

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

**BY-LAW NO. 2025-44**

**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 site specific Residential Medium Density 'RM3-244' zone, Residential High Density 'RH-245' zone, Open Space 'OS' zone, 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 notwithstanding Part 3 of Zoning By-law 2017-70, as amended, Section 3.12.4 Off-Street Bicycle Facility Requirements, Table 4 'Required Bicycle Parking Facilities', for lands shown on Schedule 'A' attached hereto for the RH zone shall be subject to the following:
  - (a) Minimum number of bicycles for an apartment dwelling is 0.30 per unit
6. 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:

RM3-244

Permitted Uses:

As per the parent zone.

Notwithstanding the permitted uses in Residential Zones Table 13 of Section 6.2, lands shown as RM3-244 on Schedule 'A' attached hereto, single detached dwellings shall be permitted 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 dwelling shall be 135 m<sup>2</sup>
- (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 for a townhouse dwelling shall be 3 metres

RH-245

Permitted Uses:

As per the parent zone and RM3 uses.

Regulations:

As per the parent zone, except:

- (a) Minimum lot area (per dwelling unit) for an apartment dwelling shall be 40 m<sup>2</sup>
- (b) Minimum front yard setback for an apartment dwelling shall be 3.0 metres
- (c) Minimum interior side yard for an apartment dwelling shall be 7.5 metres
- (d) Minimum exterior side yard for an apartment dwelling shall be 9.0 metres
- (e) Maximum building height shall be 6-storeys for an apartment dwelling with a step down to 5-storeys
- (f) Minimum landscape open space for an apartment dwelling shall be 10%

- 7. That a Holding (H) Provision be applied to the Residential Low Density – Type 3 ‘R3’ zone section for a future single detached lot that adjoins the lot to the east in the Marz Homes Thrive Subdivision. The holding provision can be removed at the time of final approval and registration of both subdivisions.
- 8. That all other provisions of Zoning By-law 2017-70, as amended continues to apply;
- 9. 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 14  
DAY OF JULY, 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. 2025-44**

### **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.

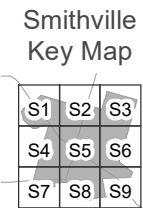
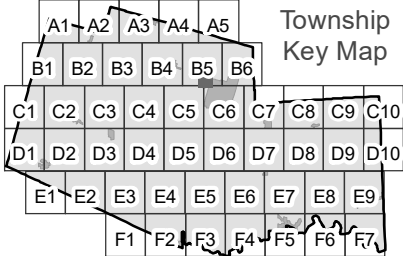
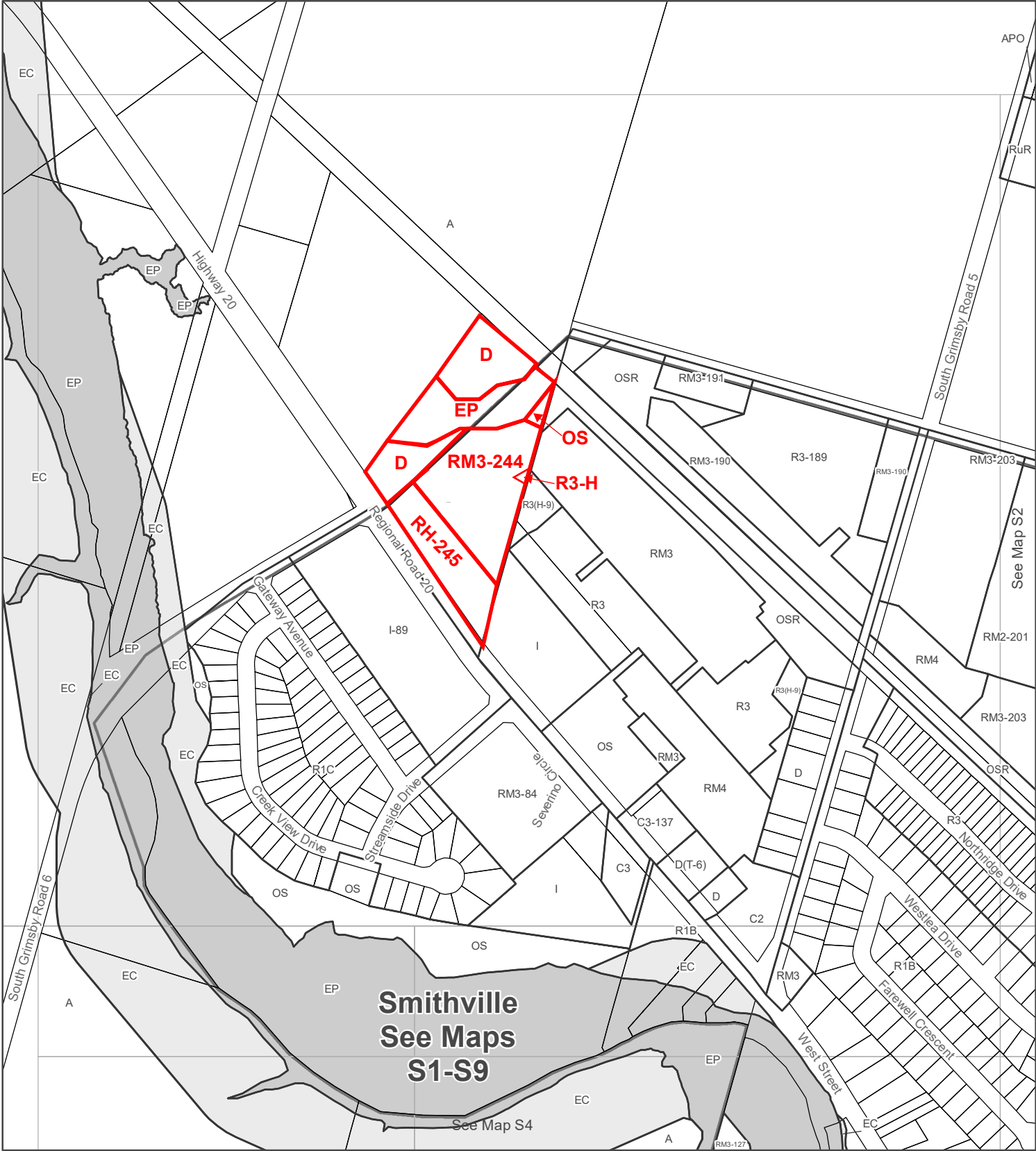
The rezoning of the lands will permit new housing dwelling units including apartment dwellings, townhouse dwelling units with some flexibility to allow for low density single detached dwelling units.

### **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

See Map B5



- 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  
**S1**

1:6,000  
0 150 m

Last Updated: July 2019