

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN COUNCIL AGENDA

MEETING NO. EIGHTEEN

Monday, November 25, 2024, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

NOTE TO MEMBERS OF THE PUBLIC: All Cell Phones, Pagers and/or PDAs to be turned off. Members of the public who are attending and participating virtually are reminded to keep their microphones muted until they are acknowledged to speak. Additionally, for your information, please be advised that this meeting will be livestreamed as well as recorded and will be available on the Township's website.

Pages

1. **SINGING OF "O CANADA" CAIRN CHRISTIAN SCHOOL**

Prior to commencing with the Council meeting, Mayor Ganann will provide the following announcements:

1. The public may submit comments for matters that are on the agenda to jpaylove@westlincoln.ca before 4:30 pm. on the day of the meeting. Comments submitted will be considered as public information and read into public record.
2. This meeting is being livestreamed as well as recorded and will be available on the Township's website.

2. **LAND ACKNOWLEDGEMENT STATEMENT**

The Township of West Lincoln, being part of Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara, stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

3. **OPENING PETITION - Councillor Jason Trombetta**

4. **CHANGE IN ORDER OF ITEMS ON AGENDA**

5. **DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST**

6. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Requests to address items on the agenda are restricted to specific items as follows per Section 6.7 of the Procedural By-law:

6.7 Public Comment at Council

There shall be no comments from the public permitted at Council unless:

- (a) a specific appointment has been scheduled; or,
- (b) an item is included under the “Other Business” or “Communications” or “Appointments” section of the agenda and relates to a matter which would normally be dealt with at Committee.

Chair to inquire if there are any members of the public present who wish to address a specific item on the agenda as permitted by Section 6.7 of the Procedural By-law.

7. APPOINTMENTS/PRESENTATIONS

7.1 Cai Shirton

Re: To present his achievements from Estonia and receive recognition for his success from Council

8. REGIONAL COUNCILLOR’S REMARKS

9. CONFIRMATION OF MINUTES

9.1 Council Minutes

Re: October 28, 2024

Confidential Minutes Under Separate Cover

Moved By Councillor Joann Chechalk

- 1. That the minutes relating to the October 28, 2024 Council Meeting, and the recommendations contained therein, be accepted; and,
- 2. That the confidential minutes relating to the closed session portion of the October 28, 2024 Council Meeting be accepted; and that the minutes remain confidential and restricted from public disclosure in accordance with exemptions provided in Section 239 of the Municipal Act.

9.2 Public Meeting under the Planning Act

Re: November 11, 2024

Moved By Councillor William Reilly

That the minutes of the November 11, 2024 Public Meeting held under Section 34 of the Planning Act with respect to:

- 1. Zoning By-law Amendment for Bradley and Kimberly Killins & NGF Property Inc. (Agent- Ethan Laman

6

14

Upper Canada Consultants) Property Address: 5357 and 5377
Elcho Road 1601-011-24

be accepted.

10. COMMUNICATIONS

There are no communications

11. MAYOR'S REMARKS

12. REPORT OF COMMITTEE

- 12.1 Planning/Building/Environmental Committee 19
Re: November 11, 2024

Moved By Councillor William Reilly

1. That the minutes relating to the November 11, 2024 Planning, Building & Environmental Committee Meeting, and the recommendations contained therein, be accepted.

- 12.2 Administration/Finance/Fire Committee 26
Re: November 18, 2024

Moved By Councillor Jason Trombetta

1. That the minutes relating to the November 18, 2024, Administration, Finance & Fire Committee Meeting, and the recommendations contained therein, be accepted.

- 12.3 Public Works & Recreation Committee 32
Re: November 18, 2024

Moved By Councillor Mike Rehner

1. That the minutes relating to the November 18, 2024 Public Works & Recreation Committee Meeting, and the recommendations contained therein, be accepted.

13. RECONSIDERATION

(“Definition”) This section is for a Member of Council to introduce a motion to reconsider action taken at this Council Meeting or the previous regular Council meeting. A motion to reconsider must be made by a Council Member who voted in the majority on the matter to be reconsidered. The Chair may rule that a motion to reconsider will be dealt with at the next following Council Meeting if for some reason it cannot be dealt with at this meeting.

14. NOTICE OF MOTION TO RESCIND

(“Definition”) This section is for Council Members to serve notice of intent to introduce a motion to rescind action taken previously by Council. Notice served at this meeting will be for a motion to rescind at the next regular meeting.

15. OTHER BUSINESS

- 15.1 Members of Council
Re: Council Remarks

16. NEW ITEMS OF BUSINESS

NOTE: Only for items that require immediate attention/direction from Council and must first approve a motion to introduce a new item of business.

17. CONFIDENTIAL MATTERS

Moved By Councillor Jason Trombetta

That the next portion of this meeting be closed to the public to consider the following pursuant to Section 239(2) of the Municipal Act 2001:

- 17.1 Director of Legislative Services/Clerk (Justin Paylove)
Re: Nomination of Appointment to Peninsula West Power Inc.

Applicable closed session exemptions(s)

- personal matters about an identifiable individual, including municipal or local board employees

- 17.1 Director of Legislative Services/Clerk (Justin Paylove)
Re: Nomination of Appointment to Peninsula West Power Inc.

18. BY-LAWS

Moved By Councillor Shelley Bradaric

That leave be granted to introduce By-Laws 2024-76, 2024-77, 2024-78, 2024-79, 2024-80, and 2024-81 and that the same shall be considered to have been read a first, second, and third time with one reading, and are hereby adopted; and,

That the Mayor and Clerk be and are hereby authorized to sign and affix the Corporate Seal thereto, any rule of this Council to the contrary notwithstanding.

- 18.1 BY-LAW 2024-76 36
A By-law to amend Zoning By-law No. 2017-70, as amended, of the Township of West Lincoln
(Housekeeping No. 8)
- 18.2 BY-LAW 2024-77 51
A By-law to amend Zoning By-law No. 2017-70, as amended, of the Township of West Lincoln
(Ross Robins-Evelyn Duck)
- 18.3 BY-LAW 2024-78 55
Being a By-law to appoint an Acting Fire Chief for the Corporation of the Township of West Lincoln.
(Tim Hofsink)

18.4	BY-LAW 2024-79 A By-law to appoint a Treasurer for the Corporation of the Township of West Lincoln (Katelyn Repovs)	56
18.5	BY-LAW 2024-80 A By-law to appoint an Acting Deputy Treasurer for the Corporation of the Township of West Lincoln. (Donna DeFilippis)	57
18.6	BY-LAW 2024-81 Being a By-Law to adopt, confirm and ratify matters dealt with by Council resolution.	58

19. ADJOURNMENT
The Mayor to declare this meeting adjourned at the hour of _____.



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN
COUNCIL MINUTES

MEETING NO. SEVENTEEN
October 28, 2024, 5:30 p.m.
Township Administration Building
318 Canborough Street, Smithville, Ontario

Council: Mayor Cheryl Ganann, Chair
Councillor Shelley Bradaric
Councillor Mike Rehner
Councillor William Reilly
Councillor Jason Trombetta
Councillor Joann Chechalk

Staff: Donna DeFilippis, Treasurer/Director of Finance
Justin Paylove, Director of Legislative Services/Clerk
Kevin Geoghegan, IT Help Desk Analyst
Janine Buffo, Human Resources Advisor*

Attendees: Regional Councillor Witteveen

*IN ATTENDANCE PART-TIME

1. **DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST - CONFIDENTIAL ITEM(S)**

There were no pecuniary interests and/or conflicts of interest disclosed.

2. **CONFIDENTIAL MATTERS**

Moved By Councillor William Reilly
Seconded By Councillor Shelley Bradaric

That the next portion of this meeting be closed to the public to consider the following pursuant to Section 239(2) of the Municipal Act 2001:

2.1 Chief Administrative Officer (Truper McBride)
Re: Organizational Resourcing and CFO Recruitment Update

Applicable closed session exemption(s):

- Personal matters about an identifiable individual, including municipal or local board employees; and,
- A plan or instruction to be applied to negotiations.

2.2 Chief Administrative Officer (Truper McBride)
Re: Organizational Structure Review

Applicable closed session exemption(s):

- Personal matters about an identifiable individual, including municipal or local board employees.

Carried

3. Confidential Resolution

Moved By Councillor Shelley Bradaric
Seconded By Councillor Joann Chechalk

That Administration be directed to proceed as directed in Closed Session, in regards to Confidential Item 2.1 and Confidential Item 2.2

Carried

4. SINGING OF "O CANADA" - SMITHVILLE CHRISTIAN HIGHSCHOOL

Prior to commencing with the Council meeting, Mayor Ganann provided the following announcements:

1. The public may submit comments for matters that are on the agenda to jpaylove@westlincoln.ca before 4:30 pm. on the day of the meeting. Comments submitted will be considered as public information and read into public record.
2. This meeting is being livestreamed as well as recorded and will be available on the Township's website.

5. LAND ACKNOWLEDGEMENT STATEMENT

The chair read the land acknowledgement statement.

6. OPENING PETITION - Councillor Jason Trombetta

Councillor Trombetta read the opening petition.

7. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no changes in the order of items on the agenda.

8. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

There were no pecuniary interests and/or conflicts of interest disclosed.

9. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Requests to address items on the agenda are restricted to specific items as follows per Section 6.7 of the Procedural By-law:

6.7 Public Comment at Council

There shall be no comments from the public permitted at Council unless:

- (a) a specific appointment has been scheduled; or,
- (b) an item is included under the “Other Business” or “Communications” or “Appointments” section of the agenda and relates to a matter which would normally be dealt with at Committee.

Chair inquired if there were any members of the public present who wished to address a specific item on the agenda as permitted by Section 6.7 of the Procedural By-law.

In response to the Chair's inquiry, there were no members of the public who wished to address a specific item on the agenda.

10. APPOINTMENTS/PRESENTATIONS

There were no appointments/presentations.

11. REGIONAL COUNCILLOR’S REMARKS

Regional Councillor Witteveen read from a prepared statement, attached as Schedule A.

12. CONFIRMATION OF MINUTES

12.1 Council Minutes
Re: September 23, 2024

Moved By Councillor Joann Chechalk
Seconded By Councillor Jason Trombetta

1. That the minutes relating to the September 23, 2024 Council Meeting, and the recommendations contained therein, be accepted.

Carried

- 12.2 Public Meeting Under the Planning Act
Re: October 15, 2024

Moved By Councillor William Reilly

Seconded By Councillor Jason Trombetta

That the minutes of the October 15, 2024 Public Meeting held under Section 34 of the Planning Act with respect to:

1. Part 1, Range 2, Part of Lot 2, in the former Township of South Grimsby (Ross Robins) - Zoning By-Law Amendment
2. Concession 4, Part Lot 12 RP 30R4714 Part 1, in the former Township of Gainsborough (William and Cathy Vitucci) - Zoning By-law Amendment
3. 1601-002-24 - Backyard Chickens By-law - Zoning By-law Amendment.

and the recommendations contained therein, be accepted.

Carried

13. **COMMUNICATIONS**

There were no communications.

14. **MAYOR'S REMARKS**

The Mayor read from a prepared statement, attached as Schedule B.

15. **REPORT OF COMMITTEE**

- 15.1 Planning/Building/Environmental Committee
Re: October 15, 2024

Moved By Councillor William Reilly

Seconded By Councillor Joann Chechalk

1. That the minutes relating to the October 15, 2024 Planning, Building & Environmental Committee Meeting, and the recommendations contained therein, be accepted.

Carried

15.2 Administration/Finance/Fire Committee
Re: October 21, 2024

Moved By Councillor Jason Trombetta
Seconded By Councillor William Reilly

1. That the minutes relating to the October 21, 2024, Administration, Finance & Fire Committee Meeting, and the recommendations contained therein, be accepted.

Carried

15.3 Public Works & Recreation Committee

Moved By Councillor Mike Rehner
Seconded By Councillor Jason Trombetta

1. That the minutes relating to the October 21, 2024 Public Works & Recreation Committee Meeting, and the recommendations contained therein, be accepted.

Carried

16. RECONSIDERATION

(“**Definition**”) This section is for a Member of Council to introduce a motion to reconsider action taken at this Council Meeting or the previous regular Council meeting. A motion to reconsider must be made by a Council Member who voted in the majority on the matter to be reconsidered. The Chair may rule that a motion to reconsider will be dealt with at the next following Council Meeting if for some reason it cannot be dealt with at this meeting.

There were no items put forward for reconsideration.

17. NOTICE OF MOTION TO RESCIND

(“**Definition**”) This section is for Council Members to serve notice of intent to introduce a motion to rescind action taken previously by Council. Notice served at this meeting will be for a motion to rescind at the next regular meeting.

There were no notices of intent served to introduce a motion to rescind action taken previously by Council.

18. OTHER BUSINESS

18.1 Members of Council
Re: Council Remarks

Councillor Reilly
Re: Citizen Recognition Awards and the New Ward 3 Councillor

Councillor Rehner
Re: Smithville United Church Roast Beef Dinner

Director of Legislative Services/Clerk Justin Paylove
Re: Advanced Polls and By-election Day

Councillor Trombetta
Re: Smithville United Church Roast Beef Dinner

19. NEW ITEMS OF BUSINESS

NOTE: Only for items that require immediate attention/direction from Council and must first approve a motion to introduce a new item of business.

There were no motions brought forward to introduce new items of business.

20. BY-LAWS

Moved By Councillor Shelley Bradaric
Seconded By Councillor Joann Chechalk

1. That leave be granted to introduce By-Laws 2024-67, 2024-68, 2024-69, 2024-70, 2024-71, 2024-72, 2024-73, 2024-74, and 2024-75, and that the same shall be considered to have been read a first, second, and third time with one reading, and are hereby adopted; and,
2. That the Mayor and Clerk be and are hereby authorized to sign and affix the Corporate Seal thereto, any rule of this Council to the contrary notwithstanding.

Carried

20.1 BY-LAW 2024-67

A By-Law to authorize an agreement between the Corporation of the Township of West Lincoln and YORK1 Demolition for the full demolition and remediation of the Old Fire Station 2 Building.

20.2 BY-LAW 2024-68

Being a By-law to appoint a Chief Building Official, Municipal By-law Enforcement Officer and Property Standards Officer for the Corporation of the Township of West Lincoln (Ben Agro)

20.3 BY-LAW 2024-69

A By-law to amend By-law 2023-03 which confirmed various appointment and/or recommendations for appointments to Boards, Committees & Municipal Positions.

removal of Danielle Stoyls and Reighan Van Duzen.

20.4 BY-LAW 2024-70

A By-law for the Imposition of Development Charges

20.5 BY-LAW 2024-71

A By-law to amend Zoning By-law No. 2017-70, as amended, of the Township of West Lincoln (William and Cathy Vitucci)

20.6 BY-LAW 2024-72

Being a By-law to amend By-law No. 2019-38 being a By-law respecting litter, yard wasted and the Maintenance of Property within the Township of West Lincoln (Clean Yards By-law)

20.7 BY-LAW 2024-73

A By-law to authorize an agreement between the Corporation of the Township of West Lincoln and Peninsula Construction Inc. for the 2024 Guiderail Program Project

20.8 BY-LAW 2024-74

A By-law to establish Parts 2, 3 and 4 on Reference Plan No. 30R-16181 on Concession 2 Road and Abingdon Road as Public Highway, in the former Township of Caistor, Now in the Township of West Lincoln, Regional Municipality of Niagara.

20.9 BY-LAW 2024-75

Being a By-Law to adopt, confirm and ratify matters dealt with by Council resolution.

21. ADJOURNMENT

The Mayor declared this meeting adjourned at the hour of 8:32 PM.

JUSTIN PAYLOVE, DIRECTOR
OF LEGISLATIVE
SERVICES/CLERK

MAYOR CHERYL GANANN



TOWNSHIP OF WEST LINCOLN
PUBLIC MEETING UNDER THE PLANNING ACT MINUTES
AMENDMENT TO TOWNSHIP OF WEST LINCOLN'S ZONING BY-LAW

November 11, 2024, 6:30 p.m.
West Lincoln Community Centre
177 West Street, Smithville, Ontario

Council: Councillor William Reilly, Chair
Mayor Cheryl Ganann
Councillor Shelley Bradaric
Councillor Jason Trombetta
Councillor Joann Chechalk

Absent: Councillor Mike Rehner (Notification provided with regrets)

Staff: Justin Paylove, Director of
Legislative Services/Clerk
Kevin Geoghegan, IT Help Desk
Analyst
Susan Smyth, Senior Planner
Truper McBride, CAO

Attendees: Ethan Lamar, Upper Canada
Consultants
John Ganann
Gord McCharles
Greg Maychak
Ross Robins
Melissa Duck

5357 and 5377 Elcho Road (Ethan Laman (Agent) Brad and Kimberly Killins)-
Zoning By-law Amendment

1. Application for Zoning By-law Amendment

The Chair advised that this public meeting was being held to consider an amendment to the Township of West Lincoln’s Zoning By-law under Section 34 of the Planning Act.

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

This rezoning application has been submitted in conjunction with consent application B092024WL. The consent application has proposed to sever 5 acres (2.02 hectares) from 5357 Elcho Road and merge to 5377 Elcho Road making it a total of 10 acres (4.05 hectares) for a commercial/ agricultural related use. This application proposes to rezone the 5 acres of Agricultural lands (A) that were severed as part of the boundary adjustment to a Service Commercial (C3-#) with a site specific exception to recognize a maximum outdoor storage of 57% of the lot area whereas 5% is required (Parcel 2) as well as to rezone Parcel 1, the existing Service Commercial zone to the same Site Specific zone.

This application also proposes to rezone the Agricultural lands on Parcel 3 from Agricultural (A) to Agricultural with a site specific exception (A-#) to recognize a deficient lot area of 30.65 hectares whereas 40 hectares is required.

2. Purpose of the Public Meeting

The Chair stated that the Planning Act requires in Section 34(12) and Section 39 that before passing Zoning By-Law Amendments, Council must hold at least one public meeting for the purpose of informing the public in respect of the application.

The Chair further stated that the purpose of this public meeting is to receive comments and answer questions from the public regarding the proposed Zoning By-Law Amendments.

The Chair further stated that no decision has been made on the proposed amendments and any comments received will be taken into account by Council in their consideration.

3. Public Meeting

The Chair stated that in accordance with the *Planning Act* and the Minister, the applicant or specified person, public body or registered land owner of any land to which the by-law amendment will apply who made oral submissions at a public meeting or written submissions to Council prior to the adoption and/or passage of the by-law may appeal the by-law amendment to the Ontario Land Tribunal.

The Chair inquired to the Director of Legislative Services/Clerk, Justin Paylove, about the methods and dates by which notice of the public meeting was given.

In response to the Chair's inquiry, Director of Legislative Services/Clerk, Justin Paylove, explained that proper notice was given.

The Chair inquired to the Senior Planner, Susan Smyth, to explain the purpose and reason for the proposed Zoning By-Law Amendments.

In response to the inquiry from the Chair, Senior Planner, Susan Smyth, explained the purpose and reason for the proposed Zoning By-law Amendment.

The Chair asked if the applicant or their authorized agent were present to speak to the application.

Ethan Laman (Agent)
Upper Canada Consultants

Mr. Laman further explained that the purpose and reason for the proposed Zoning By-law Amendment is to permit the growth and expansion of the established businesses and described the intended use of the site.

The Chair asked if there were any oral or written submissions from any members of the public present in person or as part of the Zoom meeting that wished to provide comments at this time with respect to the Zoning By-law Amendment. The Chair suggested that if there were any Members of the Public present that wished to provide comments that they should state them now, as the OLT may not consider comments made during any other Council and/or Committee meetings.

There were no oral or written submission from any members of the public.

The Chair asked if any Members of the Committee had any oral or written submissions on the Zoning By-law Amendment. The Chair advised that this may be the only Public Meeting being held with respect to this application; therefore, he noted that if any Members of the Committee has any comments they should state them now as the Ontario Land Tribunal (OLT) may not consider comments made during any other Council and/or Committee meetings.

Mayor Ganann inquired to the Agent, Ethan Laman, about the size of the property and if appropriate consideration has been given to the proposed lot size to manage over-crowding.

In response to Mayor Ganann's inquiry, the Agent, Ethan Laman, explained that the proposed size of the property has been taken into consideration with the intent of final expansion.

Councillor Chechalk inquired to the Agent, Ethan Laman, about the size of the boundary adjustment.

In response to Councillor Chechalk, the Agent, Ethan Laman, explained that the boundary adjustment size was 5 acres or 2.03 hectares.

Councillor Chechalk further inquired to Senior Planner, Susan Smyth, how far the hamlet boundaries of Wellandport expand to the South.

In response to Councillor Chechalk's further inquiry, Senior Planner, Susan Smyth did not have the information available regarding the residential boundaries of Wellandport and would report back to Council.

Councillor Bradaric inquired to Senior Planner, Susan Smyth, regarding Bismark's employment land boundaries.

In response to Councillor Bradaric's inquiry, Senior Planner, Susan Smyth, explained that the proposed location would be more suitable than Bismark with further reporting on the Fulton Rural Employment Land Use Project this evening.

The Chair stated that a Technical Report was being considered by Council later, as part of this evening's Committee meeting. The Chair advised that once Committee and/or Council has made a decision with respect to the Zoning By-law Amendment application and if approved by Council, a notice of its passing will be circulated with an appeal period. The Chair stated that if there was anyone who wished to be notified of Council's decision, they should email the Director of Legislative Services/Clerk, Justin Paylove, at jpaylove@westlincoln.ca.

The Chair stated that anyone who is interested in observing Council and/or Committee discussions about a particular by-law should not solely rely on mailed notices and thus miss the opportunity to attend applicable meetings and suggested the public watch the Township's website for posting of agendas to review items that will be discussed at Council and/or Committee meetings. The Chair advised that agendas for meetings are posted on the Township's website after 4 p.m. on the Friday prior to the meeting and that meeting schedules are also noted on the Township's website for the public to view. The Chair stated that anyone wishing to receive notices by email, should contact the Township Clerk to advise of their request and include their email address along with their mailing address and phone number.

4. Adjournment

The Chair declared the meeting adjourned at the hour of 6:56 p.m.

JUSTIN PAYLOVE, DIRECTOR
OF LEGISLATIVE
SERVICES/CLERK

COUNCILLOR WILLIAM REILLY,
CHAIR

**TOWNSHIP OF WEST LINCOLN
PLANNING/BUILDING/ENVIRONMENTAL
COMMITTEE MINUTES**

MEETING NO. EIGHT

November 11, 2024, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

Council: Councillor William Reilly, Chair
Mayor Cheryl Ganann
Councillor Shelley Bradaric
Councillor Jason Trombetta
Councillor Joann Chechalk

Absent: Councillor Mike Rehner, notification provided with regrets

Staff: Susan Smyth, Senior Planner
Justin Paylove, Director of Legislative Services/Clerk
Kevin Geoghegan, IT Help Desk Analyst
Truper McBride, CAO

Attendees: John Ganann
Gord McCharles
Greg Maychak
Ross Robins
Melissa Duck
Ethan Laman*

*In attendance part-time

1. CHAIR - Councillor William Reilly

Prior to commencing with the Planning/Building/ Environmental Committee meeting agenda, Chair Reilly provided the following announcements:

1. Comments can be made from members of the public for a matter that is on the agenda by advising the Chair during the "Request to Address an Item on the Agenda" Section of the agenda.
2. The public may submit written comments for matters that are on the agenda to jpaylove@westlincoln.ca before 4:30 p.m. on the day of the meeting for consideration by the Committee. Comments received after 4:30 p.m. on the day of the Committee meeting will be considered at the following Council meeting. Comments submitted are included in the record.
3. This meeting will be livestreamed as well as recorded and available on the Township's website.

2. LAND ACKNOWLEDGEMENT STATEMENT

The chair read the following land acknowledgement statement:

The Township of West Lincoln, being part of Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara, stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

3. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

There were no pecuniary interests/and or conflict of interest that were disclosed.

Public Meeting(s)

4. PUBLIC MEETING(S)

4.1 5357 and 5377 Elcho Road (File No, 1601-011-24 (Brad and Kimberly Killins))

An application for a zoning bylaw amendment had been applied for by Upper Canada Consultants, agent of the property owners Bradley and Kimberly Killins for the property located at 5357 Elcho Road. as a condition of consent.

5. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no changes in the order of items on the agenda.

6. APPOINTMENTS

There were no appointments.

7. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Section 10.13 (5) & (6) – General Rules

One (1) hour in total shall be allocated for this section of the agenda and each individual person shall only be provided with **five (5) minutes** to address their issue (some exceptions apply). A response may not be provided and the matter may be referred to staff. A person who wishes to discuss a planning application or a matter that can be appealed, will be permitted to speak for ten (10) minutes.

The Chair inquired if there were any members of the public present who wish to address any items on the Planning/Building/Environmental Committee agenda.

Jared Marcus, Arcadis IBI Group

Re: Update on the Crossings on the Twenty North Condominium (DeHaan Homes Inc.)

8. CONSENT AGENDA ITEMS

There were no consent agenda items.

9. COMMUNICATIONS

There were no communications.

10. STAFF REPORTS

10.1 ITEM P50-24

Acting Director of Planning and Building (Gerrit Boerema) and Senior Planner (Susan Smyth)

Re: Recommendation Report PD-48-2024 – Extension of Draft Plan Approval for Crossings on the Twenty North Condominium (DeHaan Homes Inc.) File No. 2100-072-08

Moved By Mayor Cheryl Ganann

Seconded By Councillor Shelley Bradaric

1. That, Recommendation Report PD-48-2024, titled “Extension of Draft Plan of Approval for Crossings on the Twenty North Condominium; File No. 2100-072-08”; dated November 11, 2024 be received; and,
2. That, the Draft Plan Approval for Crossings on the Twenty Plan of Condominium North be extended for a period of one year set to

expire on December 12, 2025, subject to the conditions of approval included as Schedule B to this report; and,

3. That, Council deem the modifications to the conditions of approval found in Schedule B to be minor; and,
4. That, a notice of extension approval be circulated to relevant agencies and departments.

Carried

10.2 ITEM P51-24

Acting Director of Planning and Building (Gerrit Boerema)

Re: Recommendation Report PD-51-2024 – Removal of Tabled Item – Request for Minister’s Zoning Order (MZO) for Urban Boundary Expansion/Municipal Comprehensive Review

Moved By Councillor Joann Chechalk

Seconded By Mayor Cheryl Ganann

1. That, Recommendation Report PD-51-2024, titled “Removal of Tabled Item – Request for Minister’s Zoning Order (MZO) for Urban Boundary Expansion/Municipal Comprehensive Review”, dated November 11th, 2024 be received; and,
2. That, Committee and Council do now hereby confirm that the need for a Minister’s Zoning Order is no longer required and Report PD-36-2022 may now be lifted from the Table as the intent of the Tabled report has now been addressed.

Carried

10.3 ITEM P52-24

Acting Director of Planning and Building (Gerrit Boerema) and Senior Planner (Madyson Ettl)

Re: Recommendation Report PD-53-2024 – Application for Zoning By-Law Amendment for 7395 Twenty Road

Moved By Councillor Jason Trombetta

Seconded By Councillor Joann Chechalk

1. That, Recommendation Report PD-53-2024, titled “Application for Zoning By-law Amendment for 7395 Twenty Road (File No. 1601-004-24) Robins”, dated November 11th, 2024, be received; and,
2. That, no further public meeting is required for the consideration of this by-law in accordance with Section 34(17) of the Planning Act; and,
3. That, the application for Zoning By-law Amendment submitted by Ross Robins on behalf of property owners, Jeffery & Evelyn Duck be approved in accordance with the attached Zoning By-law Amendment with the site-specific regulations, and that Council authorize the Mayor and Clerk to sign the necessary by-laws.

Carried

10.4 ITEM P53-24

Acting Director of Planning and Building (Gerrit Boerema) and Senior Planner (Susan Smyth)

Re: PD-54-2024 – Recommendation Report PD-54-2024 – Housekeeping By-law Amendment No. 8 (File No. 1601-005-24)

Moved By Mayor Cheryl Ganann

Seconded By Councillor Shelley Bradaric

1. That, Recommendation Report PD-54-2024, titled “Housekeeping By-law Amendment No. 8” (File No. 1601-005-24), dated November 11, 2024 be received; and,
2. That, the Attached Draft Zoning By-law Amendment – Housekeeping 8, be approved; and that the Mayor and Clerk be authorized to sign the Bylaw; and,
3. That, no further Public Meeting is required for the consideration of this By-law in accordance with Section 34(17) of the Planning Act.

Carried

10.5 ITEM P54-24

Acting Director of Planning and Building (Gerrit Boerema) and Senior Planner (Madyson Ettl)

Re: Technical Report PD-52-2024 - Application for Zoning Bylaw Amendment – 5357 and 5377 Elcho Road, (File No, 1601-011-24)

Moved By Councillor Joann Chechalk

Seconded By Councillor Shelley Bradaric

1. That Technical Report PD-52-2024, titled “Application for Zoning Bylaw Amendment – 5357 and 5377 Elcho Road, (File No. 1601-011.24)” dated November 11th 2024, be received; and,
2. That a Recommendation Report be submitted to a future Planning/Building/ Environmental Committee meeting once an administrative and agency review has been completed.

Carried

10.6 ITEM P55-24

Acting Director of Planning and Building (Gerrit Boerema)

Re: Recommendation Report PD-55-2024 - Fulton Rural Employment Land Use Project Award

Moved By Mayor Cheryl Ganann

Seconded By Councillor Jason Trombetta

1. That Recommendation Report PD-55-2024, titled “Fulton Rural Employment Land Use Project Award”, dated November 11, 2024, be received; and,
2. That WSP Group Inc. be retained to complete the Fulton Rural Employment Land Use Project as outlined in RFP 2024-PD-02.

Carried

11. OTHER BUSINESS

11.1 ITEM P56-24

Members of Committee

Re: Other Business Matters of an Informative Nature

Councillor William Reilly
Re: Committee Chair 2025 Reorganization

12. NEW BUSINESS

NOTE: Only for items that require immediate attention/direction and must first approve a motion to introduce a new item of business (Motion Required).

There were no motions brought forward to introduce any new items of business.

13. CONFIDENTIAL MATTERS

There were no confidential matters.

14. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 7:12 p.m.

JUSTIN PAYLOVE, DIRECTOR
OF LEGISLATIVE SERVICES/
CLERK

COUNCILLOR WILLIAM REILLY,
CHAIR



**TOWNSHIP OF WEST LINCOLN
ADMINISTRATION/FINANCE/FIRE COMMITTEE
MINUTES**

MEETING NO. EIGHT

November 18, 2024, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

Council: Councillor Jason Trombetta, Chair
Councillor Shelley Bradaric
Mayor Cheryl Ganann
Councillor Mike Rehner
Councillor William Reilly
Councillor Joann Chechalk

Staff: Mike DiPaola, Director of Public Works and Recreation
Donna DeFilippis, Treasurer/Director of Finance
Katelyn Repovs, Manager of Finance/Deputy Treasurer
Tim Hofsink, Deputy Fire Chief
Justin Paylove, Director of Legislative Services/Clerk
Truper McBride, CAO
Kevin Geoghegan, IT Help Desk Analyst

Attendees: John Ganann
Greg Maychak

1. CHAIR - Councillor Jason Trombetta

Prior to commencing with the Administration/Finance/Fire Committee meeting agenda, Chair Trombetta noted the following:

1. Comments can be made from members of the public for a matter that is on the agenda by advising the Chair during the "Request to Address an Item on the Agenda" Section of the agenda.

2. The public may submit written comments for matters that are on the agenda to jpaylove@westlincoln.ca before 4:30 p.m. on the day of the meeting for consideration by the Committee. Comments received after 4:30 p.m. on the day of the Committee meeting will be considered at the following Council meeting. Comments submitted are included in the record.
3. This meeting will be livestreamed as well as recorded and available on the Township's website.

2. LAND ACKNOWLEDGEMENT STATEMENT

The Chair read the following land acknowledgement statement:

The Township of West Lincoln, being part of Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara, stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

3. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no changes in the order of items on the agenda.

4. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

There were no declarations of pecuniary interest or conflict of interest.

5. APPOINTMENTS

There were no appointments/presentations.

6. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Procedural By-law Section 10.13(5) – General Rules

One (1) hour in total shall be allocated for this section of the agenda and each individual person shall only be provided with **five (5) minutes** to address their issue (some exceptions apply). A response may not be provided and the matter may be referred to staff.

Chair inquired if there were any members of the public present who wished to address any items on the Administration/Finance/Fire Committee agenda, of which there were none.

7. CONSENT AGENDA ITEMS

7.1 ITEM A53-24
CONSENT AGENDA ITEMS

There were no consent agenda items.

8. COMMUNICATIONS

8.1 ITEM A54-24
Mayor's Youth Advisory Committee Minutes - October 2, 2024

Moved By Councillor William Reilly
Seconded By Councillor Shelley Bradaric

That, the Mayor's Youth Advisory Committee Minutes dated October 2, 2024; be received.

Carried

9. STAFF REPORTS

9.1 ITEM A55-24
Manager of Finance and Deputy Treasurer (Katelyn Repovs) and Director of Finance/Treasurer (Donna DeFilippis)
Re: Recommendation Report T-24-2024 - Asset Management Plan Phase 3 – Budget Amendment

Moved By Mayor Cheryl Ganann
Seconded By Councillor Mike Rehner

1. That, Recommendation Report T-24-2024, titled “Asset Management Plan Phase 3 – Budget Amendment”, dated November 18, 2024, be received; and,
2. That, Budget Amendment BA2024-12 for an amount of \$60,000, funded through the Capital Reserve, be approved by Council.

Carried

9.2 ITEM A56-24
Fire Chief (Dennis Fisher)
Re: Information Report WLFD-14-2024 - Monthly Update – October 2024

Moved By Councillor William Reilly
Seconded By Councillor Shelley Bradaric

That, Information Report WLFD-14-2024 titled “Monthly Update – October 2024” dated November 18, 2024, be received for information.

Carried

9.3 ITEM A57-24

Director of Finance and Treasurer (Donna DeFilippis) and Manager of Finance and Deputy Treasurer (Katelyn Repovs)
Re: Recommendation Report T-23-2024 - Quarter 3 Financial Update September 2024

Moved By Mayor Cheryl Ganann
Seconded By Councillor Shelley Bradaric

1. That, Recommendation Report T-23-2024, titled “Quarter 3 Financial Update September 2024”, dated November 18, 2024, be received; and,
2. That, Council approve the funding of the 2020 Smithville North Drain assessment update of \$5,088 through the operating fund.

Carried

9.4 ITEM A58-24

CAO (Truper McBride)
Re: Information Report CAO-05-2024 - Organizational Restructuring Presentation

Moved By Councillor William Reilly
Seconded By Mayor Cheryl Ganann

That, Information Report CAO-05-2024, titled “Organizational Structure” dated November 18th, 2024, be received.

Carried

10. OTHER BUSINESS

10.1 ITEM A59-24

CAO (Truper McBride)
Re: Staff Accomplishments

Donna DeFilippis- NextGen Excellence Award Winner

10.2 ITEM A60-24

Members of Committee

Re: Verbal Updates from Members of Boards and Committees

Mayor Ganann

Re: Santa Claus Parade entry

Mayor Ganann informed the public that the deadline for the Santa Claus parade has passed; however, Council invites you to reach out and join them as they walk in the parade.

Councillor Trombetta

Re: PenWest Strategic Plan

Councillor Trombetta informed the public that there will be a Strategic Planning Meeting with PenWest on December 12, 2024 followed by the Annual Meeting.

10.3 ITEM A61-24

Members of Council

Re: Other Business Items of an Informative Nature

Councillor Reilly

Re: Holiday Smile Campaign & Santa Claus Parade

Councillor Reilly informed the public that the kickoff for Tim Horton's Holiday Smile Campaign begins today where half the proceeds raised go towards our community FORT and that he will be walking with Council at the Santa Claus Parade.

Mayor Ganann

Re: Community Tree Lighting

Mayor Ganann informed the public that the West Lincoln Community Tree Lighting is taking place at 6:15 p.m. on Wednesday, November 27th with free hotdogs, free hot chocolate and caroling.

Councillor Chechalk

Re: Holiday Smile Campaign

Councillor Chechalk further informed the public that the local Tim Horton's is inviting volunteers to participate in decorating smile cookies for their campaign.

Councillor Trombetta
Re: Email Updates

Councillor Trombetta requested that email reminders for upcoming municipal events be added to their outlook calendars.

11. NEW BUSINESS

There were no new items of business.

12. CONFIDENTIAL MATTERS

There were no confidential matters.

13. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 7:54 p.m.

JUSTIN PAYLOVE, DIRECTOR OF
LEGISLATIVE SERVICES/CLERK

COUNCILLOR JASON
TROMBETTA, CHAIR



**TOWNSHIP OF WEST LINCOLN
PUBLIC WORKS & RECREATION COMMITTEE
MINUTES**

MEETING NO. EIGHT

November 18, 2024, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

Council: Councillor Mike Rehner, Chair
Mayor Cheryl Ganann
Councillor Shelley Bradaric
Councillor William Reilly
Councillor Jason Trombetta
Councillor Joann Chechalk

Staff: Mike DiPaola, Director of Public Works and Recreation
Justin Paylove, Director of Legislative Services/Clerk
Kevin Geoghegan, IT Help Desk Analyst
Truper McBride, CAO

Attendees: John Ganann
Greg Maychak

1. CHAIR - Councillor Mike Rehner

Prior to commencing with the Public Works & Recreation Committee meeting agenda, Chair Rehner noted the following:

1. Comments can be made from members of the public for a matter that is on the agenda by advising the Chair during the "Request to Address an Item on the Agenda" Section of the agenda.
2. The public may submit written comments for matters that are on the agenda to jpaylove@westlincoln.ca before 4:30 p.m. on the day of the meeting for consideration by the Committee. Comments received after 4:30 p.m. on the day of the Committee meeting will be considered at the

following Council meeting. Comments submitted are included in the record.

3. This meeting will be livestreamed as well as recorded and available on the Township's website.

2. LAND ACKNOWLEDGEMENT STATEMENT

The Chair read the following land acknowledgement statement:

The Township of West Lincoln, being part of Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara, stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

3. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no changes to the order of items on the agenda.

4. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

There were no declarations of pecuniary interest or conflict of interest.

5. APPOINTMENTS

There were no appointments/presentations.

6. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Procedural By-law Section 10.13(5) – General Rules

One (1) hour in total shall be allocated for this section of the agenda and each individual person shall only be provided with **five (5) minutes** to address their issue (some exceptions apply). A response may not be provided and the matter may be referred to staff.

The Chair inquired if there were any members of the public present who wished to address any items on the Public Works/Recreation/Arena Committee agenda, of which there were none.

7. CONSENT AGENDA ITEMS

- 7.1 ITEM PW40-24
CONSENT AGENDA ITEMS

There were no consent agenda items.

8. COMMUNICATIONS

There were no communications.

9. STAFF REPORTS

9.1 ITEM PW41-24

Coordinator of Engineering Services (Jennifer Bernard) and Director of Public Works & Recreation (Mike DiPaola)

Re: Recommendation Report PW-28-2024 - 2024 Memorandum of Understanding for Engineering Function and Review in Niagara

Moved By Councillor William Reilly

Seconded By Councillor Shelley Bradaric

1. That, Recommendation Report PW-28-2024, titled “2024 Memorandum of Understanding for Engineering Function and Review in Niagara”, dated November 18, 2024, be received; and,
2. That, Council endorse the 2024 Memorandum of Understanding, attached as Schedule “A”; and
3. That, Administration be directed to sign the 2024 Memorandum of Understanding, attached as Schedule “A”.

Carried

9.2 ITEM PW42-24

Manager of Operations (Tray Benish) and Director of Public Works and Recreation (Mike DiPaola)

Re: Recommendation Report PW-27-2024 - Designate Canada Fleabane (*Conyza Canadensis*) as a Local Noxious Weed

Moved By Councillor Jason Trombetta

Seconded By Councillor William Reilly

1. That, Recommendation Report PW-27-2024, titled “Designate Canada Fleabane (*Conyza Canadensis*) as a Local Noxious Weed”, dated November 18th, 2024 be received; and,
2. That, Administration be directed to conduct public engagement in regards to designating “Fleabane” as a Noxious weed in West Lincoln; and,

3. That, Administration be directed to bring a recommendation report back to Committee once Public Engagement has concluded.

Carried

9.3 ITEM PW-43-24

Manager of Operations (Tray Benish) and Director of Public Works & Engineering (Mike Dipaola)

Re: Recommendation Report PW-26-2024 - Supply and Delivery of Fuel Products - Tender Authorization

Moved By Councillor Shelley Bradaric

Seconded By Mayor Cheryl Ganann

1. That, Recommendation Report PW-26-2024, titled “Supply and Delivery of Fuel Products – Tender Authorization”, dated November 18, 2024 be received; and,
2. That, Council accepts the tender submission from Canada Clean Fuels Inc. for a three (3) year term, ending in September 2027.

Carried

10. OTHER BUSINESS

10.1 ITEM PW44-24

Members of Council

Re: Other Business Items of an Informative Nature

There was no new business of an informative nature.

11. NEW BUSINESS

There were no new items of business.

12. CONFIDENTIAL MATTERS

There were no confidential matters.

13. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 8:11 p.m.

JUSTIN PAYLOVE, DIRECTOR OF
LEGISLATIVE SERVICES/CLERK

COUNCILLOR MIKE REHNER,
CHAIR

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2024-76

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 2 “Definitions” of Zoning By-law 2017-70 as amended, is hereby amended by adding the following definitions:

Berm means a mound of earth which may include landscaping features, formed to provide visual and/or acoustical separation.

Bonafide Farm Operation shall be:

- a) An operation actively engaged, employed, and managing a farm exclusively for an agricultural use;
- b) Operators earn majority of their income from farming (the scale of the farm operation should be capable of generating a reasonable operating profit under normal economic conditions and have a valid Farm Business Registration number);
- c) Operators spends a majority of his/her working time on the farm and is available to work on the farm when required by the farm operation; and
- d) Demonstrate a continuing commitment to the farm operation, such as through farm maintenance practices, and investment in equipment, buildings and crops.

Utility means any system, works, plant, pipeline, or equipment providing a service necessary to the public interest including but not limited to electric power generation and transmission, stormwater management, water supply, sewage treatment and disposal, waste management, communications and telecommunications, and oil and gas pipelines and associated facilities.

Warehousing means a process of storing goods in a warehouse building or structure for the purpose of distribution, sale, or manufacturing.

2. That, Part 3 “General Provisions” and Section 3.1, Accessory Buildings or Structures and Accessory Uses, Table 1-1 Regulations for Accessory Buildings and Structures in Agricultural Zones is hereby amended and modified to the following regulations:

Table 1-1: Regulations for Accessory Buildings and Structures in Agricultural Zones

Regulation	Accessory Buildings or Structures in an Agricultural Zone		
	Type 1 (0.1 to 10m ²)	Type 2 (10.1 to 120m ²)	Type 3 (greater than 120m ²)
Maximum <i>ground floor area per building or structure</i>	10m ²	120m ²	Based on maximum <i>lot coverage</i> (see below)

Regulation		Accessory Buildings or Structures in an Agricultural Zone		
		Type 1 (0.1 to 10m ²)	Type 2 (10.1 to 120m ²)	Type 3 (greater than 120m ²)
Maximum number of accessory buildings or structures per lot	Accessory buildings	3	2	Based on maximum lot coverage (see below)
	Accessory Structures	Based on maximum lot coverage (see below)		
Permitted yards		All Yards except the required front yard or required exterior side yard, except that a Type 1 accessory building or structure used for the retail sale of farm produce shall be permitted in the required front yard and required exterior side yard		All Yards
Minimum setback to front lot line		No closer to the front lot line than the main building, and in accordance with the minimum yard requirements of the applicable zone, except that a Type 1 accessory building or structure used for the retail sale of farm produce shall not be closer than 1 metre to the front lot line		30 metres
Minimum setback to exterior side lot line		No closer to the exterior side lot line than the main building, except that a detached private garage in the rear yard shall not be located any closer than 6 metres to the exterior side lot line, and a Type 1 accessory building or structure used for the retail sale of farm produce shall not be located any closer than 1 metre to the exterior side lot line		
Minimum setback to interior side lot line		1.2 metres	2 metres	7.5 metres
Minimum setback to rear lot line				
Maximum height		3 metres	5.5 metres	10 metres
Maximum lot coverage of all accessory buildings or structures on the lot	Lot area 0.4 ha or less	200m ² or 8% of the lot area, whichever is less, provided the lot coverage shall not exceed the maximum lot coverage requirement for all buildings and structures in the respective zone		Not permitted on this lot size
	Lot area 0.5 ha to 2 ha	Greater of 5% or 320m ² , provided the lot coverage shall not exceed the maximum lot coverage requirement for all buildings and structures in the respective zone		
	Lot area 2.1 ha to 10 ha	Greater of 2.5% or 1,000m ² , provided the lot coverage shall not exceed the maximum lot coverage requirement for all buildings and structures in the respective zone		
	Lot area greater than 10 ha	Greater of 1% or 2,500m ² , provided the lot coverage shall not exceed the maximum lot coverage requirement for all buildings and		

Regulation	Accessory Buildings or Structures in an Agricultural Zone		
	Type 1 (0.1 to 10m ²)	Type 2 (10.1 to 120m ²)	Type 3 (greater than 120m ²)
	structures in the respective zone		
Minimum setback from <i>main building</i> ⁽¹⁾	1.5 metres	3 metres	
Maximum distance from an <i>accessory building or main building</i>	The nearest point of a wall of any building must be located within 50 metres of all other related residential or agricultural buildings respectively		

(1) No projection shall be permitted into this required setback. This setback does not apply to a balcony, deck, fence, patio, porch, roof-mounted solar panels, satellite dish/antenna, steps, sunroom, walkway or other accessory structure normally appurtenant to a main building.

3. That, Part 3 “General Provisions” and Section 3.1, Accessory Buildings or Structures and Accessory Uses, Table 1-2 Regulations for Accessory Buildings and Structures in Non-Agricultural Zones, is hereby amended and modified to the following regulations:

Table 1-2: Regulations for Accessory Buildings and Structures in Non-Agricultural Zones

Regulation		Accessory Buildings or Structures in a Residential Zone	Accessory Buildings or Structures in a Commercial, Institutional or Open Space Zone	Accessory Buildings or Structures in an Employment Zone
Maximum <i>ground floor area per building or structure</i>	RuR and R1A Zones	120m ²	Based on maximum <i>lot coverage</i> (see below)	
	All other Residential Zones	50m ² (1)		
Maximum number of <i>accessory buildings or structures per lot</i>	<i>Accessory buildings</i>	2		
	<i>Accessory Structures</i>	Based on maximum <i>lot coverage</i> (see below)		
Permitted <i>yards</i>		<i>Interior Side Yard and Rear Yard</i>	All <i>Yards</i>	
Minimum setback from <i>front lot line</i>		No closer to the established <i>front lot line</i> than the <i>main building</i>	4.5 metres	15 metres

Regulation		Accessory Buildings or Structures in a Residential Zone	Accessory Buildings or Structures in a Commercial, Institutional or Open Space Zone	Accessory Buildings or Structures in an Employment Zone
Minimum setback to <i>exterior side lot line</i>		No closer to the required <i>exterior side lot line</i> than the <i>main building</i> , except that a detached <i>private garage</i> in the <i>rear yard</i> shall not be located any closer than 6 metres to the <i>exterior side lot line</i>		
Minimum setback to <i>interior side lot line</i>		1.2 metres, except that this shall not apply to prevent a permitted detached <i>private garage</i> which services two <i>dwellings</i> that are each on a separate <i>lot</i>	1.2 metres, or as required in the applicable <i>zone</i> where a lesser <i>interior side yard</i> is required for the <i>main building</i>	5 metres
Minimum setback to rear <i>lot line</i>			1.2 metres	7.5 metres
Maximum <i>height</i>		5 metres	6 metres	10 metres
Maximum <i>lot coverage</i>	RuR and R1A <i>Zones</i>	200m ² or 8% of the <i>lot area</i> , whichever is less, provided the total <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings</i> and <i>structures</i> in the respective <i>zone</i>	8% of the <i>lot area</i> , provided the total <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings</i> and <i>structures</i> in the respective <i>zone</i>	
	All other Residential <i>Zones</i>	100m ² or 8% of the <i>lot area</i> , whichever is less, provided the total <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings</i> and <i>structures</i> in the respective <i>zone</i>		
Minimum setback from <i>main building</i> ⁽²⁾		1.5 metres	3 metres	

(1) Accessory Dwelling Units located in an accessory building or structure refer to Section 3.2.1.

(2) No projection shall be permitted into this required setback. This setback does not apply to a balcony, deck, fence, patio, porch, roof-mounted solar panels, satellite dish/antenna, steps, sunroom, walkway or other accessory structure normally

appurtenant to a *main building*.

4. That, Part 3 “General Provisions” and Section 3.2.1 Accessory Dwellings Units is hereby amended by deleting Article 3.2.1 – Accessory Dwelling Units and replaced by the following regulations:

3.2.1 Accessory Dwelling Units

a) The following regulations apply to *accessory dwelling units*:

- i. Where a residential dwelling is permitted on a lot, up to two (2) *accessory dwelling units* are permitted on a *lot*, where at least one of the accessory dwelling units are located within, or attached to the principle dwelling;
- ii. An *accessory dwelling unit* shall have a maximum *gross floor area*, of the lesser, of 100 square metres or 40% of the *gross floor area* of the principle dwelling. For the purposes of this provision, associated garage and/or basement contributes to the maximum gross floor area of the accessory dwelling unit;
- iii. Where attached to or located within a principle dwelling, the residential appearance and character of the principle dwelling including a *single detached, semi-detached, townhouse* shall be maintained, and any separate entrance and exit for the *accessory dwelling unit* shall be oriented toward the *exterior side lot line, interior side lot line, or rear lot line*, and not located on the front façade of the principle *dwelling*;
- iv. An *accessory dwelling unit* may be in located in the *basement* with a ceiling *height* no less than 2.2 metres, or in an *attic*, or as an addition to the principle dwelling;
- v. An *accessory dwelling unit* may be located in an *accessory building*;
- vi. An *accessory building* that is used for an *accessory dwelling unit* shall comply with the requirements of Section 3.1 and any additional requirements in Section 3.2.1, except the maximum height of an *accessory building* that contains an *accessory dwelling unit* above the first storey shall be 8 metres;
- vii. The *accessory building* that is used for an *accessory dwelling unit* shall not be located in the *front or exterior yards* and shall remain secondary and subordinate to the principle dwelling;
- viii. The *accessory building* that is used for an *accessory dwelling unit* shall be located within 50 metres of the principle dwelling;
- ix. An *accessory dwelling unit* can be a *garden suite* and subject to additional regulations in Section 3.2.4;
- x. An *accessory dwelling unit* shall not be used for a bed and breakfast establishment, boarding or rooming house, group home or home occupation; and
- xi. Parking shall be provided in accordance with Tale 6 and access to the required parking for the *accessory dwelling unit* shall be provided from the same driveway that provides access to the principle dwelling unit on the same lot.

b) Where *accessory dwelling units* are permitted on *lots* that are not serviced by municipal sanitary and water services in the *Rural Settlement Areas and Agricultural Areas*:

- i. *Accessory dwelling units* shall not be permitted unless the *lot* has a minimum *lot area* of 0.4 hectares and the private sewage services and/or private water services are approved for the *lot* with adequate capacity for the *accessory dwelling unit* and any other uses on the *lot*. *Accessory dwelling units* may only be permitted to have separate septic systems in extenuating circumstances;
 - ii. An *accessory dwelling unit* located in a detached *accessory building* shall comply with the *minimum distance separation formulae*; and
 - iii. *Accessory dwelling units* permitted on a *lot* are in addition to an *accessory farm dwelling* that is permitted as an *agricultural use* and subject to Section 3.2.2 regulations.
- c) Where permitted in a Commercial Zone with the exception of the Commercial Mixed Zone, an *accessory dwelling unit* is only permitted within the same *building* as a permitted *art gallery, commercial school, dry cleaning/laundry depot, financial institution, office* including a *medical office, personal service shop, private club, restaurant, retail store, service shop* or *studio*, and shall be located above the first storey of the commercial *building*.

5. That, Part 3 “General Provisions” and Section 3.2.2 Accessory Farm Dwellings is hereby amended and modified by the following regulation:

The following regulations apply to *accessory farm dwellings*:

- a) An *accessory farm dwelling* shall be located on a *lot* having a minimum *lot area* of 10 hectares and containing a permitted *agricultural use with a bonafide farm operation* and an associated *single detached dwelling*, where permitted by the applicable zone.

6. That, Part 3 “General Provisions” and Section 3.2.4 Garden Suites is hereby amended by adding the following clause to the regulations:

The following regulations apply to *garden suites*:

- f) The *garden suite* shall be of a four season or all season design including *mobile home* on a secured foundation that is subject to the Ontario Building Code, Building Code Act, and approved by the Chief Building Official.

7. That, Part 3 “General Provisions” and Section 3.12.6 Off-Street Motor Vehicle Parking Facility Requirements and Table 6 Required Parking Facilities is hereby amended and modified by the following regulations:

The following regulations apply to *motor vehicle* parking facilities:

- a) *Parking spaces* for *motor vehicles* shall be provided and maintained for the identified uses of *lots, buildings* and *structures* in accordance with Table 6.

Table 6: Required Parking Facilities

Use	Minimum Number of <i>Parking Spaces</i> to be Provided
<i>Industrial uses</i> and processing facilities	
<i>Warehouse/Warehousing</i>	1 <i>parking space</i> per 180 m ² of <i>gross floor area</i>

- d) *Parking spaces* shall have minimum dimensions of 2.7 metres in width by 6 metres in length, except:
 - vii. Private residential garages counted as a required parking space must be a minimum width of 3.25 metres wide by 6 metres long (measured

from interior walls) unobstructed with a maximum of one step having an allowable projection of 0.8 metres into this space.

8. That, Part 3 “General Provisions” and Section 3.12.7 Private Garages of Zoning is hereby amended and modified by the following regulations:

The following regulations apply to private garages:

- e) For the purposes of meeting the parking requirements of this By-law, a private residential garage counted as a required parking space must be a minimum width of 3.25 metres wide by 6 metres long (measured from interior walls) unobstructed with a maximum of one step having an allowable projection of 0.8 metres into this space.
- f) Except where otherwise specified in this By-law, the front of a private garage shall be located as follows:
 - iii) In all other zones where private garages are permitted, an attached private garage may project closer to the front lot line than the main front wall of the dwelling on the same lot provided the front yard setback is met for the dwelling and private garage. Detached private garages must be located in accordance with Section 3.1.
- h) The maximum garage width for an attached private garage shall be no greater than 50% of the total width of the dwelling on the lot, except in Residential Zones where the maximum garage width for an attached private garage shall be no greater than 50% of the total width of the dwelling on the lot or 9.2 metres, whichever is less, except where otherwise specified in this By-law. The width of the dwelling shall be measured in a straight line along the main front wall of the dwelling between the outside edges of the side walls of the dwelling.

9. That, Part 3 “General Provisions” and Section 3.18 Setbacks to Pipelines, specifically Section 3.18.2 Enbridge Pipelines is hereby amended and modified to:

3.18.2 Oil and Gas Pipeline

- a) Notwithstanding any other provisions of this By-Law to the contrary, no building or structure used for a dwelling or associated with a dwelling shall be located closer than 3 metres to the limit of the right of way for an oil and gas pipeline easement.

10. That, Part 5 “Agricultural Zones” and Section 5.3 Regulations and Table 12 Regulations of Permitted Uses in Agricultural Zones is hereby amended and adding to the following to the regulations:

Table 12: Regulations for Permitted Uses in Agricultural Zones

Regulation		Zone Requirements		
		A	APO	AR
Minimum <i>lot area</i>		40 ha	39 ha	0.4 ha
Minimum <i>lot frontage</i>		100m		50m
Minimum <i>front yard</i>	<i>Dwelling</i>	15m		-
	<i>Greenhouse</i>	30m		
	<i>Mushroom farm building</i>	150m ⁽¹⁾		-
	<i>Other main building</i>	20m		10m
Minimum <i>exterior side yard</i>	<i>Dwelling</i>	15m	-	-
	<i>Greenhouse</i>	30m		
	<i>Mushroom farm</i>	150m ⁽¹⁾		-

Regulation		Zone Requirements		
		A	APO	AR
	<i>building</i>			
	Other <i>main building</i>	20m		10m
Minimum <i>interior side yard</i>	<i>Dwelling</i>	5m	-	-
	<i>Greenhouse</i>	15m ⁽²⁾		
	Mushroom farm <i>building</i>	75m ⁽¹⁾		-
	Other <i>main building</i>	15m		7.5m
Minimum <i>rear yard</i>	<i>Dwelling</i>	15m	-	-
	<i>Greenhouse</i>	15m ⁽²⁾		
	Mushroom farm <i>building</i>	75m ⁽¹⁾		-
	Other <i>main building</i>	20m		7.5m
Maximum distance from an <i>accessory building</i> or <i>main building</i>	The nearest point of a wall of any building must be located within 50m of all other related residential or agricultural buildings respectively.			
Maximum <i>lot coverage</i>	<i>Greenhouse</i>	70%		40%
	<i>Dwelling</i> ⁽⁴⁾	10%		
	Other <i>buildings</i> or <i>structures</i>	10%		
Maximum <i>height</i>	15m			
Minimum <i>landscaped open space</i>	No minimum		10%	
Maximum <i>outside storage</i>	5% of lot area ⁽³⁾		10% of lot area ⁽³⁾	

- (1) No building or structure used for the growing of mushrooms shall be located closer than 150 metres to the nearest main wall of a dwelling on a separate lot or any street line, and 300 metres to the nearest boundary of an Institutional Zone or a Residential Zone other than the Rural Residential Zone.
- (2) The minimum interior side yard and rear yard for a greenhouse shall be 25 metres where one or more ventilating fans exhaust into the respective 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. No manure, compost or equipment storage area shall be permitted within 30 metres of a street line or a lot line of a separate lot that contains a residential use or the top of bank of a municipal drain or watercourse.
- (4) On lots 0.4 hectares in size or less, a maximum lot coverage of 20%.

11. That, Part 6 “Residential Zones” and Section 6.3 Regulations and Table 15 Regulations for Permitted Uses in the Medium and High Density Residential Zones is hereby amended by deleting and replacing with the following regulations:

In the *zones* identified in Section 6.1, no *person* shall *use* or permit the *use* of any *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose except in accordance with the regulations in Tables 14 and 15.

Table 15: Regulations for Permitted Uses in Medium and High Density Residential Zones

Regulation		Zone Requirements				
		RM1	RM2	RM3	RM4	RH
Minimum lot area (per principle dwelling unit)	Apartment dwelling	-		160m ²		50m ²
	Duplex dwelling	-	250m ²	-		
	Fourplex dwelling	-	220m ²	180m ²	-	
	Retirement home	-				120m ²
	Semi-detached dwelling ⁽¹⁾	270m ²	200 m ²		-	-
	Stacked townhouse dwelling	-	-	160m ²	50m ²	-
	Back to back townhouse dwelling ⁽⁷⁾	-	-	-	75m ²	-
	Street townhouse dwelling	225m ²	180m ²		-	-
	Townhouse dwelling	-	180m ²		-	-
	Triplex dwelling	-	220m ²	180m ²	-	-
Minimum lot frontage ⁽²⁾	Apartment dwelling	-		30m		
	Duplex dwelling	-	15m		-	
	Fourplex dwelling	-	25m		-	
	Retirement home	-				30m
	Semi-detached dwelling ⁽¹⁾	9m/unit	8m/unit		-	-
	Stacked townhouse dwelling	-	-	30m	30m	-
	Back to back townhouse dwelling	-	-	5.5m/unit	5.5m/unit	-
	Street townhouse dwelling	7.5m/unit	6m/unit			-
	Townhouse dwelling	-	30m			-
	Triplex dwelling	-	20m	18m	-	-
Minimum front yard	Dwelling	4.5m				7.5m
	Private garage	6m				

Regulation		Zone Requirements				
		RM1	RM2	RM3	RM4	RH
Minimum <i>exterior side yard</i>		3m			Greater of 50% of <i>building height of finished grade</i> or 3m	
Minimum <i>interior side yard</i>	Adjoining a <i>lot</i> in a low density residential zone	3m ⁽³⁾				
	Adjoining a <i>lot</i> in any other zone	1.2m ⁽³⁾			3m	
Minimum <i>rear yard</i> ⁽⁴⁾	Adjoining a <i>lot</i> in a low density residential zone	7.5m		7.5m	Greater of 50% of <i>building height of finished grade</i> or 7.5m	
	Adjoining a <i>lot</i> in any other zone	6m		6m	6m	
Maximum <i>lot coverage</i> ⁽⁸⁾		45%	50%			
Minimum separation distance between <i>dwellings</i> on the <i>same lot</i>	Between exterior side walls	3m				
	Between exterior front or rear walls	12m				
	Between exterior front or rear walls and side walls	7.5m				
Maximum <i>height</i> ⁽⁹⁾		10m	12m	15m	21.5m	
Minimum <i>landscaped open space</i>		25% ⁽¹⁰⁾				
Minimum <i>amenity area</i> ⁽⁵⁾⁽⁶⁾	<i>Dwelling</i> with 3 or 4 <i>dwelling units</i> on one <i>lot</i>	20m ² per unit				
	<i>Dwelling</i> with 5 to 8 <i>dwelling units</i> on one <i>lot</i>	20m ² per dwelling plus 10m ² per unit				
	<i>Dwelling</i> with 9 or more <i>dwelling units</i> on one <i>lot</i>	20m ² per dwelling plus 10m ² per unit			40m ² per dwelling plus 5.5m ² per unit	

- (1) Where semi-detached dwellings are located in the RM2 or RM3 zone, the dwelling units shall be located on lands within a Registered Plan of Condominium or shall be tied to a common elements condominium private street.
- (2) Where multiple attached dwellings are located on the same lot in the RM2 or RM3 Zone, including more than one type of attached dwelling, the minimum lot frontage requirement of the RM2 or RM3 zone, as applicable, shall be 30 metres in the case of a lot that contains one or more fourplex and/or townhouse dwelling and/or stacked townhouse dwelling, 45 metres in the case of back-to-back townhouse dwelling, and 20 metres in all other cases, and

shall apply to the entire lot. For semi-detached dwellings where each unit is located on a separate lot, and for street townhouse dwellings, each lot shall meet the prescribed minimum lot frontage.

- (3) Where each dwelling unit of a semi-detached dwelling is located on a separate lot, and for street townhouse dwellings, no interior side yard shall be required along the common lot line of the attached wall joining two dwelling units.
 - (4) Where each dwelling unit of a back-to-back townhouse dwelling is located on a separate lot and not part of a condominium; no rear yard and interior side yard shall be required along the common lot line of the attached wall joining two dwelling units.
 - (5) No common outdoor amenity area provided at grade shall have an area less than 60m². Refer to urban Design Guidelines for any limit to the massing of 4th floor to 75-80% of the third floor to allow for building articulation, step-back, and sunlight.
 - (6) Each unit in a back-to-back townhouse development shall contain an individual balcony with an area of 5.5m², separated from adjoining units by a wall or privacy screen and with a maximum projection of 1.8m from the front wall of the back-to-back townhouse building.
 - (7) For stacked and back-to-back units, minimum lot area per unit shall not be less than 50m² per unit.
 - (8) For stacked and back-to-back units, there is no maximum lot coverage.
 - (9) For stacked and back-to-back units, and apartment units with ground level parking, ground level storey parking height shall not be included as part of the total building height, to a maximum of 3 metres.
 - (10) For stacked and back-to-back units, the minimum landscape open space shall be 15%.
12. That, Part 7 “Commercial Zones” of Zoning By-law 2017-70 as amended, is hereby amended by amending Section 7.1 Applicable Zones and adding Commercial Mixed – CM zone as a permitted use:

7.1 APPLICABLE ZONES

The permitted *uses* and regulations of Part 7 apply to land within the following *zones*:

Zone	Symbol
Core Commercial	C1
Neighbourhood Commercial	C2
Service Commercial	C3
Commercial Plaza	C4
Commercial Mixed Use	CM

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

7.2 PERMITTED USES

In the *zones* identified in Section 7.1, no *person* shall *use* or permit the *use* of any *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose except in accordance with the permitted *uses* in Table 16.

Table 16: Permitted Uses in Commercial Zones

Uses	Zones where Permitted				
<i>Principal Uses</i>					
Single Detached Dwelling			C3 ⁽²⁾		
Apartment Dwelling	C1				CM
Townhouses, Live work, Stacked, Back-to-Back Dwellings					CM
Art gallery	C1				CM
Commercial kennel (see s. 3.8)			C3		
Commercial school	C1	C2	C3	C4	
Communications establishment	C1		C3	C4	CM
Contractors establishment			C3		
Day care (Bylaw 2022-67)		C2		C4	CM
Drive-through facility (see s. 3.12)			C3	C4	
Dry cleaning/laundry depot	C1	C2	C3	C4	CM
Financial institution	C1		C3	C4	CM
Funeral home	C1		C3		
Garden centre			C3	C4	
Hotel/motel			C3		
Motor vehicle dealership			C3		
Motor vehicle gasoline bar			C3	C4	
Motor vehicle repair establishment			C3		
Motor vehicle service station			C3	C4	
Motor vehicle washing establishment			C3	C4	
Office, including a medical office	C1	C2	C3	C4	CM
Personal service shop	C1	C2	C3	C4	CM
Pet care establishment (see s. 3.8)			C3	C4	
Place of entertainment	C1		C3	C4	CM
Private club	C1		C3	C4	CM
Recreation facility	C1		C3	C4	
Restaurant	C1	C2	C3	C4	CM
Retirement Home /Long Term Home Care Facility					CM
Retail store	C1	C2	C3	C4	CM
Service shop	C1		C3	C4	CM
Shopping center				C4	
Studio	C1	C2	C3	C4	CM
Veterinary clinic	C1		C3	C4	
Wayside pit or quarry (see s. 3.27)			C3	C4	
<i>Accessory Uses ⁽¹⁾</i>					
Accessory buildings or structures and accessory uses (see s. 3.1)	C1 ⁽¹⁾	C2 ⁽¹⁾	C3 ⁽¹⁾	C4 ⁽¹⁾	CM
Accessory dwelling units (see s. 3.2)	C1 ⁽¹⁾				
Outside display and sales area			C3 ⁽¹⁾	C4 ⁽¹⁾	
Outside storage			C3 ⁽¹⁾	C4 ⁽¹⁾	
Renewable energy system (see s. 3.15)	C1 ⁽¹⁾	C2 ⁽¹⁾	C3 ⁽¹⁾	C4 ⁽¹⁾	CM

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

⁽²⁾ Existing Single Detached Dwellings outside of settlement areas within Commercial 'C3' Zones, and additions and alterations are permitted and are subject to the setbacks and lot coverage regulations of the Rural Residential 'RuR' zone. (By-Law No. 2022-67)

7.3 REGULATIONS

In the zones identified in Section 7.1, no *person* shall use or permit the use of any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except in accordance with the regulations in Table 17.

Table 17: Regulations for Permitted Uses in Commercial Zones

Regulation		Zone Requirements				
		C1 ⁽¹⁾⁽²⁾	C2	C3	C4	CM
Minimum <i>lot area</i>		-	500m ²	750m ²	900m ²	-
Minimum <i>lot frontage</i>		-	15m	25m	30m	-
Minimum <i>front yard</i>	Adjoining Regional Road 14 or 20	-	6m	9m		3m
	Other	6m				
Minimum <i>exterior side yard</i>	Adjoining Regional Road 14 or 20	-	6m			3m
	Other	6m				
Minimum <i>interior side yard</i>	Adjoining a <i>lot</i> in a Residential Zone	3m	5m	9m		4.5m or one-third of building height whichever is greater
	Other	-	3m			
Minimum <i>rear yard</i>	Adjoining a <i>lot</i> in a Residential Zone	6m	6m	9m		9m or one-third of building height whichever is greater
	Other					
Maximum <i>lot coverage</i>		-	45%	50%		-
Minimum <i>height</i>		2 storeys		-		
Maximum <i>height</i>		15m	10m			15m
Minimum <i>landscaped open space</i>		-	20%	10%		-
Maximum <i>outside storage</i>		-		25% of <i>lot area</i> ⁽³⁾		Not Permitted
Maximum <i>gross leasable floor area</i>	Per <i>commercial use</i>	-	280m ²	-		-
	Total % of <i>lot area</i>		45%	50%		50% ⁽⁴⁾

- (1) An *apartment dwelling* in the C1 Zone shall be permitted as an exclusive *principal use* of a *main building* or shall be located above the first storey within a *main building* containing a permitted non-residential *principal use* on the ground floor, and shall be subject to the minimum *lot area*, minimum separation distance between *dwellings* on the same *lot* and minimum *amenity area* requirements of the RH Zone in accordance with Section 6.3, Table 15. All other requirements of the C1 Zone shall apply.
- (2) The maximum number of *accessory dwelling units* on a *lot* in the C1 Zone shall not exceed 1 *dwelling unit* per 120m² of *lot area*.
- (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*.
- (4) An *apartment dwelling* unit in the CM Zone shall be permitted on the ground floor within a *main building* containing a permitted non-residential *principal use* provided a minimum of 50% of the *gross floor area* of the ground floor of the *main building* is commercial leasable floor area.

13. That, all other provisions of Zoning By-law 2017-70, as amended continues to apply;
14. That, the Clerk of the Township of West Lincoln is hereby authorized to effect any minor modifications or corrections to the By-law of a descriptive, numerical or grammatical nature as may be deemed necessary after passage of this By-law; and
15. 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 25
DAY OF NOVEMBER, 2024.**

MAYOR CHERYL GANANN

**JUSTIN PAYLOVE
CLERK**

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2024-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.

A Public Meeting was held on July 15, 2024. All comments received were evaluated by Administration and Council through their decision.

File: 1601-005-24
Township of West Lincoln

**THE CORPORATION OF THE TOWNSHIP OF WEST
LINCOLN BY-LAW NO. 2024-77**

**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 'C4' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Range 2, Part of Lot 2, in the former Township of South Grimsby, in the Township of West Lincoln, Regional Municipality of Niagara, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.
2. That Map 'C4' to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Part 1 (subject lands) shown on Schedule 'A', attached hereto and forming part of this By-law from Agriculture Zone to Agriculture with Exception (A-237).
3. That Map 'C5' to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Part 1 (subject lands) shown on Schedule 'A', attached hereto and forming part of this By-law from Agriculture Zone to Agriculture with Exception (A-237).
4. That Part 5 of Zoning By-law 2017- 70, as amended, is hereby amended by adding the following to Part 13.2:

A-237

Permitted Uses:

As per the parent zone. And that Pt 1 of Reference Plan 30R10154 be deemed to meet the definition of 'Lot' plus one On Farm Diversified Use. (OFDU)

Regulations:

All regulations of the A zone except:

- a) Minimum lot area of no less than 7.5 hectares.
- b) Minimum lot frontage of no less than 44.3 metres.
- c) An OFDU shall only be permitted following the establishment of agricultural uses, as outlined in the Farm Business Plan, dated May 29th 2024. Including the production of Hay, Garlic and Livestock.

5. That all other provisions of By-law 2017-70 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 25 DAY OF
NOVEMBER, 2024.**

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2024-77

Location:

This By-law involves a parcel of land legally known as Part of Lot 2, Range 2, Former Township of South Grimsby as in RO660971; Township of West Lincoln, being PIN 46056-0355 (LT)

Purpose & Effect:

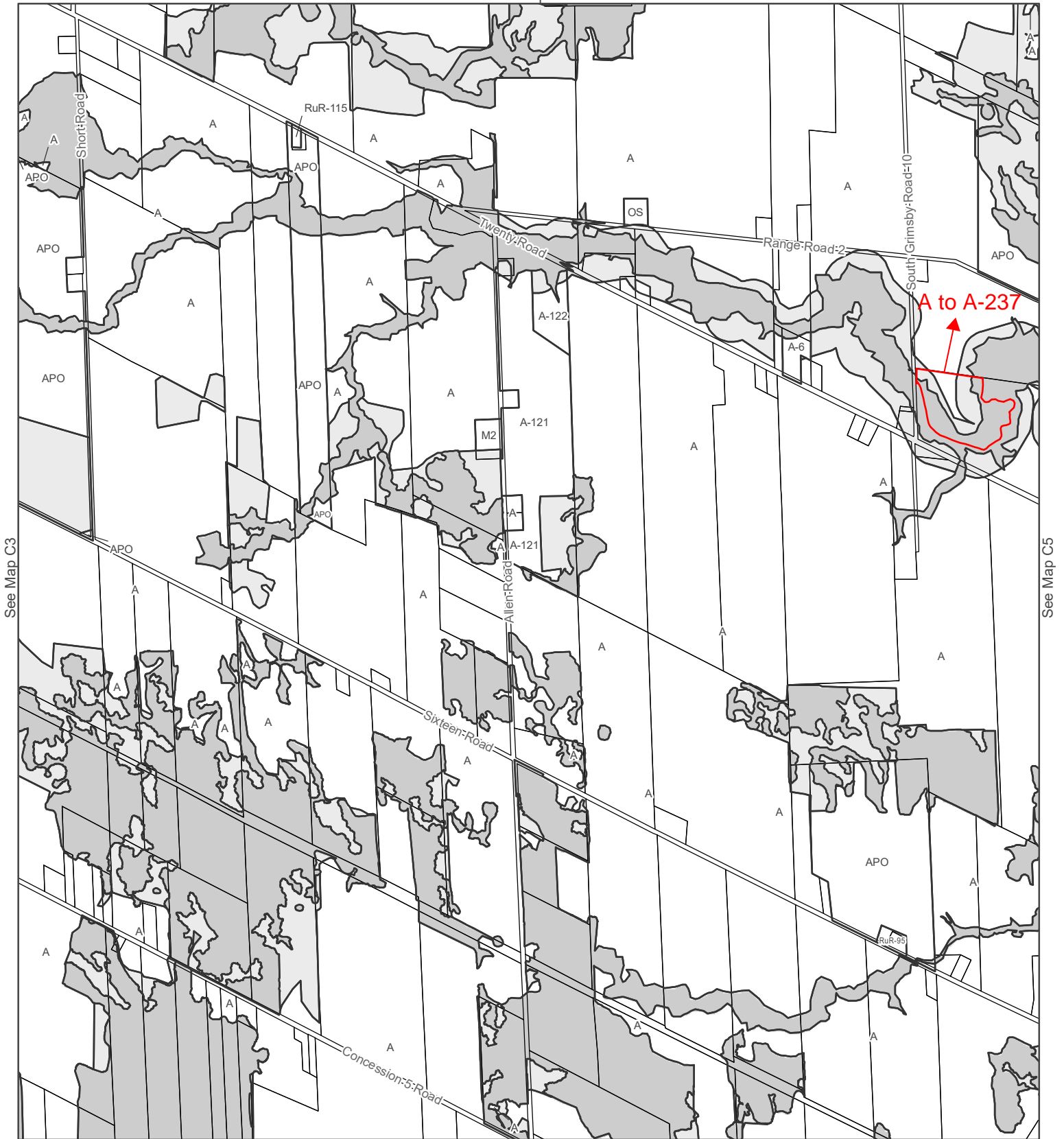
The purpose of the Zoning By-law Amendment is to recognize this parcel (Part 1 of 30R- 10154) of land as a “lot” under the Township’s Zoning Bylaw, 2017-70 for the purposes of building following a natural severance that was approved by the Ontario Superior Court of Justice on August 17th, 2023. The resulting parcels do not meet the definition of a ‘lot’ as identified in the Township’s Zoning By-Law.

This application also proposes to recognize the deficient lot area of Part 1, being no less than 7.5 hectares, a minimum lot frontage of no less than 44.3 meters. And an ODFU shall only be permitted following the establishment of agricultural uses, as outlined in the Farm Business Plan, dated May 29th 2024. Including the production of Hay, Garlic and Livestock.

Public Consultation:

The Public Meeting was held on September 16th, 2024. Staff had not received any oral or written comments from the Public. Agency comments regarding this application have been included in the amending bylaw.

File: 1601-004-24
Applicant: Duck/Robins



See Map C3

See Map C5

Township Key Map

A1	A2	A3	A4	A5					
B1	B2	B3	B4	B5	B6				
C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
D1	D2	D3	D4	D5	D6	D7	D8	D9	D10
E1	E2	E3	E4	E5	E6	E7	E8	E9	
F1	F2	F3	F4	F5	F6	F7			

Smithville Key Map

S1	S2	S3
S4	S5	S6
S7	S8	S9

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

Township of West Lincoln
 Schedule A
 Zoning By-law No.2017-70

Map
C4

1:20,000

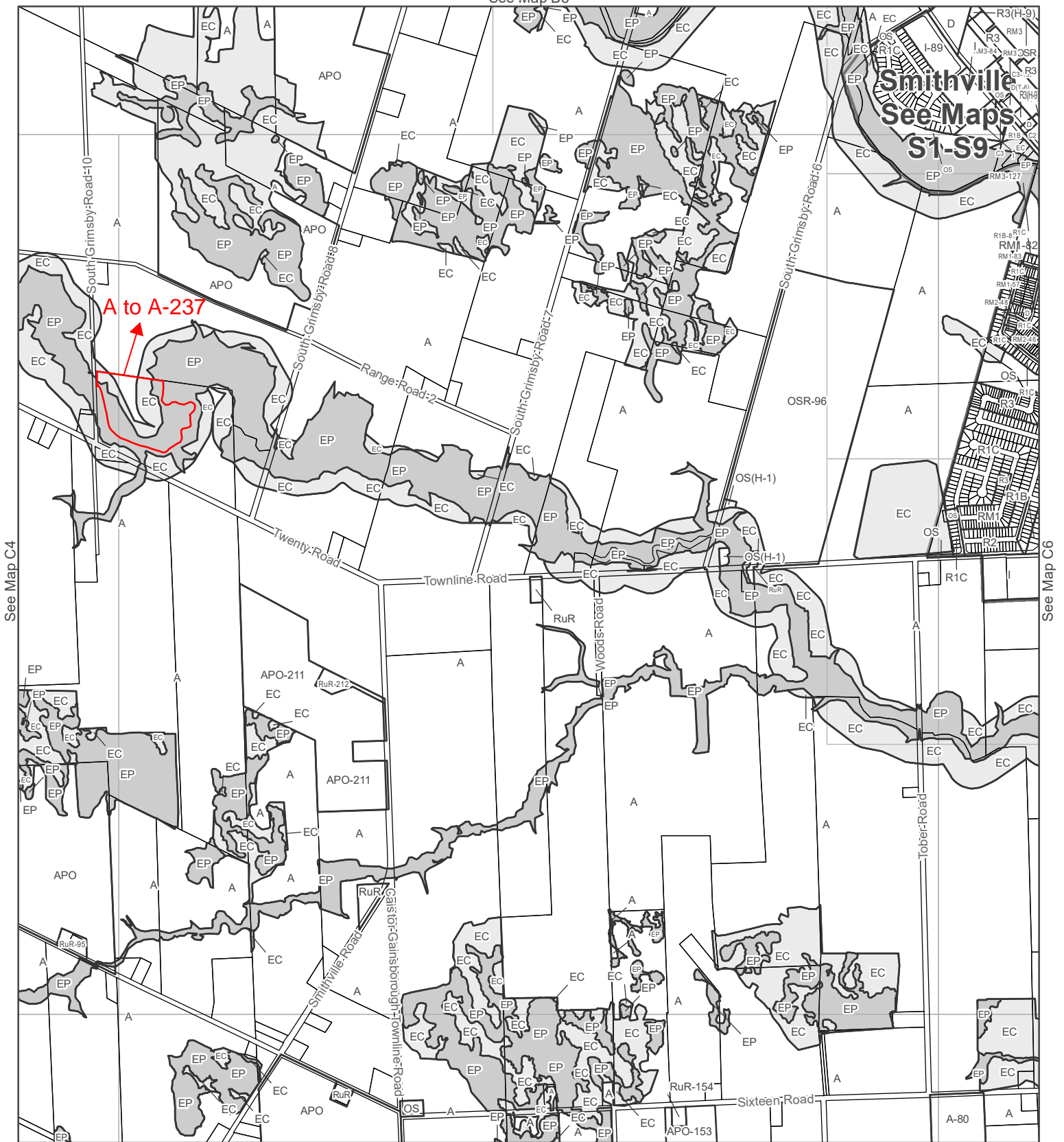
0 500 m

Last Updated: July 2019

See Map B5

Smithville
See Maps
S1-S9

A to A-237



See Map C4

See Map C6

See Map D5

Township Key Map

A1	A2	A3	A4	A5					
B1	B2	B3	B4	B5	B6				
C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
D1	D2	D3	D4	D5	D6	D7	D8	D9	D10
E1	E2	E3	E4	E5	E6	E7	E8	E9	
F1	F2	F3	F4	F5	F6	F7			

Smithville Key Map

S1	S2	S3
S4	S5	S6
S7	S8	S9

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

Township of West Lincoln
Schedule A
Zoning By-law No.2017-70
Map
C5

1:20,000

0 500 m

Last Updated: July 2019

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW 2024-78

BEING A BY-LAW TO APPOINT AN ACTING FIRE CHIEF FOR THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN.

WHEREAS the Council of the Corporation of the Township of West Lincoln enacted By-law 2000-14 to establish and operate a Fire Department;

AND WHEREAS the Municipal Act 2001, SO 2001, confers authority upon the municipality to conduct its affairs as it considers necessary and appropriate;

AND WHEREAS the Council of the Corporation of the Township of West Lincoln deems it appropriate and necessary to appoint an Acting Fire Chief.

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

1. That, Mr. Hendrick (Tim) Hofsink be appointed Acting Fire Chief for the West Lincoln Fire Department; and,
2. That, Mr. Hendrick (Tim) Hofsink shall hold office as Acting Fire Chief of the West Lincoln Fire Department until such time as this by-law is rescinded by Council.
4. That, this By-law shall come into force and effect on the day of its passing.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 25, DAY OF NOVEMBER, 2024.

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW 2024-79

A BY-LAW TO APPOINT A TREASURER FOR THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

WHEREAS, pursuant to the *Municipal Act*, S.O. 2001, c.25, the Council may appoint such officers and employees as may be necessary for the purposes of the Corporation;

AND WHEREAS, pursuant to Section 286(1) of the *Municipal Act*, S.O. 2001, c.25, the municipality shall appoint a Treasurer who is responsible for handling all of the financial affairs of the municipality on behalf of and in the manner directed by the Council of the municipality;

AND WHEREAS Council deems it necessary to appoint a Treasurer for the Corporation of the Township of West Lincoln.

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

1. That Katelyn Repovs be and is hereby appointed Treasurer for the Corporation of the Township of West Lincoln.
2. That the duties and responsibilities of the Treasurer shall be in accordance with the job description for the position.
3. That this Appointment By-law shall come into force and effect on December 2, 2024
4. That By-law 2013-117 be and is hereby repealed.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 25 DAY OF NOVEMBER, 2024.

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW 2024-80

**A BY-LAW TO APPOINT AN ACTING DEPUTY TREASURER
FOR THE CORPORATION OF THE TOWNSHIP OF WEST
LINCOLN**

WHEREAS, pursuant to Section 286(2) of the *Municipal Act*, S.O. 2001, c.25, the municipality may appoint Deputy Treasurers who shall have all the powers and duties of the treasurer under this and any other Act;

AND WHEREAS Council deems it necessary to appoint an Acting Deputy Treasurer for the Corporation of the Township of West Lincoln.

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

1. That Donna DeFilippis be and is hereby appointed as Acting Deputy Treasurer for the Corporation of the Township of West Lincoln.
2. That the duties and responsibilities of the Deputy Treasurer shall be in accordance with the job description for the position.
3. That this Appointment By-law shall come into force and effect as of December 2, 2024.
4. That, By-law 2019-110 be and is hereby repealed.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
25 DAY OF NOVEMBER, 2024**

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2024-81

**A BY-LAW TO ADOPT, CONFIRM AND RATIFY MATTERS
DEALT WITH BY COUNCIL RESOLUTION.**

WHEREAS the *Municipal Act 2001, S.O. 2001, Chapter 25*, as amended, Section 5(1), provides that the powers of a municipal corporation shall be exercised by its Council;

AND WHEREAS the *Municipal Act 2001, S.O. 2001, Chapter 25*, as amended, Section 5(3) provides that a municipal power, including a municipality's capacity, rights, powers and privileges, shall be exercised by By-Law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS Section 11(2) of the said Act provides that a lower tier municipality may pass By-Laws respecting matters within the spheres of jurisdiction as set out in the said Act;

AND WHEREAS in many cases, action which is taken or authorized to be taken by Council does not lend itself to the passage of an individual By-Law;

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

1. That the actions of the Council at its regular meeting of November 25, 2024 in respect of which recommendations contained in the reports of the committees considered at each meeting and in respect of each motion, resolution and other action taken by the Council at its meeting are, except where the prior approval of the Ontario Land Tribunal or other authority is required by law, hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this By-Law; and,
2. That where no individual By-Law has been or is passed with respect to the taking of any action authorized in or by the above mentioned minutes or with respect to the exercise of any powers by the Council in the above mentioned minutes, then this By-Law shall be deemed for all purposes to be the By-Law required for approving and authorizing and taking of any action authorized therein or thereby, or required for the exercise of any powers therein by the Council; and,
3. That the Mayor and the proper officers of the Corporation of the Township of West Lincoln are hereby authorized and directed to do all things necessary to give effect to the said action of the Council or to obtain approvals where required and, except where otherwise provided, the Mayor, Clerk, and/or the Administrator are hereby directed to execute all documents necessary on behalf of the Corporation of the Township of West Lincoln and to affix thereto the corporate seal of the Corporation of the Township of West Lincoln; and
4. That this By-Law shall come into force and take effect on the date of its final passing.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED
THIS 25 DAY OF NOVEMBER, 2024.**

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK