

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2024-##

**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 'D7' to Schedule A to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on 5447 Regional Road 20, legally described as Concession 4, Part Lot 12 RP30R4714; PT PART 1, 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 'D7' 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 an Agricultural 'A' zone to a Rural Residential 'RUR' zone with exception (RUR-235)
3. That, Part 6 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:

RUR-235

Permitted Uses:

As per the parent zone.

Regulations:

All regulations of the RUR zone except:

- a) A minimum front yard setback of 5 meters for the existing dwelling.

4. That, Map 'D7' 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 an Agricultural 'A' zone to an Agricultural Purposes Only zone with Exception (APO-236)
5. That, Part 6 of Zoning By-law 17-70, as amended, is hereby amended by adding the following to Part 13.2:

APO-236

Permitted Uses:

As per the parent zone

Regulations

All regulations of the APO zone except

- a) A minimum lot area of 23.02 hectares (57.5 acres) whereas 39 hectares (96.37 acres) is required
- b) A minimum lot frontage of 8.13 meters

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
28th DAY OF October, 2024.**

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, ACTING CLERK

DRAFT

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

Location:

This By-law involves a parcel of land legally known as 5447 Regional Rod 20, legally described as Concession 4, Part Lot 12 RP30R4714; PT PART 1, 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:

The rezoning application will rezone Parcel 1 (Severed Lands) from an Agricultural 'A' zone to Rural Residential 'RuR-235' with site specific provisions recognizing a deficient front yard setback of 5 metres whereas 15 metres is required. The rezoning application will also rezone Parcel 2 (Retained lands) from an Agricultural 'A' zone to an Agricultural Purposes Only 'APO-234, with a site specific provision to recognize the deficient lot size, being approximately 23.02 hectares (57.5 acres) whereas Table 12 in Part 5 of the Township's Zoning By-law 2017-70, as amended, identifies 39 hectares (96.37 acres) to be the minimum lot area within an Agricultural Purposes Only 'APO' zone. As well as recognizing a deficient lot frontage of 8.13 metres where 100 metres is required and to allow the existing agricultural accessory building to remain on the property.

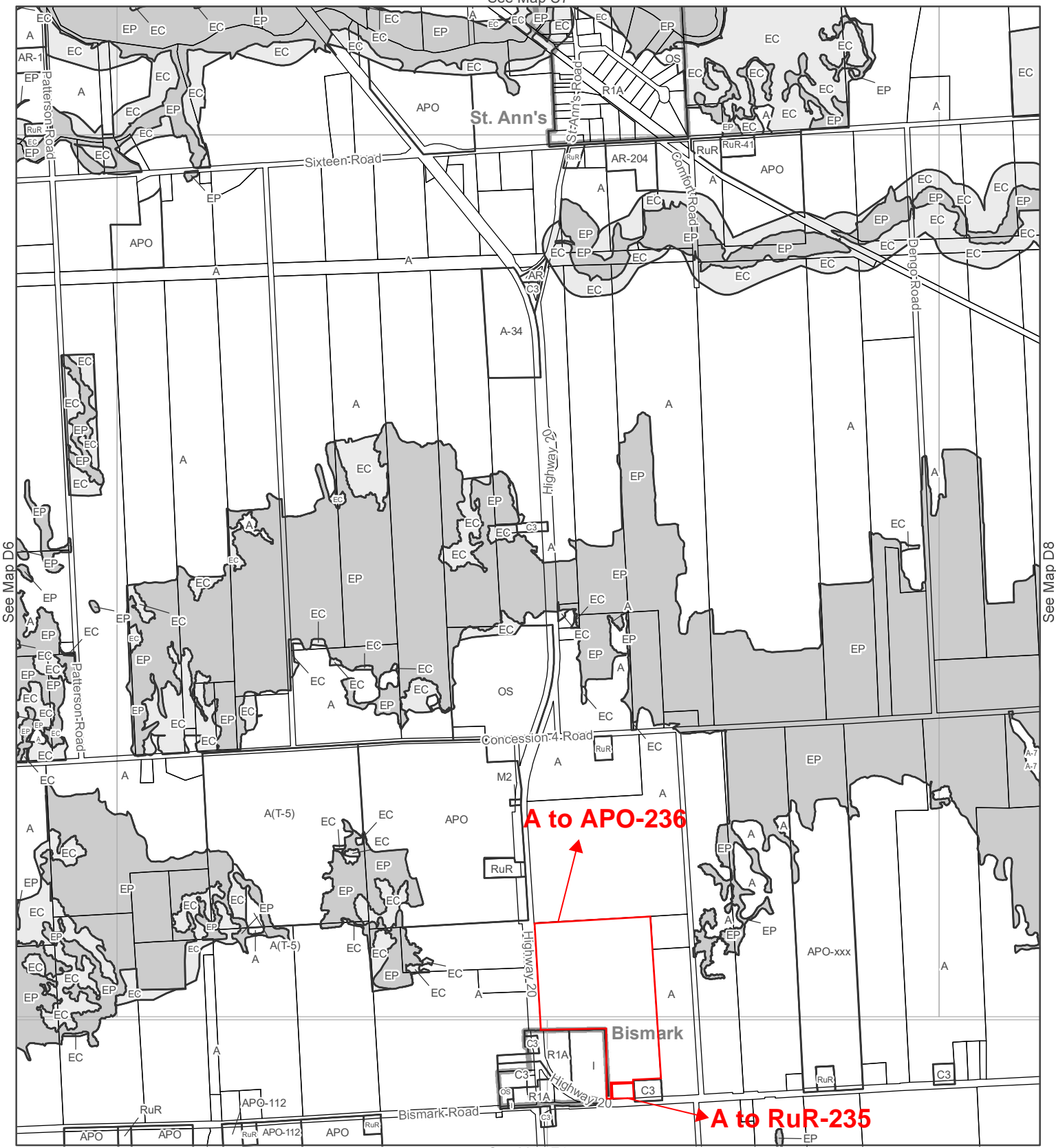
Public Consultation:

The Public Meeting was held on October 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: 1601-007-24
Applicant: William and Cathy Vitucci

DRAFT

See Map C7



See Map D6

See Map D8

See Map E6

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
D7

1:20,000
 0 500 m

Last Updated: July 2019