

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN
BY-LAW NO. 2024- 71

**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 'E7' to Schedule A to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on 5377 Elcho Road, legally described as Concession 2, lot 13 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 'E7' 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 Agriculture Related 'AR' zone with exception (AR-240) and Highway Commercial 'C3' with exception (C3-241)
3. That, Map 'E7' 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 zone with Exception (A-242)
4. That, Part 6 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:

AR-240

Permitted Uses:
As per the parent zone.

Regulations:
All regulations of the AR zone except: 57% lot area outdoor storage

A-242

Permitted Uses:
As per the parent zone

Regulations
All regulations of the A zone except: A minimum lot area of 30 hectares

5. That, Part 7 of Zoning By-law 17-70, as amended, is hereby amended by adding the following to Part 13.2:

C3-242
Permitted Uses: As per the Parent Zone

Regulations:
All Regulations of the C3 zone except: 57% lot area outdoor storage

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**

16th DAY OF DECEMBER, 2024.

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2024-71

Location:

This By-law involves a parcel of land legally known as 5377 Elcho Road, legally described as Concession 2, lot 13 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.

As well as a parcel of land legally known as 5357 Elcho Road, legally described as Concession 2, Part Lot 13, RP 30R2450; Part 2, 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:

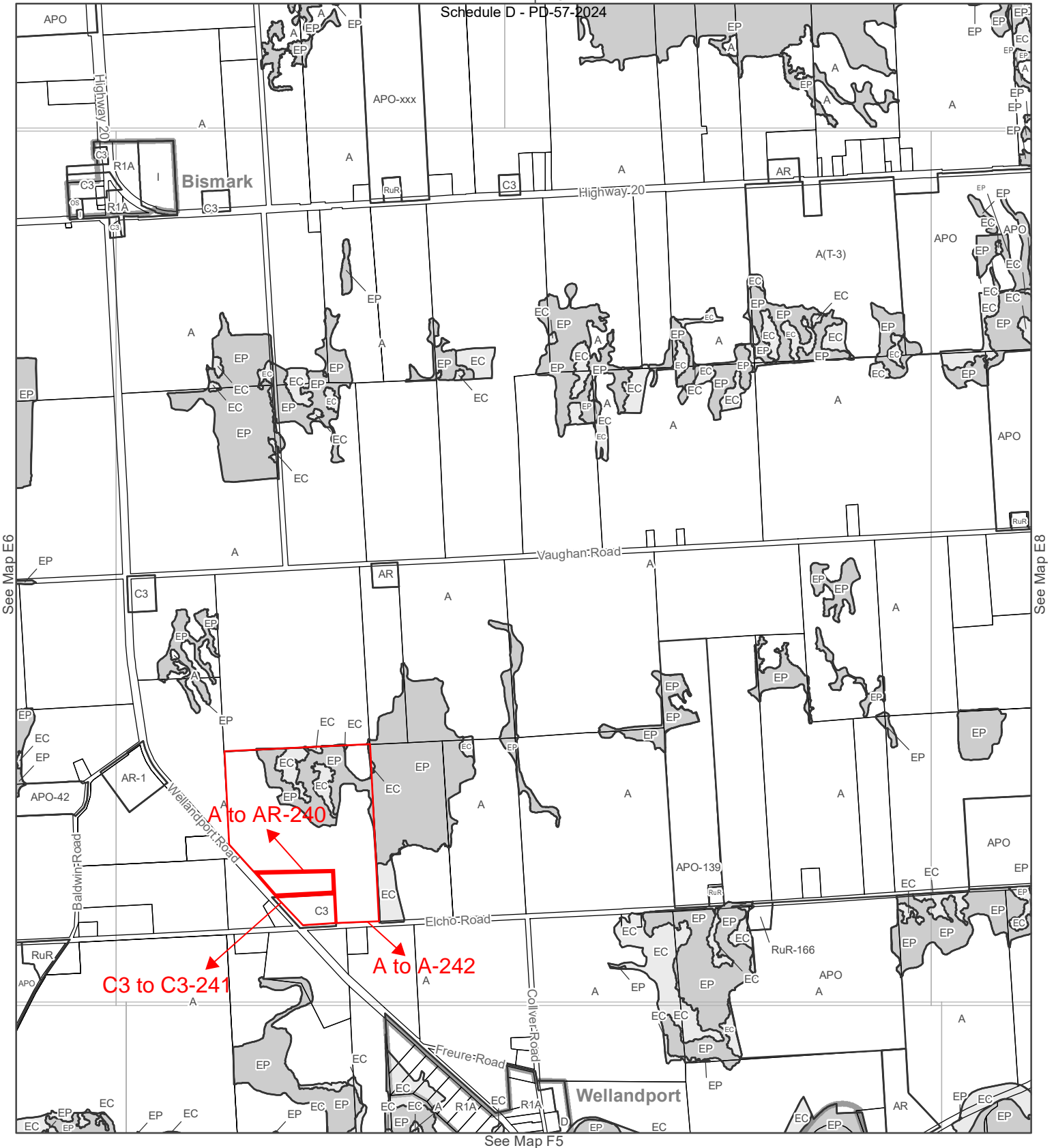
The rezoning application will rezone 5377 Elcho Road from an Agricultural 'A' zone to an Agricultural Related 'AR-240' with a site specific exception to recognize 57% of the property to be used for outdoor storage whereas 10% is the permitted maximum.

The rezoning application will also rezone 5357 Elcho Road from an Agricultural 'A' zone to an Agricultural 'A'241; with a site specific exception to recognize a deficient lot size of 30 hectares whereas 40 is required.

Public Consultation:

The Public Meeting was held on December 9th 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: 1601-011-24
Applicant: NFG Properties – Ethan Laman (Agent)



See Map E6

See Map E8

See Map F5

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
E7

1:20,000
0 500 m

Last Updated: July 2019