

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 'B4' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Range 2, Part of Lot 2, in the former Township of South Grimsby, 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 'B4' to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Part 1 (subject lands) shown on Schedule 'A', attached hereto and forming part of this By-law from Agriculture Zone to Agriculture with Exception (A-237).
3. THAT Part 5 of Zoning By-law 2017- 70, as amended, is hereby amended by adding the following to Part 13.2:

A-237

Permitted Uses:

As per the parent zone. And that Pt 1 of Reference Plan 30R10154 be deemed to meet the definition of 'Lot' plus one On Farm Diversified Use. (OFDU)

Regulations:

All regulations of the A zone except:

- a) Minimum lot area of no less than 7.5 hectares.
- b) Minimum lot frontage of no less than 44.3 metres.
- c) An ODFU shall only be permitted following the establishment of agricultural uses, as outlined in the Farm Business Plan, dated May 29th 2024. Including the production of Hay, Garlic and Livestock.

4. THAT all other provisions of By-law 2017-70 continue to apply.
5. 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
25th DAY OF NOVEMBER, 2024.**

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

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

Location:

This By-law involves a parcel of land legally known as Part of Lot 2, Range 2, Former Township of South Grimsby as in RO660971; Township of West Lincoln, being PIN 46056-0355 (LT)

Purpose & Effect:

The purpose of the Zoning By-law Amendment is to recognize this parcel (Part 1 of 30R-10154) of land as a “lot” under the Township’s Zoning Bylaw, 2017-70 for the purposes of building following a natural severance that was approved by the Ontario Superior Court of Justice on August 17th, 2023. The resulting parcels do not meet the definition of a ‘lot’ as identified in the Township’s Zoning By-Law.

This application also proposes to recognize the deficient lot area of Part 1, being no less than 7.5 hectares, a minimum lot frontage of no less than 44.3 meters. And an ODFU shall only be permitted following the establishment of agricultural uses, as outlined in the Farm Business Plan, dated May 29th 2024. Including the production of Hay, Garlic and Livestock.

Public Consultation:

The Public Meeting was held on September 16th, 2024. Staff had not received any oral or written comments from the Public. Agency comments regarding this application have been included in the amending bylaw.

File: 1601-004-24
Applicant: Duck/Robins