temporary Use Agreement prior to the placement of the garden suite.	August 12,2024	August 12,2044

5. 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
12th DAY OF AUGUST, 2024.**

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, ACTING CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2024-54

Location:

This By-law involves a parcel of land legally known as 4961 Regional Road 63 , legally described as Concession 1, Part Lot 16 RP30R6298 Part 4, in the former Township of Gainsborough, now 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.

Purpose & Effect:

This By-law has been enacted to permit a garden suite on the subject property to facilitate common living. This By-law provides for such use for a temporary period commencing August 2024 and expiring August 2044.

Any extension to the time limit set out in this By-law will require the passage of a further By-law by the Council for the Township of West Lincoln. Such request for an extension must be made in writing to the Township no later than 3 months prior to the expiration of this By-law.

Public Consultation:

The Public Meeting was held on July 12th 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: 1601-006-24
Applicant: Janna and Frank Bulk