

**THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN
BY-LAW NO. 2026-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 'E7' to Zoning Bylaw No. 2017-70, as amended, is hereby amended by changing the zoning on Concession 3 Part Lot 12, West Lincoln, municipally known as 5445 Vaughan Road, shown on Schedule 'A', attached hereto and forming part of this By-law.
2. THAT Map 'E7' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is amended by changing the zoning on the Severed Lands of the Surplus Farm Dwelling (Parcel 1) shown on Schedule 'A', attached hereto and forming part of this By-law from Agricultural (A) to site-specific Rural Residential (RuR-259) Zone.
3. THAT Part 6 of the Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:

RuR-259

Permitted Uses:
As per the part zone.

Regulations:
All regulations of the RuR zone except:
a) Maximum Ground Floor Area of existing Accessory Building 139 square metres
4. THAT Map 'E7' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is amended by changing the zoning on the Retained Lands (Parcel 2) shown on Schedule 'A', attached hereto and forming part of this By-law from Agricultural (A) to Agricultural Purposes Only (APO) Zone.
5. THAT, all other provisions of By-law 2017-70, as amended, continue to apply.
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 _____, 2026.

MAYOR CHERYL GANANN

JUSTIN PAYLOVE
MANAGER, LEGISLATIVE SERVICES/CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2026-XX

Location:

The subject properties are located on the north side of Vaughan Road and east side of Wellandport Road.

Subject lands are legally described Concession 3 Part Lot 12, West Lincoln, municipally known as 5445 Vaughan Road.

Purpose & Effect:

The severed surplus farm dwelling (Parcel 1) to have a site-specific Rural Residential (RuR-259) Zone that permits:

- Maximum Ground Floor Area of existing Accessory Building 139 square metres

The retained lands (Parcel 2) to be zoned Agricultural Purposes Only (APO) Zone, as per the parent zone.

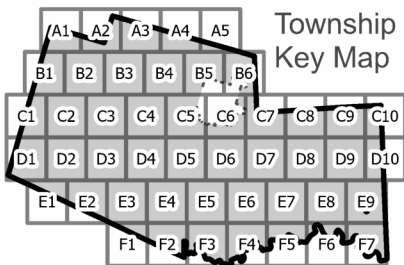
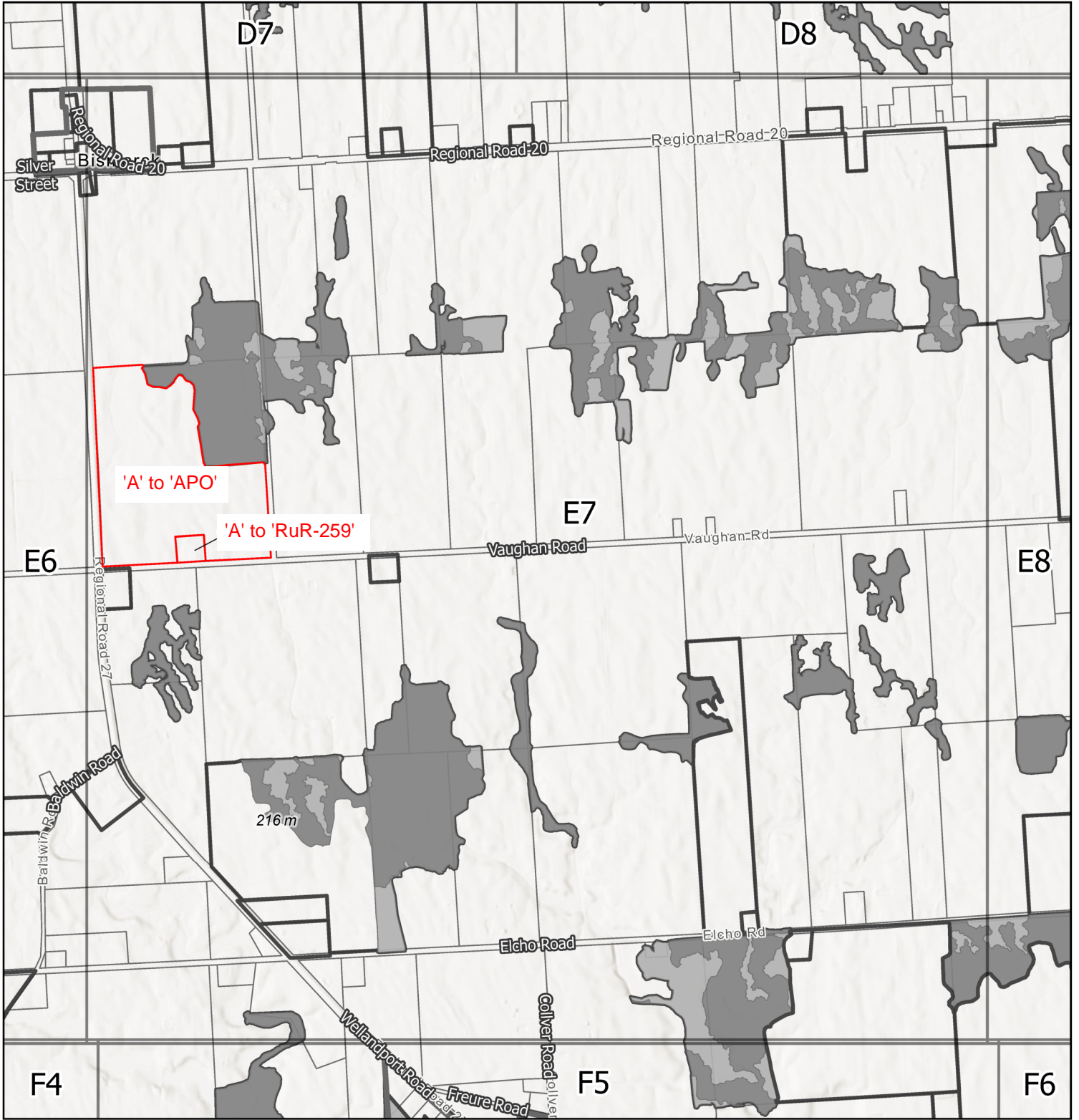
Public Consultation:

The Public Meeting was held on May 4, 2026. All written and oral comments have been considered in the making of the decision by Council. Agency comments regarding this application have been included in the amending by-law.

ZBA File: 1601-002-26 (5445 Vaughan Road)

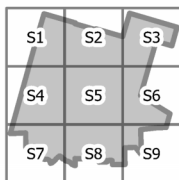
Related File: Consent B09-2025WL






DRAFT



Township Key Map

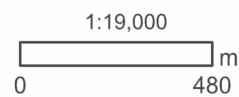
Smithville Key Map



-  Settlement Area Boundary
-  Zone Boundary
-  EC
-  EP
-  Waste Management Facility Assessment Area

Township of West Lincoln

Schedule A
Zoning By-law No.2017-70



Last Updated: By-Law 2017-70
Last Updated 2026-04-20

