

**THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN  
BY-LAW NO. 2026-23**

**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 Map 'S8' to Schedule 'A' of Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Concession 6; Lot 31; Concession 6; Lot 31; RP 30-R3374; Parts 2&3; Part 1 RP 30-R7313; Parts 6-10, 12-16, in the Township of West Lincoln, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.
2. That Map 'S8' to Schedule 'A' of Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from Development 'D' Zone to site-specific Residential Low Density – Type 3 'R3-258' Zone, and Residential Medium Density – Type 3 'RM3' Zone with a Holding Provision (H-17).
3. That Map 'S8' to Schedule 'A' of Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from Agricultural 'A' Zone to Open Space 'OS' Zone, and a site-specific Residential Low Density – Type 3 'R3-258' Zone and 'OS' Zone with a Holding Provision (H-18).
4. That Map 'S8' to Schedule 'A' of Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from Agricultural Purposes Only 'APO' Zone to site-specific Residential Low Density – Type 3 'R3-258' Zone.
5. That, Part 13 of Zoning By-law 2017-70 as amended, is hereby amended by adding the following to Part 13.2 and Table 29: Site-Specific Provisions:

Site-Specific Provision #	Map #	Parent Zone(s)	Permitted Uses	Regulations
258	S8	R3	As per the parent zone.	As per the parent zone, except: Minimum Lot Area – 250m <sup>2</sup>

6. That, Part 13, Special Provisions, Section 13.1 Holding Provisions and Table 28: Holding Provisions is hereby amended by adding the following:

Holding Provision #	Map #	Parent Zone(s)	Permitted Uses Subject to Holding Provisions	Holding Provisions
H-17	S8	RM3	As per the parent zone.	No <i>buildings</i> or <i>structures</i> shall be permitted until a Servicing Report is provided to confirm sufficient water pressure for fire flow.
H-18	S8	R3-258 OS	As per the parent zone.	No <i>development</i> , site alteration or <i>buildings</i> or <i>structures</i> shall be permitted until OPA 63 and Policies 6.11.7.3.16(c-l) and Policy 6.11.7.3.4(h) are addressed to identify how the alternative restoration contributes to the achievement of the natural heritage cover target in combination with other features and areas, or designate an alternative restoration area which will achieve the same or similar ecological goals and outcomes.

Holding Provision #	Map #	Parent Zone(s)	Permitted Uses Subject to Holding Provisions	Holding Provisions
				Once the boundaries of the restoration area have been confirmed, the Block Plan shall be updated and finalized and the Draft Plan of Subdivision shall be updated, if applicable, and a condition be included in the subdivision agreement or separate agreement requiring the creation and implementation of a active restoration plan, as per the applicable Official Plan policy, to the satisfaction of the Township.

7. That, all other provisions of By-law 2017-70, as amended, continue 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 4 DAY OF MAY, 2026.**

  
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**MAYOR CHERYL GANANN**

  
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**JUSTIN PAYLOVE, CLERK**

## EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2026-23

### **Location:**

Concession 6; Lot 31; Concession 6; Lot 31; RP 30-R3374; Parts 2 & 3; Part 1 RP 30-R7313; Parts 6-10, 12-16, in the Township of West Lincoln.

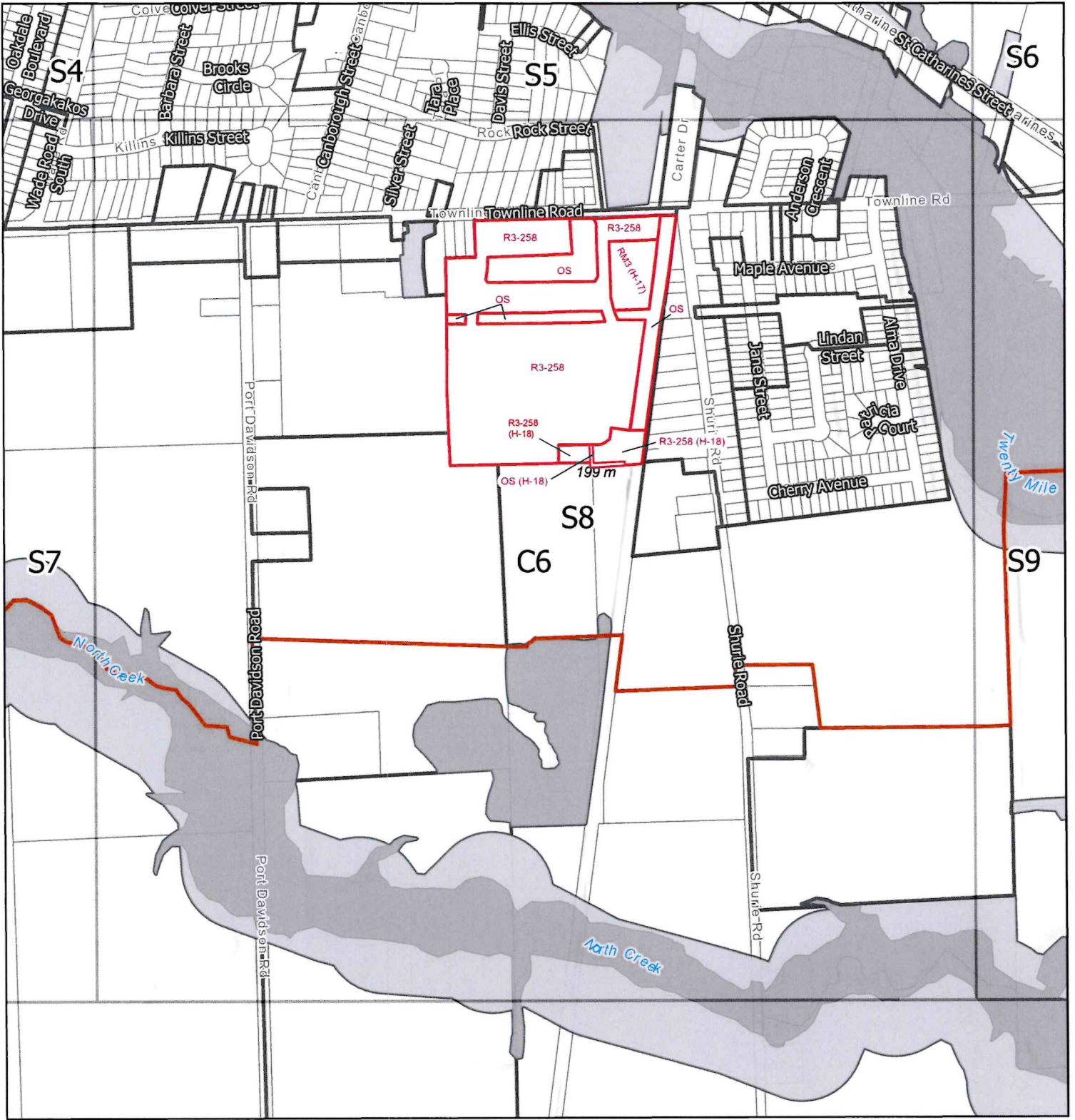
### **Purpose & Effect:**

The subject lands were zoned Development (D) Zone, Agricultural Purposes Only (APO) Zone, and Agricultural (A) Zone and is amended for future development and the creation of a new subdivision consisting of 177 single detached dwelling units, 14 semi-detached dwelling units, and 31 townhouse dwelling units for a total of 222 dwelling units with the applicable holding provisions applied that requires additional information to the satisfaction of the Township.

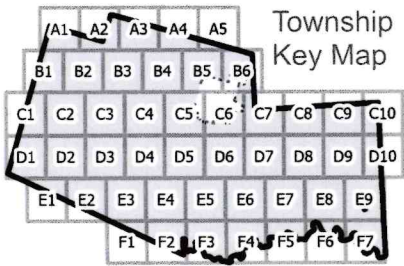
### **Public Consultation:**

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

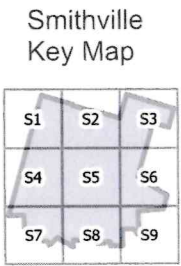
ZBA File: 1601-008-24 (Lockbridge Developments)



See Map C6



Township Key Map



Smithville Key Map

--- Settlement Area Boundary

--- Zone Boundary

EC

EP

### Township of West Lincoln

Schedule A

Zoning By-law No.2017-70

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Map

# S8

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