

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

**BY-LAW NO. 2025-39**

**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 'E8' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Part Lot 13, Concession 3 in the former Township of Gainsborough, now in the Township of West Lincoln, municipally known as 4426 Regional Road 20, shown on Schedule 'A', attached hereto and forming part of this By-law.
2. That Map 'E8' 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 Related 'AR-31' zone to Agricultural Related 'AR-243' zone with site specific exceptions.
3. That Part 13 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:

AR-243

**Permitted Uses:**

As per the parent zone.

**Regulations:**

As per the parent zone, except:

- (i) Remove the maximum of six (6) motor vehicles allowed for retail sales
  - (ii) Accessory building gross floor area not to exceed 492 square metres
  - (iii) Accessory lot coverage not to exceed 1,800 square metres
  - (iv) Minimum rear yard setback of 1.4 metres
  - (v) Maximum outside storage not to exceed 30%
  - (vi) Outside storage permitted in the front yard
  - (vii) Maximum distance from the main dwelling to the accessory building or structure to 51.1 metres
4. That all other provisions of Zoning By-law 2017-70, as amended continues to apply;
  5. 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 23  
DAY OF JUNE, 2025.**

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**MAYOR CHERYL GANANN**

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**JUSTIN PAYLOVE, CLERK**

## **EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2025-39**

### **Location:**

This By-law involves a parcel of land located on the south side of Regional Road 20 bounded by Gee Road to the east and Schram Road to the west.

Subject lands are legally described as Part Lot 13, Concession 3 in the former Township of Gainsborough, now in the Township of West Lincoln.

### **Purpose & Effect:**

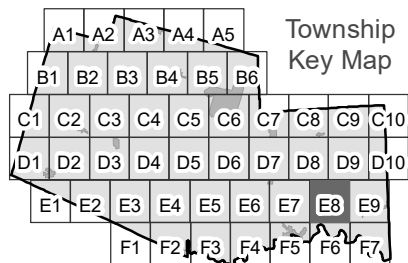
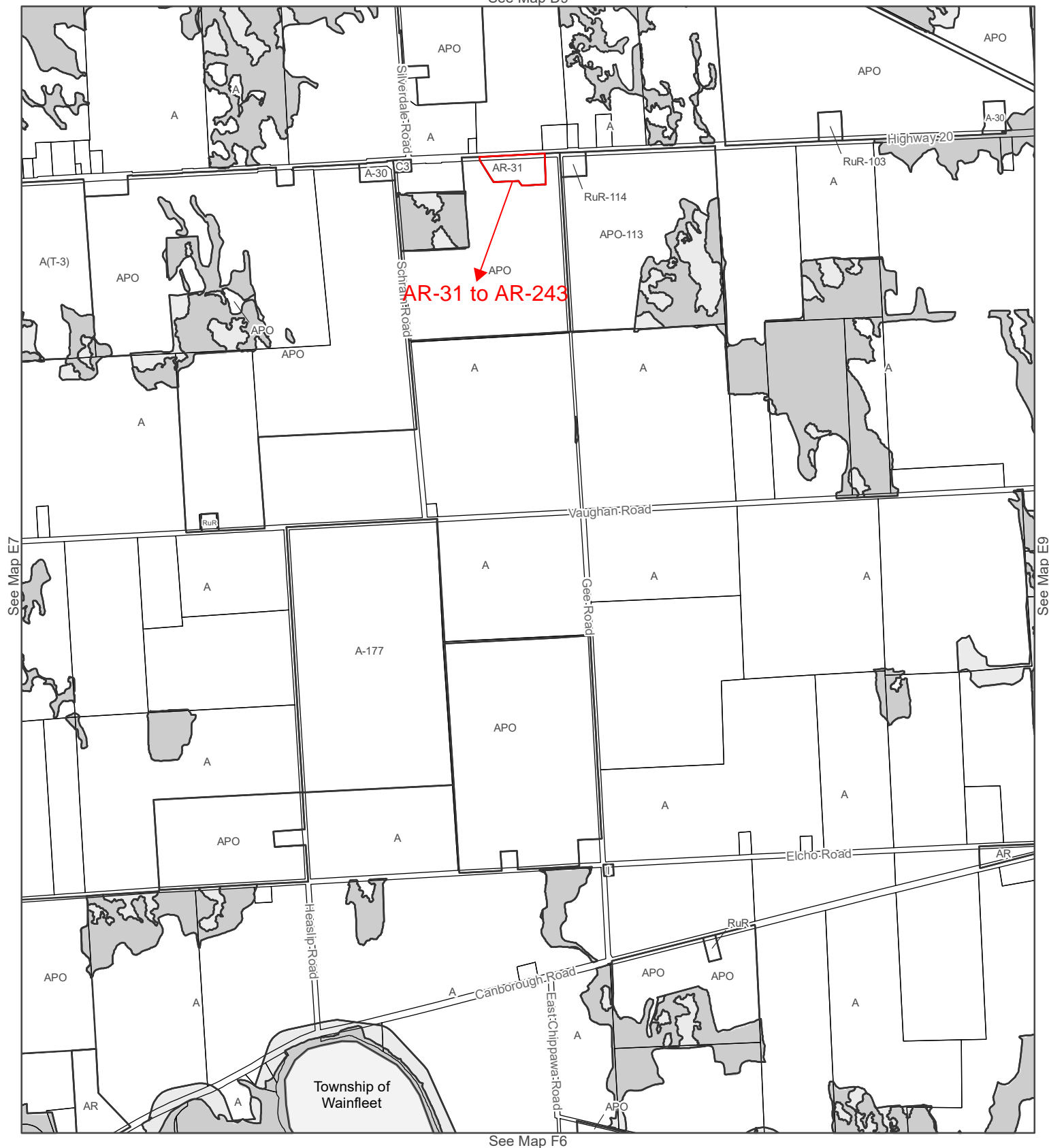
The subject lands were zoned Agricultural Related (A-31) and have been rezoned to remove the provision of the maximum number of six vehicles available for retail sale, reduce the minimum rear yard setback, increase the gross floor area and accessory lot coverage, increase outdoor storage to 30% and permit outdoor storage in the front yard.

### **Public Consultation:**

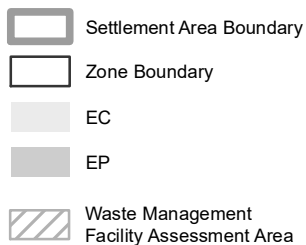
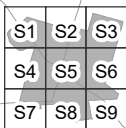
Public Meeting was held on May 12, 2025. All comments received were evaluated by Administration and Council through their decision.

File: 1601-014-24

Township of West Lincoln



**Smithville Key Map**



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

Map  
**E8**

1:20,000

0 500 m

Last Updated: July 2019