

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW 2020-XX

**BEING 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;

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 Plan M90, Lot 31, in the Township of West Lincoln, known municipally as 132 College Street, Plan M90, Lots 29 & 30, Township of West Lincoln, and Plan M90 Pt of Lot 44, Township of West Lincoln, known municipally as 131 St. Catharines Street and shown as the subject lands 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 changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Institutional 'I' zone to Residential Medium Density – Type 2 'RM2' zone.
3. THAT Map 'S5' to Schedule 'A' to 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 an Institutional 'I' zone to a Residential Medium Density – Type 3 zone with a site specific provision 'RM3-194.'
4. THAT Map 'S5' to Schedule 'A' to 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 a Residential Medium Density – Type 2 'RM2' zone to a Residential Medium Density – Type 3 'RM3' zone.
5. THAT Section 6 of Zoning By-law 2017-70, as amended, is hereby further amended by adding the following to Section 13.2:
RM3-194:
Permitted Uses:
As per the parent zone, plus:
On the ground floor: *Dry cleaning/laundry depot, day care, office, including a medical office, personal service shop, restaurant, retail store, service shop, studio, and veterinary clinic.*

Regulations:
As per the parent zone.
6. THAT, all other provisions of By-law 2017-70 continue to apply.
7. AND 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
27th DAY OF JULY, 2020.**

DAVE BYLSMA, MAYOR

JOANNE SCIME, CLERK

DRAFT

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2020-XX

Location:

This By-law involves a parcel of land legally known as Plan M90, Lot 31, in the Township of West Lincoln, known municipally as 132 College Street, Plan M90, Lots 29 & 30, Township of West Lincoln, and Plan M90 Pt of Lot 44, Township of West Lincoln, known municipally as 131 St. Catharines Street.

Purpose & Effect:

The lands rezoned to Residential Medium Density – Type 2 ‘RM2’ with no site specific were rezoned from an Institutional ‘I’ zone. This will permit residential development to occur for the portion of the subject lands fronting onto Morgan Avenue.

The lands rezoned to Residential Medium Density – Type 3 ‘RM3-194’ with a site specific to permit for a number of convenient and service commercial uses on the ground floor. These lands were rezoned from an Institutional ‘I’ zone. This will permit for mixed use development by enabling commercial uses to be established on the ground floor with residential uses above.

The lands rezoned to Residential Medium Density – Type 3 ‘RM3’ with no site specific were rezoned from a Residential Medium Density – Type 2 ‘RM2’ zone. The RM3 zone will permit a denser form of Townhouses than the RM2 zone and permit apartment buildings.

Public Consultation:

The Public Meeting was held on February 10th, 2020. The Township received verbal and written comments from XX neighbour(s) regarding this application. All written and oral comments were considered in the making of the decision by Council.

File: 1601-006-20
Applicants: Township of West Lincoln