

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 shall be:

- a) **An operation actively engaged, employed, and managing a farm exclusively for an agricultural use;**
- b) **Operators** earn majority of their income from farming (the scale of the farm operation should be capable of generating a reasonable operating profit under normal economic conditions **and have a valid Farm Business Registration number**);
- c) **Operators** 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; and
- d) Demonstrate a continuing commitment to the farm operation, such as through farm maintenance practices, and investment in equipment, buildings and crops.

Utility means any system, works, plant, pipeline, or equipment providing a service necessary to the public interest including but not limited to electric power generation and transmission, stormwater management, water supply, sewage treatment and disposal, waste management, communications and telecommunications, and oil and gas pipelines and associated facilities.

Warehousing means a process of storing goods in a warehouse building or structure 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 Regulations for Accessory Buildings and Structures in Agricultural Zones is hereby amended and modified to the following regulations:

Table 1-1: Regulations for Accessory Buildings and Structures in Agricultural Zones

Regulation		Accessory Buildings or Structures in an Agricultural Zone		
		Type 1 (0.1 to 10m ²)	Type 2 (10.1 to 120m ²)	Type 3 (greater than 120m ²)
Maximum <i>ground floor area</i> per <i>building</i> or <i>structure</i>		10m ²	120m ²	Based on maximum <i>lot coverage</i> (see below)
Maximum number of <i>accessory buildings</i> or <i>structures</i> per <i>lot</i>	<i>Accessory buildings</i>	3	2	Based on maximum <i>lot coverage</i> (see below)
	<i>Accessory Structures</i>	Based on maximum <i>lot coverage</i> (see below)		

Regulation	Accessory Buildings or Structures in an Agricultural Zone		
	Type 1 (0.1 to 10m ²)	Type 2 (10.1 to 120m ²)	Type 3 (greater than 120m ²)
Permitted yards	All Yards except the required <i>front yard</i> or required <i>exterior side yard</i> , except that a Type 1 <i>accessory building or structure</i> used for the retail sale of farm produce shall be permitted in the required <i>front yard</i> and required <i>exterior side yard</i>		All Yards
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 closer than 1 metre to the front lot line		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 1 metre to the exterior side lot line		
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 <i>height</i>	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 ² 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>	
	<i>Lot area</i> 0.5 ha to 2 ha	Greater of 5% or 320m ² , 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 ² , 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 ² , 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> ⁽¹⁾	1.5 metres	3 metres	
Maximum distance from an accessory building or <i>main building</i>	The nearest point of a wall of any building must be located within 50 metres of all other related residential or agricultural buildings respectively.		

⁽¹⁾ 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 3.1, Accessory Buildings or Structures and Accessory Uses, Table 1-2 Regulations for Accessory Buildings and Structures in Non-Agricultural Zones, is hereby amended and modified to the following regulations:

Table 1-2: Regulations for Accessory Buildings and Structures in Non-Agricultural Zones

Regulation		Accessory Buildings or Structures in a Residential Zone	Accessory Buildings or Structures in a Commercial, Institutional or Open Space Zone	Accessory Buildings or Structures in an Employment Zone
Maximum ground floor area per building or structure	RuR and R1A Zones	120m ²	Based on maximum <i>lot coverage</i> (see below)	
	All other Residential Zones	50m ² ⁽¹⁾		
Maximum number of accessory buildings or structures per lot	Accessory buildings	2		
	Accessory Structures	Based on maximum <i>lot coverage</i> (see below)		
Permitted yards		Interior Side Yard and Rear Yard	All Yards	
Minimum setback from <i>front lot line</i>		No closer to the established <i>front lot line</i> than the <i>main building</i>	4.5 metres	15 metres
Minimum setback to <i>exterior side lot line</i>		No closer to the required <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>		
Minimum setback to <i>interior side lot line</i>		1.2 metres, except that this shall not apply to prevent a permitted detached <i>private garage</i> which services two <i>dwelling</i> s that are each on a separate <i>lot</i>	1.2 metres, or as required in the applicable <i>zone</i> where a lesser <i>interior side yard</i> is required for the <i>main building</i>	5 metres
Minimum setback to <i>rear lot line</i>			1.2 metres	7.5 metres
Maximum height		5 metres	6 metres	10 metres
Maximum <i>lot coverage</i>	RuR and R1A Zones	200m ² or 8% of the <i>lot area</i> , whichever is less, provided the total <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings</i> and <i>structures</i> in the respective <i>zone</i>	8% of the <i>lot area</i> , provided the total <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings</i> and <i>structures</i> in the respective <i>zone</i>	
	All other Residential Zones	100m ² or 8% of the <i>lot area</i> , whichever is less, provided the total <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings</i> and <i>structures</i> in the		

Regulation	Accessory Buildings or Structures in a Residential Zone	Accessory Buildings or Structures in a Commercial, Institutional or Open Space Zone	Accessory Buildings or Structures in an Employment Zone
	respective zone		
Minimum setback from <i>main building</i> ⁽²⁾	1.5 metres	3 metres	

⁽¹⁾ Accessory Dwelling Units located in an accessory building or structure refer to Section 3.2.1.

⁽²⁾ 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*.

4. THAT, Part 3 “General Provisions” and Section 3.2.1 Accessory Dwellings Units is hereby amended by deleting Article 3.2.1 – Accessory Dwelling Units and replaced by the following regulations:

3.2.1 Accessory Dwelling Units

a) The following regulations apply to *accessory dwelling units*:

- i. Where a residential dwelling is permitted on a lot, up to two (2) *accessory dwelling units* are permitted on a *lot*, where at least one of the accessory dwelling units are located within, or attached to the principle dwelling;
- ii. An *accessory dwelling unit* shall have a maximum *gross floor area*, of the lesser, of 100 square metres or 40% of the *gross floor area* of the principle dwelling. For the purposes of this provision, associated garage and/or basement contributes to the maximum gross floor area of the accessory dwelling unit.
- iii. Where attached to or located within a principle dwelling, the residential appearance and character of the principle dwelling including a *single detached, semi-detached, townhouse* 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 principle dwelling;
- iv. An *accessory dwelling unit* may be in located in the *basement* with a ceiling *height* no less than 2.2 metres, or in an *attic*, or as an addition to the principle dwelling;
- v. An *accessory dwelling unit* may be located in an *accessory building*.
- vi. An *accessory building* that is used for an *accessory dwelling unit* shall comply with the requirements of Section 3.1 and any additional requirements in Section 3.2.1, except the maximum height of an *accessory building* that contains an *accessory dwelling unit* above the first storey shall be 8 metres;
- vii. The *accessory building* that is used for an *accessory dwelling unit* shall not be located in the *front or exterior yards* and shall remain secondary and subordinate to the principle dwelling;
- viii. The *accessory building* that is used for an *accessory dwelling unit* shall be located within 50 metres of the principle dwelling.

- ix. **An accessory dwelling unit can be a garden suite and subject to additional regulations in Section 3.2.4.**
 - x. **An accessory dwelling unit shall not be used for a bed and breakfast establishment, boarding or rooming house, group home or home occupation.**
 - xi. **Parking shall be provided in accordance with Tale 6 and access to the required parking for the accessory dwelling unit shall be provided from the same driveway that provides access to the principle dwelling unit on the same lot.**
- b) **Where accessory dwelling units are permitted on lots that are not serviced by municipal sanitary and water services in the Rural Settlement Areas and Agricultural Areas:**
- i. **Accessory dwelling units shall not be permitted unless the lot has a minimum lot area of 0.4 hectares and the private sewage services and/or private water services are approved for the lot with adequate capacity for the accessory dwelling unit and any other uses on the lot. Accessory dwelling units may only be permitted to have separate septic systems in extenuating circumstances;**
 - ii. **An accessory dwelling unit located in a detached accessory building shall comply with the minimum distance separation formulae;**
 - iii. **Accessory dwelling units permitted on a lot are in addition to an accessory farm dwelling that is permitted as an agricultural use and subject to Section 3.2.2 regulations.**
- c) **Where permitted in a Commercial Zone with the exception of the Commercial Mixed 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.**

5. THAT, Part 3 “General Provisions” and Section 3.2.2 Accessory Farm Dwellings is hereby amended and modified by 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 with a bonafide farm operation and an associated single detached dwelling, where permitted by the applicable zone.**

6. THAT, Part 3 “General Provisions” and Section 3.2.4 Garden Suites is hereby amended by adding the following clause to the regulations:

The following regulations apply to *garden suites*:

- f) **The garden suite shall be of a four season or all season design 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.**

7. THAT, Part 3 “General Provisions” and Section 3.12.6 Off-Street Motor Vehicle Parking Facility Requirements and Table 6 Required Parking Facilities is hereby amended and modified by 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 <i>Parking Spaces</i> to be Provided
Industrial uses and processing facilities	
Warehouse/Warehousing	1 parking space per 180 m² 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 counted as a required parking space must be a minimum width of **3.25 metres** wide by **6 metres** long (measured from interior walls) unobstructed with a maximum of one step having an allowable projection of 0.8 metres into this space.

8. THAT, Part 3 “General Provisions” and Section 3.12.7 Private Garages of Zoning is hereby amended and modified by the following regulations:

The following regulations apply to private garages:

- e) For the purposes of meeting the parking requirements of this By-law, a private residential garage counted as a required parking space must be a minimum width of **3.25 metres** wide by **6 metres** long (measured from interior walls) unobstructed with a maximum of one step having an allowable projection of 0.8 metres into this space.

- f) Except where otherwise specified in this By-law, the front of a private garage shall be located as follows:

- iii) In all other zones where private garages are permitted, an attached private garage may **project closer to the front lot line than the main front wall of the dwelling on the same lot provided the front yard setback is met for the dwelling and private garage.** Detached private garages must be located in accordance with Section 3.1.

- h) The maximum garage width for an attached private garage shall be no greater than 50% of the total width of the dwelling on the lot, **except in Residential Zones where the maximum garage width for an attached private garage shall be no greater** than 50% of the total width of the dwelling on the lot or 9.2 metres, whichever is less, except where otherwise specified in this By-law. The width of the dwelling shall be measured in a straight line along the main front wall of the dwelling between the outside edges of the side walls of the dwelling.

9. THAT, Part 3 “General Provisions” and Section 3.18 Setbacks to Pipelines, specifically Section 3.18.2 Enbridge Pipelines is hereby amended and modified to:

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 to the limit of the right of way for an **oil and gas pipeline** easement.

10. THAT, Part 5 “Agricultural Zones” and Section 5.3 Regulations and Table 12 Regulations of Permitted Uses in Agricultural Zones is hereby amended and adding to the following to the regulations:

Table 12: Regulations for Permitted Uses in Agricultural Zones

Regulation		Zone Requirements		
		A	APO	AR
Minimum <i>lot area</i>		40 ha	39 ha	0.4 ha
Minimum <i>lot frontage</i>		100m		50m
Minimum <i>front yard</i>	<i>Dwelling</i>	15m		-
	<i>Greenhouse</i>	30m		
	<i>Mushroom farm building</i>	150m ⁽¹⁾		-
	<i>Other main building</i>	20m		10m
Minimum <i>exterior side yard</i>	<i>Dwelling</i>	15m	-	-
	<i>Greenhouse</i>	30m		
	<i>Mushroom farm building</i>	150m ⁽¹⁾		-
	<i>Other main building</i>	20m		10m
Minimum <i>interior side yard</i>	<i>Dwelling</i>	5m	-	-
	<i>Greenhouse</i>	15m ⁽²⁾		
	<i>Mushroom farm building</i>	75m ⁽¹⁾		-
	<i>Other main building</i>	15m		7.5m
Minimum <i>rear yard</i>	<i>Dwelling</i>	15m	-	-
	<i>Greenhouse</i>	15m ⁽²⁾		
	<i>Mushroom farm building</i>	75m ⁽¹⁾		-
	<i>Other main building</i>	20m		7.5
Maximum distance from an accessory building or main building	The nearest point of a wall of any building must be located within 50m of all other related residential or agricultural buildings respectively.			
Maximum <i>lot coverage</i>	<i>Greenhouse</i>	70%		40%
	Dwelling ⁽⁴⁾	10%		
	<i>Other buildings or structures</i>	10%		
Maximum <i>height</i>		15m		
Minimum <i>landscaped open space</i>		No minimum		10%
Maximum <i>outside storage</i>		5% of lot area ⁽³⁾		10% of lot area ⁽³⁾

(1) No building or structure used for the growing of mushrooms shall be located closer than 150 metres to the nearest main wall of a dwelling on a separate lot or any street line, and 300 metres to the nearest boundary of an Institutional Zone or a Residential Zone other than the Rural Residential Zone.

(2) The minimum interior side yard and rear yard for a greenhouse shall be 25 metres where one or more ventilating fans exhaust into the respective yard.

(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. No manure, compost or equipment storage area shall be permitted within 30 metres of a street line or a lot line of a separate lot that contains a residential use or the top of bank of a municipal drain or watercourse.

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

11. 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 is hereby amended by deleting and replacing with 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

Regulation		Zone Requirements				
		RM1	RM2	RM3	RM4	RH
Minimum lot area (per principle dwelling unit)	Apartment dwelling	-		160m ²		50m ²
	Duplex dwelling	-	250m ²	-		
	Fourplex dwelling	-	220m ²	180m ²	-	
	Retirement home	-				120m ²
	Semi-detached dwelling ⁽¹⁾	270m ²	200 m ²		-	-
	Stacked townhouse dwelling	-	-	160m ²	50m ²	-
	Back to back townhouse dwelling ⁽⁷⁾	-	-	-	75m ²	-
	Street townhouse dwelling	225m ²	180m ²		-	-
	Townhouse dwelling	-	180m ²	180m ²	-	-
	Triplex dwelling	-	220m ²	180m ²	-	-
Minimum lot frontage ⁽²⁾	Apartment dwelling	-		30m		
	Duplex dwelling	-	15m		-	
	Fourplex dwelling	-	25m		-	
	Retirement home	-				30m
	Semi-detached dwelling ⁽¹⁾	9m/unit	8m/unit		-	-
	Stacked townhouse dwelling	-	-	30m	30m	-
	Back to back townhouse dwelling	-	-	5.5m/unit	5.5m/unit	-
	Street townhouse dwelling	7.5m/unit	6m/unit			-
	Townhouse dwelling	-	30m			-
	Triplex dwelling	-	20m	18m	-	-
Minimum front yard	Dwelling	4.5m			7.5m	
	Private garage	6m				
Minimum exterior side yard		3m			Greater of 50% of building height of finished grade or 3m	
Minimum interior side yard	Adjoining a lot in a low density residential zone	3m ⁽³⁾			Greater of 50% of building height of finished grade or 3m	
	Adjoining a lot in any other zone	1.2m ⁽³⁾			3m	
Minimum rear yard ⁽⁴⁾	Adjoining a lot in a low density residential zone	7.5m		7.5m	Greater of 50% of building height of finished grade or 7.5m	
	Adjoining a lot in any other zone	6m		6m	6m	

Regulation		Zone Requirements				
		RM1	RM2	RM3	RM4	RH
Maximum <i>lot coverage</i> ⁽⁸⁾		45%	50%			
Minimum separation distance between <i>dwelling</i> s on the <i>same lot</i>	Between exterior side walls	-	3m			
	Between exterior front or rear walls		12m			
	Between exterior front or rear walls and side walls		7.5m			
Maximum <i>height</i> ⁽⁹⁾		10m	12m	15m	21.5m	
Minimum <i>landscaped open space</i>		25% ⁽¹⁰⁾				
Minimum <i>amenity area</i> ⁽⁵⁾⁽⁶⁾	<i>Dwelling with 3 or 4 dwelling units on one lot</i>	-	20m ² per unit			
	<i>Dwelling with 5 to 8 dwelling units on one lot</i>		20m ² per dwelling plus 10m ² per unit			
	<i>Dwelling with 9 or more dwelling units on one lot</i>		20m ² per dwelling plus 10m ² per unit	40m ² per dwelling plus 5.5m ² per unit		

- (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 60m². 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 5.5m², 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 stacked and back-to-back units, minimum lot area per unit shall not be less than 50m² per unit.
- (8) For stacked and back-to-back units, there is no maximum lot coverage.
- (9) For stacked and back-to-back 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.
- (10) For stacked and back-to-back units, the minimum landscape open space shall be 15%.

12. 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 Commercial Mixed – CM zone as a permitted use:

7.1 APPLICABLE ZONES

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

Zone	Symbol
Core Commercial	C1
Neighbourhood Commercial	C2
Service Commercial	C3
Commercial Plaza	C4
Commercial Mixed Use	CM

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

Uses	Zones where Permitted				
Principal Uses					
Single Detached Dwelling			C3 ⁽²⁾		
Apartment Dwelling	C1				CM
Townhouses, Live work, Stacked, Back-to-Back Dwellings					CM
Art gallery	C1				CM
Commercial kennel (see s. 3.8)			C3		
Commercial school	C1	C2	C3	C4	
Communications establishment	C1		C3	C4	CM
Contractors establishment			C3		
Day care (Bylaw 2022-67)		C2		C4	CM
Drive-through facility (see s. 3.12)			C3	C4	
Dry cleaning/laundry depot	C1	C2	C3	C4	CM
Financial institution	C1		C3	C4	CM
Funeral home	C1		C3		
Garden centre			C3	C4	
Hotel/motel			C3		
Motor vehicle dealership			C3		
Motor vehicle gasoline bar			C3	C4	
Motor vehicle repair establishment			C3		
Motor vehicle service station			C3	C4	
Motor vehicle washing establishment			C3	C4	
Office, including a medical office	C1	C2	C3	C4	CM
Personal service shop	C1	C2	C3	C4	CM
Pet care establishment (see s. 3.8)			C3	C4	
Place of entertainment	C1		C3	C4	CM
Private club	C1		C3	C4	CM
Recreation facility	C1		C3	C4	
Restaurant	C1	C2	C3	C4	CM
Retirement Home /Long Term Home Care Facility					CM
Retail store	C1	C2	C3	C4	CM
Service shop	C1		C3	C4	CM
Shopping center				C4	
Studio	C1	C2	C3	C4	CM
Veterinary clinic	C1		C3	C4	
Wayside pit or quarry (see s. 3.27)			C3	C4	
Accessory Uses ⁽¹⁾					
Accessory buildings or structures and accessory uses (see s. 3.1)	C1 ⁽¹⁾	C2 ⁽¹⁾	C3 ⁽¹⁾	C4 ⁽¹⁾	CM
Accessory dwelling units (see s. 3.2)	C1 ⁽¹⁾				
Outside display and sales area			C3 ⁽¹⁾	C4 ⁽¹⁾	
Outside storage			C3 ⁽¹⁾	C4 ⁽¹⁾	
Renewable energy system (see s. 3.15)	C1 ⁽¹⁾	C2 ⁽¹⁾	C3 ⁽¹⁾	C4 ⁽¹⁾	CM

(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

Regulation		Zone Requirements				
		C1 ⁽¹⁾⁽²⁾	C2	C3	C4	CM
Minimum lot area		-	500m ²	750m ²	900m ²	-
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 or one-third of building height whichever is greater	
	Other	-	3m	6m		
Minimum rear yard	Adjoining a lot in a Residential Zone	6m	6m	9m	9m or one-third of building height whichever is greater	
	Other			6m		
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 ⁽³⁾	Not Permitted	
Maximum gross leasable floor area	Per commercial use	-	280m ²	-	-	
	Total % of lot area	-	45%	50%	50% ⁽⁴⁾	

(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 120m² 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.

(4) An apartment dwelling unit in the CM Zone shall be permitted on the ground floor within a main building containing a permitted non-residential principal use provided a minimum of 50% of the gross floor area of the ground floor of the main building is commercial leasable floor area.

13. THAT, all other provisions of Zoning By-law 2017-70 as amended continue to apply;

14. 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;

and

15. 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.**

MAYOR CHERYL GANANN

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

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 July 15, 2024. All comments received were evaluated by Staff and Council through their decision.

File: 1601-005-24
Township of West Lincoln