

**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;

AND WHEREAS this By-law is in conformity with a pending amendment to the Township of West Lincoln Official Plan;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN HEREBY ENACTS AS FOLLOWS:

1. THAT, Part 2, Definitions is hereby amended by adding the following definition:

Custom Workshop

Means a building or part of a building used by a trade, craft or guild for the manufacture in small quantities of made-to-measure clothing or articles including the sale of such products at retail, and, for the purpose of this By-law may include but shall not be limited to glass blowing, sewing, weaving, spinning, furniture making, upholstering or woodworking.

2. THAT, Part 8, Employment Zones is hereby amended by modifying provision “8.1 – Applicable Zones” to read as follows:

8.1 Applicable Zones

The permitted *uses* and regulations of Part 8 apply to land within the following *zones*:

Zone	Symbol
Office and Business Park Employment	M1
Industrial Employment	M2
Extractive Industrial	M3
Rural Employment – Light	RE1
Rural Employment – Medium	RE2
Rural Employment – Heavy	RE3

These *zones* apply to land identified with the corresponding *zone* symbol as shown in Schedule “A”.

3. THAT, Part 8, Employment Zones is hereby amended by repealing Table 18 and replacing it with the following table:

Table 18: Permitted Uses in Employment Zones

Uses	Zones where Permitted					
Principal Uses						
<i>Animal shelter</i>	M1					
<i>Commercial kennel</i>	M1					
<i>Commercial school</i>	M1					
<i>Communications establishment</i>		M2		RE1	RE2	
<i>Contractors establishment</i>		M2		RE1	RE2	
<i>Custom Workshop</i>				RE1	RE2	
<i>Dry cleaning/laundry establishment</i>	M1					
<i>Industrial use</i>	M1	M2		RE1	RE2	RE3
<i>Mineral aggregate operation</i>			M3			
<i>Motor vehicle body shop</i>		M2			RE2	
<i>Motor vehicle repair establishment</i>					RE2	
<i>Office, including a medical office</i>	M1					
<i>Pet care establishment</i>	M1					

Uses	Zones where Permitted					
	M1	M2	M3	RE1	RE2	RE3
Recreation facility	M1					
Service shop		M2			RE2	RE3
Studio	M1					
Truck transport terminal	M1	M2			RE2	RE3
Veterinary clinic	M1					
Wayside pit or quarry (see s. 3.27)	M1	M2	M3			
Accessory Uses ⁽¹⁾						
Accessory buildings or structures and accessory uses (see s. 3.1)	M1 ⁽¹⁾	M2 ⁽¹⁾	M3 ⁽¹⁾	RE1 ⁽¹⁾	RE2 ⁽¹⁾	RE3 ⁽¹⁾
Office		M2 ⁽¹⁾		RE1 ⁽¹⁾	RE2 ⁽¹⁾	RE3 ⁽¹⁾
Outside Storage	M1 ⁽¹⁾	M2 ⁽¹⁾	M3 ⁽¹⁾	RE1 ⁽¹⁾	RE2 ⁽¹⁾	RE3 ⁽¹⁾
Renewable energy system (see s. 3.15)	M1 ⁽¹⁾	M2 ⁽¹⁾	M3 ⁽¹⁾	RE1 ⁽¹⁾	RE2 ⁽¹⁾	RE3 ⁽¹⁾
Retail store	M1 ⁽¹⁾	M2 ⁽¹⁾	M3 ⁽¹⁾	RE1 ⁽¹⁾	RE2 ⁽¹⁾	RE3 ⁽¹⁾

⁽¹⁾ Denotes uses that are only permitted accessory to or in conjunction with a permitted principal use.

4. THAT Part 8, Employment Zones is hereby amended by repealing Table 19 and replacing it with the following table:

Table 19: Regulations for Permitted Uses in Employment Zones

Regulation		Zone Requirements					
		M1	M2	M3	RE1	RE2	RE3
Minimum lot area		2,000m ²		-	10,000m ²		
Minimum lot frontage		30m		-	30m		
Minimum front yard		15m		30m ⁽¹⁾	10m	15m	15m
Minimum exterior side yard		7.5m		30m ⁽¹⁾	7.5m		30m
Minimum interior side yard	Adjoining a lot in a Residential Zone	15m	30m	90m ⁽¹⁾	10m	70m	300m
	Other (Bylaw 2022-67)	5m		30m ⁽¹⁾	5m		30m
Minimum rear yard	Adjoining a lot in a Residential Zone	15m	30m	90m ⁽¹⁾	10m	30m	
	Other	7.5m		30m ⁽¹⁾	7.5m		30m
Maximum lot coverage		35%			50%		
Maximum Height		20m		20m ⁽¹⁾	15m		
Minimum landscaped open space		10% ⁽²⁾		-	10% ⁽²⁾		
Maximum outside storage		25% ⁽³⁾		-	25% ⁽³⁾		
Maximum accessory retail gross floor area		10% of gross floor area		-	10% of gross floor area		

⁽¹⁾ Minimum yard requirements apply to buildings, structures and aggregate stockpiles.

⁽²⁾ A minimum of 50% of required landscaped open space shall be located in the front yard.

⁽³⁾ Outside storage for purposes other than outside display and sales areas on the lot shall be located in a rear yard or side yard and screened from view from public streets and adjacent lots.

5. THAT Part 8, Employment Zones is hereby amended by adding a new section 8.4 as follows:

8.4 Provisions for Rural Employment Zones

- a) Zones with the symbol RE1, RE2, and RE3 are considered to be Rural Employment Zones. These zones are intended to support a range of dry

industrial uses whose demands for water and wastewater services can be met with private systems.

- b) The land uses permitted in the Rural Employment Zones are limited to uses that would be permitted in an "Employment Area" as defined by the Provincial Planning Statement, 2024.
 - c) Land uses in Zones RE1, RE2, and RE3 shall be limited to those with a water and wastewater average daily flow of less than 4,500 litres, serviced by private systems.
 - d) The minimum separation distance between an RE1 use and a residential use shall be 20 metres.
 - e) The minimum separation distance between an RE2 use and a residential use shall be 70 metres.
 - f) The minimum separation distance between an RE3 use and a residential use shall be 300 metres.
6. THAT, Schedule A2 of the Township of West Lincoln Zoning By-law 2017-70 is hereby amended by rezoning the lands as shown on Schedule A to this By-law.
7. THAT, all other provisions of Zoning 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 ____
DAY OF _____, 2026.

MAYOR CHERYL GANANN

JUSTIN PAYLOVE
MANAGER, LEGISLATIVE SERVICES/CLERK

SCHEDULE "A"

Legend

Areas to be zoned:

-  LANDS TO BE REZONED FROM A (T-15) TO RE1
-  LANDS TO BE REZONED FROM A TO RE1
-  LANDS TO BE REZONED FROM A TO RE2
-  LANDS TO BE REZONED FROM A (T-15) TO RE2



Scale: 1:4000

File Number:

This is Schedule 'A' to By-law No. ____-2026 to amend the Township of West Lincoln Zoning Bylaw No. 2017-70.

Passed the ____ day of _____, 2026.

MAYOR

CLERK

