

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

**BY-LAW NO. XXXX-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 BYLAW 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 'S1' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on the property located at Part N, Part Lot 11 designated as Part Lot 4 on 30R-9485, Concession 9 (HWY 20 – NS) 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 'S1' to Schedule 'A' to Zoning By-Law No. 2017-70, as amended, is hereby amended by changing the zoning on the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from Agricultural 'A' and Development 'D' zones to Environmental Protection 'EP', Open Space 'OS', and Development 'D' zones, and Residential Medium Density Type 3 with Exception 'RM3-XXX'.
3. **THAT**, Part 6 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2 Site Specific Provisions:
  - a) Minimum Lot Area (per dwelling unit) for a Townhouse shall be 135m<sup>2</sup>.
  - b) Minimum Lot Frontage for a Townhouse Dwelling shall be 22m.
  - c) Minimum Front Yard for a dwelling shall be 2.4m.
  - d) Minimum Exterior Side Yard shall be 1.3m.
  - e) Minimum Rear Yard adjoining any zone shall be 3.0m.
  - f) Maximum Height shall be 25m.
  - g) Minimum Amenity Area shall not apply for Townhouse Dwellings.
4. **THAT**, Notwithstanding Table 6 "Required Parking Facilities" in Section 3.12.6, the subject lands shown on Schedule 'A', attached hereto, is hereby amended by the following provision:
  - a) Minimum Number of Parking Spaces to be Provided for Apartment Dwellings shall be 1.42 parking spaces per dwelling unit.
5. **THAT**, Notwithstanding Table 4 "Required Bicycle Parking Facilities" in Section 3.12.4, the subject lands shown on Schedule 'A', attached hereto, is hereby amended by the following provision:

a) Minimum Bicycle Parking Facilities to be Provided for Apartment Dwellings shall be 0.30 per unit.

6. **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  
\_\_ DAY OF \_\_\_\_, 2024.**

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**MAYOR CHERYL GANANN**

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**NANCY FIORENTINO, CLERK**

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

**Location:**

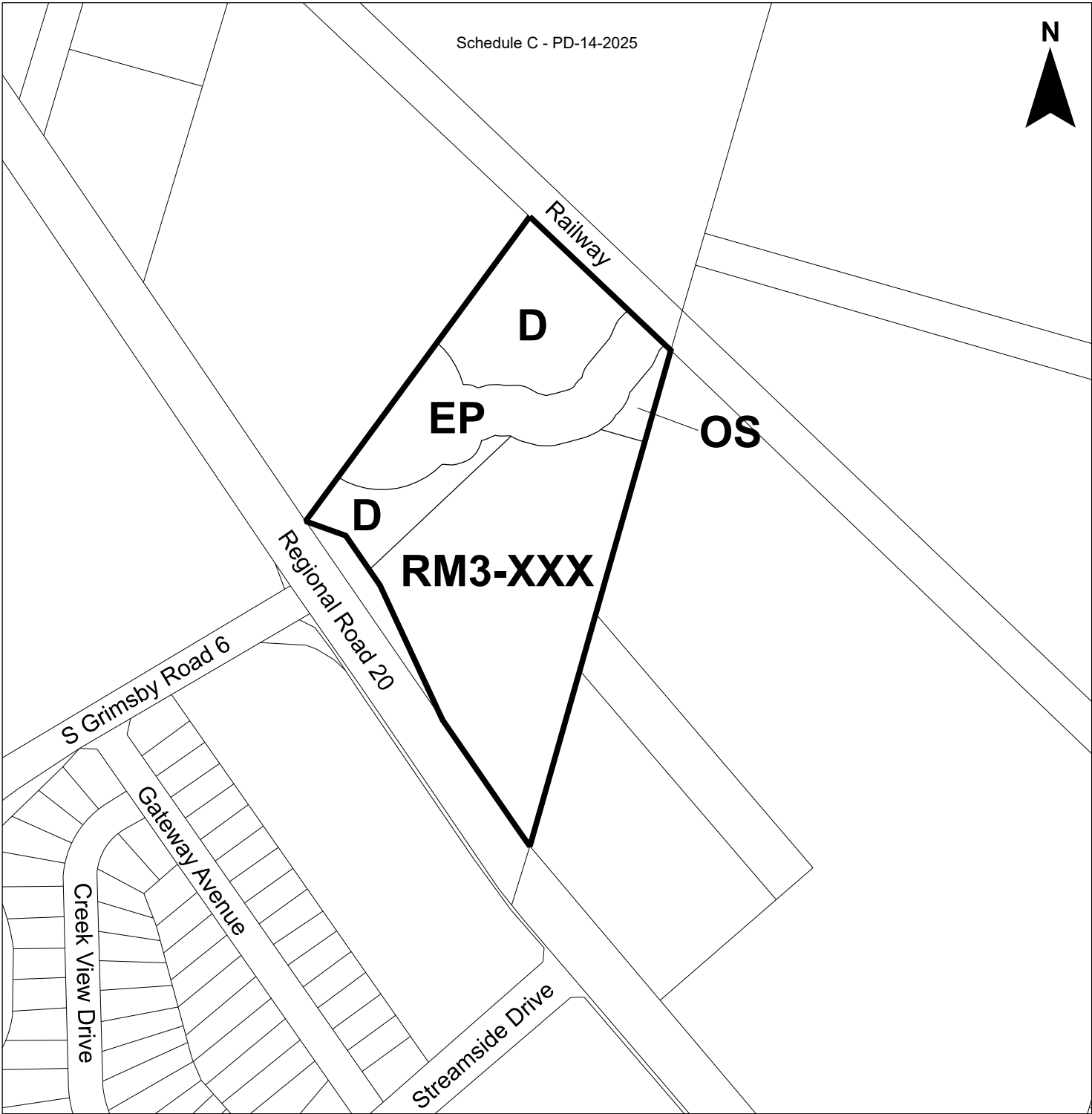
This By-law involves a parcel of land legally known as Part N, Part Lot 11 designated as Part Lot 4 on 30R-9485, Concession 9 (HWY 20 – NS), in the Township of West Lincoln, Regional Municipality of Niagara, shown as the subject lands on Schedule 'A' attached hereto and forming part of this By-law.

**Purpose & Effect:**

This By-law has been enacted to rezone the subject lands and include a site-specific provision on the proposed Residential Medium Density Type 3 'RM3-XXX' with Exception zone to permit the above provisions.

File:

Applicant: \_\_\_\_\_  
Weston Consulting



— Lands subject to this amendment

**Township of West Lincoln**  
Schedule A  
Zoning By-Law No. 2017-70

**S1**