

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2025-45

**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 'S5' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Lots 43 and 44, and Part of Lot 38, Registered Plan M-89, Township of West Lincoln, municipally known as 171 Mill Street, shown on Schedule 'A', attached hereto and forming part of this By-law.
2. That Map 'S5' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is hereby amended by modifying the Institutional I-19 zoning on the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law with site new specific exceptions.
3. That Part 13 of Zoning By-law 2017-70, as amended, is hereby amended by modifying the Institutional I-19 in Part 13.2:

I-19

Permitted Uses:

Limited to Apartment Dwelling Units (Retirement Home) to a maximum of 84 units on the lot

Regulations:

As per the parent zone, except:

- (i) Minimum lot frontage – 0 metres
 - (ii) Maximum Building Height – 24 metres
 - (iii) That an easement be established and improved to the satisfaction of the Township and provide a secondary emergency access to the satisfaction of the Township prior to occupancy
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 14
DAY OF JULY, 2025.**

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2025-45

Location:

This By-law involves a parcel of land located on the south side of Mill Street, at the easterly dead-end cul-de-sac, municipally referred as 171 Mill Street, in the urban settlement of Smithville.

Subject lands are legally described Lots 43 and 44, and Part of Lot 38, Registered Plan M-89, Township of West Lincoln.

Purpose & Effect:

The subject lands have a site specific zone Institutional (I-19) and limited to apartment dwellings up to a total maximum of 32 dwelling units; with 15 metre maximum building height; and lot frontage on a public street is not required for the existing lot, and the front lot line is deemed to be the west lot line. This is replaced/modified with the increased number of apartment dwelling (retirement home) units, increased building height and correction of the lot frontage, and inclusion of an easement for access and secondary emergency access.

Public Consultation:

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

File: 1601-003-25

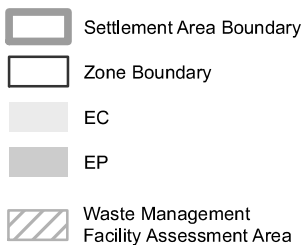
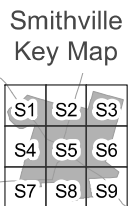
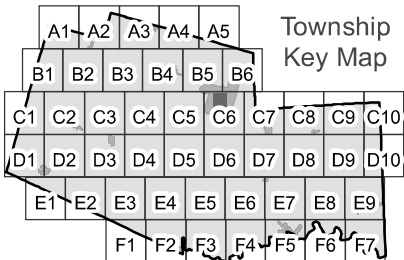
See Map S2



See Map S4

See Map S6

See Map S8



Township of West Lincoln
Schedule A
Zoning By-law No.2017-70
Map
S5
1:6,000
0 150 m
Last Updated: July 2019