

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, Part 1, Administration, Section 1.2.1 Administration and Enforcement, is hereby amended and modified to:

This By-law shall be administered by the municipal staff as appointed by the Council of the Township of West Lincoln. ~~The Chief Building Official and any Inspector~~ **Any Enforcement Office appointed** ~~under the Building Code Act~~ **by Council** are each assigned the responsibility of enforcing this By-law for the purposes of Section 49 of the Planning Act.

2. THAT, Part 3, General Provisions, Section 3.11 On-Farm Diversified Uses, is hereby amended and modified to:

c) On-farm diversified uses shall not exceed the following size limits:

- i. The area of the lot permanently, temporarily or seasonally devoted to on-farm diversified uses shall not exceed the lesser of ~~1%~~ **2%** of the lot area or 0.5 hectare, including the area of existing and new buildings and structures, required parking and loading areas, outside display and sales areas, outside storage areas, and any other areas of the lot used for the on-farm diversified use, excluding existing driveways shared with a permitted principal use on the lot and areas that produce a harvestable crop; and,

3. THAT, Part 3, General Provisions, Section 3.12.2 Driveways and Parking Aisles, specifically Table 3: Minimum and Maximum Widths for Driveways and Parking Aisles is amended as follows:

Type of Driveway or Parking Aisle	Minimum Width	Maximum Width
Driveways for residential uses within a settlement area with less than five (5) dwelling units (By-law 2019-63 & 2022-32):		
Driveway for a dwelling with a private garage	3 metres	Garage width plus 0.5 metre or 60% of the lot frontage, whichever is greater, to a maximum of 6 metres
Driveway for a dwelling with no private garage		60% of the lot frontage, to a maximum of 6 metres
Driveways for residential uses outside a settlement area with less than five (5) dwelling units (Bylaw 2019-63 & 2022-32):		
Driveway for a dwelling with a private garage	3 metres	Garage width plus 0.5 metre or 60% of the lot frontage, whichever is greater, to a maximum of 7.5 metres
Driveway for a dwelling with no private garage		60% of the lot frontage, to a maximum of 7.5 metres
Driveways for residential uses with five (5) or more dwelling units and non-residential uses:		
Single traffic lane for travel in one direction	3 metres	6 metres
Double traffic lane for travel in one or two directions	6 metres	9 metres
Double traffic lane for travel in one or two directions plus one or more dedicated turning lanes where required in accordance with an approved site plan	9 metres	16 metres
Driveways for Agricultural Uses		
Driveways for farm access or agricultural lots with residential uses	3 metres	16 metres

Type of Driveway or Parking Aisle	Minimum Width	Maximum Width
<i>Parking aisles:</i>		
<i>Parking aisles for parking spaces angled 75 or 90 degrees to a line parallel to the aisle</i>	6 metres	7.5 metres
<i>Parking aisles for parking spaces angled 60 degrees to a line parallel to the aisle</i>	5 metres	
<i>Parking aisles for parking spaces angled 45 degrees to a line parallel to the aisle</i>	4 metres	
<i>Parking aisles for parallel parking spaces</i>	5 metres	

4. THAT, Map ‘S2’ to Schedule ‘A’ to Zoning By-law No. 2017- 70, as amended, is amended by changing the zoning as shown on Schedule ‘A’ attached hereto from Development (D) Zone to Industrial Employment Zone (M2-H-##) with a Holding Provision.
5. THAT, Part 13, Special Provisions, Section 13.1 Holding Provisions and Table 28 is hereby amended by adding the following:

Table 28: Holding Provisions

Holding Provision #	Map #	Parent Zone(s)	Permitted Uses Subject to Holding Provisions	Holding Provisions
H-##	S2	M2	All permitted uses of the parent zone, including Class I Light Industrial Uses involving light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods, that only involve indoor activities.	No site alteration or buildings or structures shall be permitted until the Spring Creek Heights Secondary Plan Area policies are in place. to the satisfaction of the Township.

6. THAT, all other provisions of By-law 2017-70, as amended, continue to apply.
7. 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

The Township's Comprehensive Zoning By-law 2017-70 was passed by the Council of the Corporation of the Township of West Lincoln on June 26, 2017. This By-law amends Zoning By-law 2017-70, as amended, to address issues and opportunities that have become apparent during implementation.

ZBA File: 1601-012-25 (Housekeeping By-law)

DRAFT

SCHEDULE 'A'

