

SCHEDULE B - PD-22-2025

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2025-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 'S1' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Part N, Part Lot 11 designated as Part Lot 4 on 30R-9485, Concession 9 (HWY-20-NS), shown 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 Development 'D' zone to Residential Medium Density 'RM3-xxx' zone, and Residential High Density 'RH-xxx' zone, and Open Space 'OS' zone, and Environmental Protection 'EP' zone.
3. 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' zone to Development 'D' zone.
4. 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' zone to Environmental Protection 'EP' zone.
5. 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, including:

RM3-xxx

Permitted Uses:

As per the parent zone.

Notwithstanding the permitted uses in Residential Zones Table 13 of Section 6.2, lands shown as RM3-xxx on Schedule 'A' attached hereto shall permit single detached dwellings subject to the regulations of Section 6.3 and Table 14 for the Residential Low Density – Type 3 'R3' zone.

Regulations:

As per the parent zone, except:

- (a) Minimum Lot Area (per dwelling unit) for a townhouse shall be 135 m²
- (b) Minimum lot frontage for a townhouse dwelling shall be 22 metres
- (c) Minimum front yard setback for a townhouse dwelling shall be 1.7 metres
- (d) Minimum exterior side yard for a townhouse dwelling shall be 1.3 metres
- (e) Minimum rear yard adjoining any zone shall be 3 metres

RH-xxx

Permitted Uses:
As per the parent zone.

- Regulations:
As per the parent zone, except:
- (a) Minimum Lot Area (per dwelling unit) for an apartment dwelling shall be 40 m²
 - (b) Minimum front yard setback shall be 3.0 metres
 - (c) Minimum interior side yard shall be 7.5 metres
 - (d) Minimum exterior side yard shall be 9 metres
 - (e) Maximum building height shall be 25 metres for the 6-storey portion and required to have the step down to 5-storeys
 - (f) Minimum landscape open space shall be 10%

Notwithstanding Table 4 ‘Required Bicycle Parking Facilities’ of Section 3.12.4 Off-Street Bicycle Facility Requirements, lands shown on Schedule ‘A’ attached hereto for the RH-xxx zone shall be subject to the following:

- (a) Minimum number of bicycles to be accommodated for an apartment dwelling is 0.30 per unit

Notwithstanding Table 6 ‘Required Parking Facilities’ of Section 3.12.6, lands shown on Schedule ‘A’ attached hereto for the RH-xxx zone shall be subject to the following:

- (a) Minimum Parking Spaces per apartment dwelling unit shall be 1.54 parking spaces per unit

- 6. THAT, Holding (H) Provision be applied to the R3 zoned section for future single detached lot that adjoins the lot (east) in the Thrive Subdivision. Holding provision to be removed at the time of final approval and registration of both subdivisions.
- 7. THAT, all other provisions of Zoning By-law 2017-70, as amended continues to apply;
- 8. 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 _____, 2025.

MAYOR CHERYL GANANN

JUSTIN PAYLOVE
MANAGER, LEGISLATIVE SERVICES/CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2025-XX

Location:

This By-law involves a parcel of land located west of South Grimsby Road 5, north of the roundabout on Regional Road 20 and south of the CPKC rail line.

Subject lands are legally described as Part N, Part Lot 11 designated as Part Lot 4 on 30R-9485, Concession 9 (HWY-20-NS), Township of West Lincoln.

Purpose & Effect:

The subject lands were zoned Development (D) zone for future development and the creation of new subdivisions and complete communities that provide for housing needs and choices in a more compact, multi-modal, and higher density mix of uses that utilizes land, infrastructure and services efficiently.

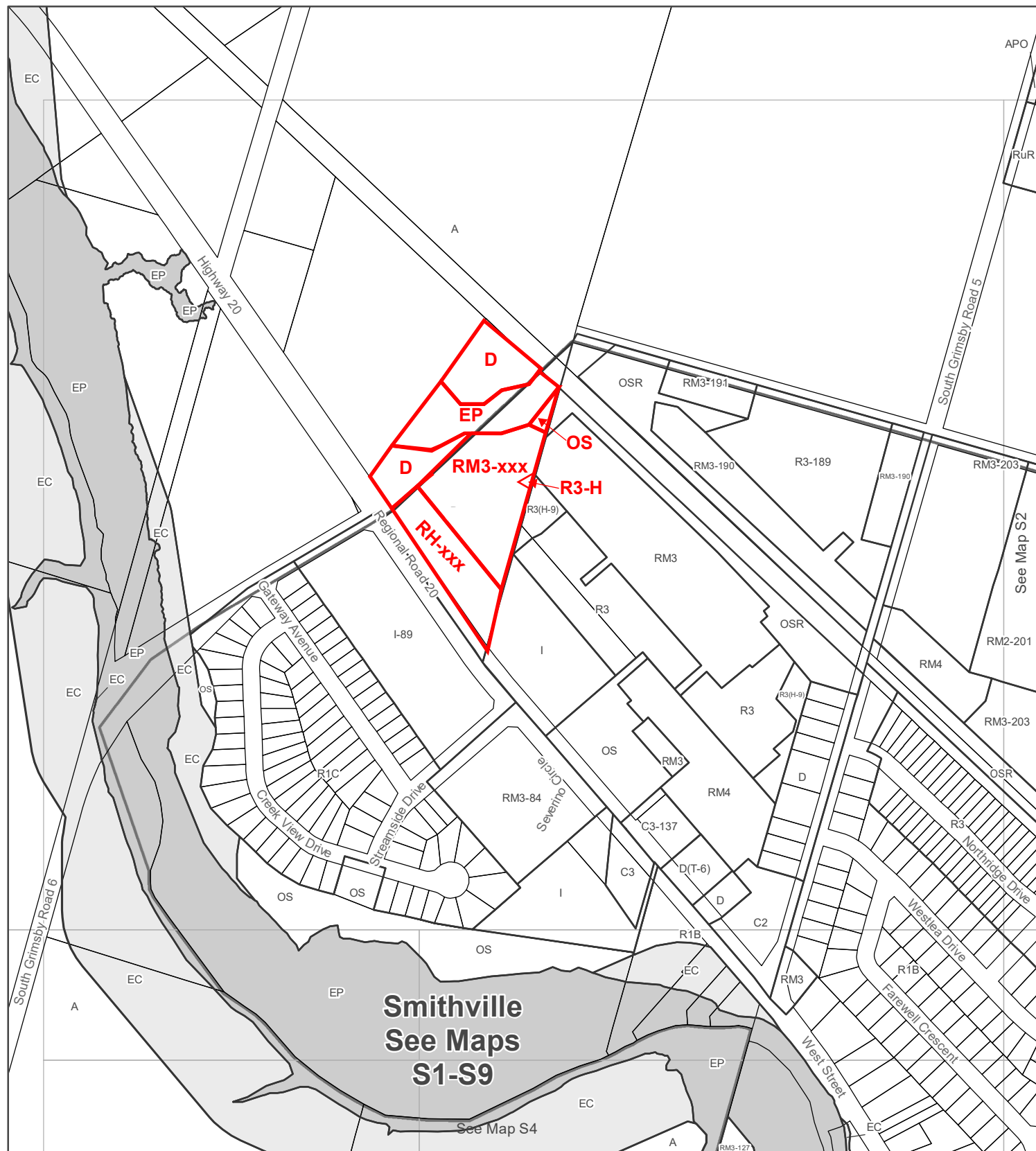
The rezoning of the lands will permit new housing dwelling units including apartment dwellings, townhouse dwelling units with some flexibility to allow for single detached dwellings.

Public Consultation:

Public Meeting was held on April 14, 2025. All comments received were evaluated by Administration and Council through their decision.

File: 1601-009-24
Township of West Lincoln

DRAFT








Township Key Map

The map shows a grid of sections. Township 10N is labeled on the left, and Range 10E is labeled on the right. The sections are labeled as follows:

- Row 1: A1, A2, A3, A4, A5
- Row 2: B1, B2, B3, B4, B5, B6
- Row 3: C1, C2, C3, C4, C5, C6, C7, C8, C9, C10
- Row 4: D1, D2, D3, D4, D5, D6, D7, D8, D9, D10
- Row 5: E1, E2, E3, E4, E5, E6, E7, E8, E9
- Row 6: 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

1:6,000



0 150 m

Last Updated: July 2019

S1