

**THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN**

**BY-LAW NO. 2024-86**

**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 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  
16 DAY OF DECEMBER, 2024.**

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**MAYOR CHERYL GANANN**

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**JUSTIN PAYLOVE, CLERK**

## **EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2024-86**

### **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.

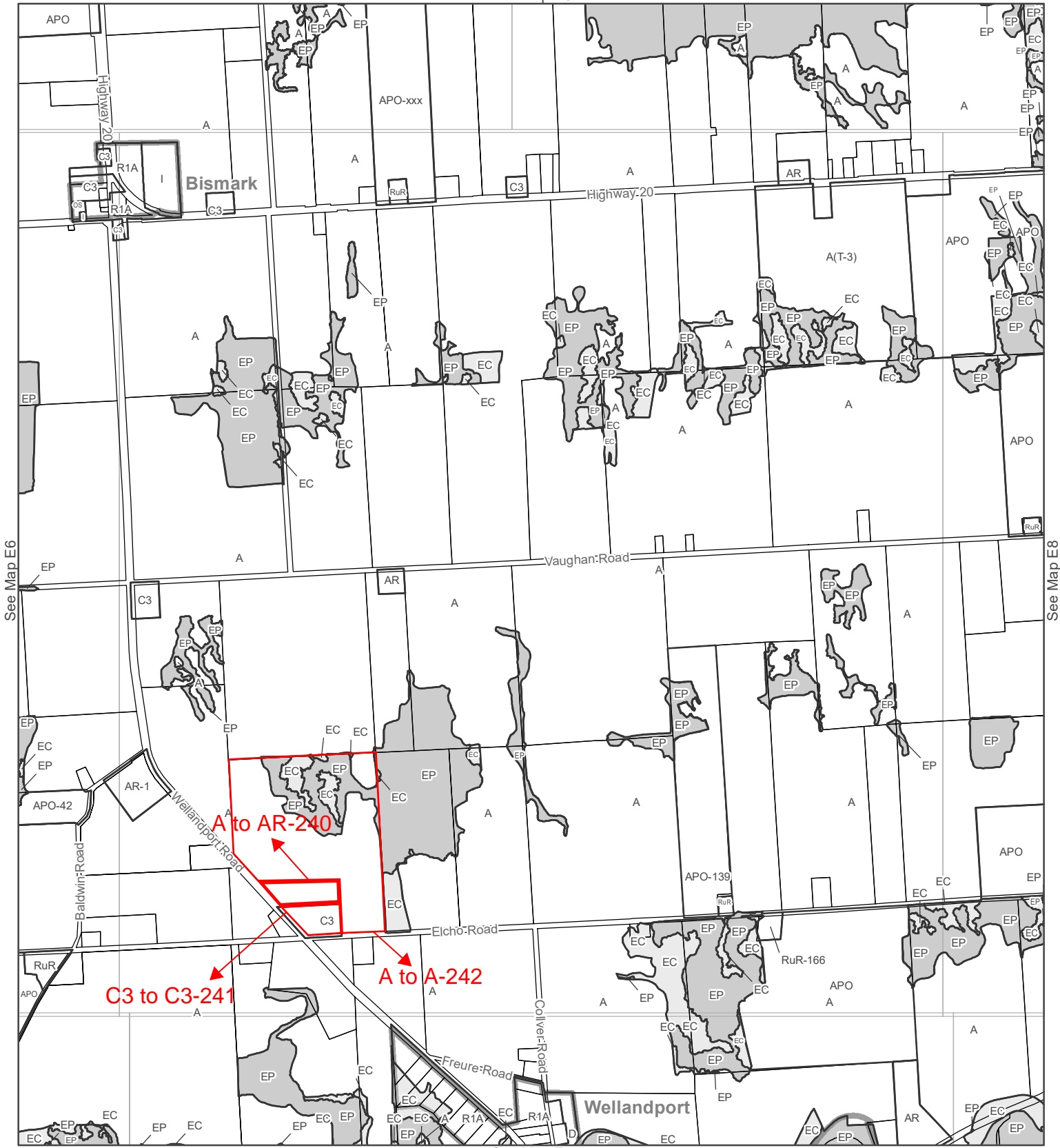
The rezoning application will also rezone 5357 Elcho Road from an Agricultural 'A' zone to an Agricultural 'A'241; with a site specific exception to recognize a deficient lot size of 30 hectares whereas 40 is required.

### **Public Consultation:**

The Public Meeting was held on December 9<sup>th</sup> 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