

The proposed housekeeping changes are summarized in the table below:

| Section/Table/Page #/Schedule | Issue | Current Wording | Corrected Wording |
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| TOWNSHIP WIDE AMENDMENTS | | | |
| Part 2 – Definitions Page 9 - Building | Definition of Building needs to be updated. | Means a <i>combination</i> of walls, roofs and floors comprising a structural system serving the function thereof | Means a <i>combination</i> of walls, roofs and floors comprising a structural system serving the function thereof and includes anything defined as a building in the Building Code Act or in the building by-law excluding sewage systems and plumbing. |
| Part 2 – Definitions Page 9 – Structure | Definition of Structure needs to be updated | Means anything that is <i>erected</i> , built or constructed of parts joined together and attached or fixed permanently to the ground or any other <i>structure</i> , including manure storage facilities. | Means anything that is <i>erected</i> , built or constructed of parts joined together and attached or fixed permanently to the ground or any other <i>structure</i> , including manure storage facilities, but shall not include what is defined as a Building in the Building Code Act or in the building bylaw, excluding sewage systems and plumbing. |
| Part 2 – Definitions Page 9 – Kennel, Commercial | Redefine Commercial Kennel <i>(Commercial Kennels are only permitted in Commercial and Employment Zones in Bylaw 2017-70)</i> | Means a <i>premise</i> primarily for the boarding and/or breeding and/or training of dogs for hire. | Means a <i>premise</i> primarily for the boarding and/or breeding and/or training of dogs for hire. No commercial kennel may have more than fifty (50) dogs at one time, excluding pups |

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| | | | under ten (10) weeks of age. |
| Part 2 – Definitions Page 9 – Kennel, Private | Redefine Private Kennel <i>(Private Kennels are only permitted in Agricultural Zones in Bylaw 2017-70)</i> | Means the <i>accessory use</i> of land, buildings or structures for the keeping and/or training of four (4) or more dogs as pets and/or for <i>personal use</i> , and there is no boarding and no revenue derived from the <i>kennel</i> . | Means the <i>accessory use</i> of land, buildings or structures for the keeping and/or training of four (4) or more dogs as pets and/or for <i>personal use</i> , and there is no boarding and no revenue derived from the <i>kennel</i> . No private kennel may have more than twenty (20) dogs at one time, excluding pups under ten (10) weeks of age. |
| Part 3.1 – General Provisions – f) iii. Page 28 | Shipping Containers – add Ag Related use. | iii. In Agricultural Zones, a <i>pre-fabricated shipping container</i> is permitted as an <i>accessory structure</i> accessory to an <i>agricultural use...</i> | iii. In Agricultural Zones, a <i>pre-fabricated shipping container</i> is permitted as an <i>accessory structure</i> accessory to an <i>agricultural use, or agriculturally related use...</i> |
| Part 3.1 – General Provisions – f) iii. Page 28 | Shipping Containers – Clarify that a minimum of 4 hectares needed for 1 container | ...to a maximum of 1 <i>pre-fabricated shipping container</i> per 4 hectares of lot area and not exceeding a total of 5 <i>pre-fabricated shipping containers</i> on a lot. | ...on a lot having a minimum lot area of 4 hectares, 1 <i>pre-fabricated shipping container</i> is permitted for each additional 4 hectares of lot area, not exceeding a total of 5 <i>pre-fabricated shipping containers</i> on a lot. |
| Part 3.2.1 Accessory Dwelling Units – g) iv. | Accessory Apartments – No front doors on front | ...and any separate entrance and exit for the <i>accessory</i> | ...and any separate entrance and exit for the <i>accessory dwelling</i> |

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| Page 31 | facades or on front walls | <i>dwelling unit</i> shall be oriented toward the <i>exterior side lot line, interior side lot line, or rear lot line</i> , so as not to alter the front façade of the <i>dwelling</i> . | <i>unit</i> shall be oriented toward the <i>exterior side lot line, interior side lot line, or rear lot line</i> , and not located on the front façade of the <i>dwelling</i> . |
| Part 3.5 – Existing Uses, Lots, Buildings and Structures Page 35-36 | Legal non-conforming uses and buildings needs refinement | d) This By-law shall not apply to prevent the enlargement, repair, renovation or replacement of a <i>building or structure</i> that does not comply with the provisions of this by-law provided:... | d) This By-law shall not apply to prevent the repair, renovation or replacement of a <i>building or structure</i> that does not comply with the provisions of this by-law provided:... |
| Part 3.9.1 Page 40 | Add a requirement for residential zones to have a minimum of 50% of front yard landscaped (to prevent more than 50% hardscaped) | No current provisions | e) On residential zoned lots a minimum of 50 percent of the front yard shall be <i>landscaped open space</i> . |
| Part 3.12.2 Table 3 Page 46 | Allow for Rural Residential Driveways wider than 6m | Driveways for <i>residential uses</i> with less than five (5) <i>dwelling units</i> : Maximum Width: ... to a maximum of 6 metres | Driveways for <i>residential uses</i> within a settlement area with less than five (5) <i>dwelling units</i> : Maximum Width: ... to a maximum of 6 metres Driveways for <i>residential uses</i> outside of a settlement area with less than five (5) <i>dwelling units</i> : Maximum Width: ... to |

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| | | | a maximum of 7.5 metres |
| Part 3.13 Prohibited Uses – l) | Mobile homes not permitted as a temporary or permanent residence unless otherwise permitted as a garden suite, within a mobile home park or? | l) <i>Mobile homes, motor vehicles, or recreational vehicles and trailers</i> occupied as a permanent residence. | l) <i>Mobile homes, motor vehicles, or recreational vehicles and trailers</i> occupied as a temporary or permanent residence, unless otherwise permitted as a garden suite. |
| Part 3.25.1 Construction Uses a) ii. Page 60 | Add to the Temporary construction uses specifically Shipping Containers – Clarify that mobile homes not permitted as temp construction use | None existing | iv. Temporary construction uses shall not include a mobile home or other temporary dwelling unit. |
| Part 3.20 General Provisions | Add a Petroleum/Oil resource setback of 75 metres | None existing | 3.20 Setbacks to Petroleum Resource Operations a) Notwithstanding any other provisions of this By-Law to the contrary, no building or structure shall be located closer than 75 metres from any petroleum resource wells. |
| Part 3.21 General Provisions | Add a Setback to regional sewer lagoons - Section 14.11 requires warning clauses within 400 metres – no new dwellings within 150 metres of lagoons outside | None Existing | 3.21 Setbacks to Sewer Lagoons a) No new dwelling or other sensitive land uses are to be permitted within 150 metres of the former Smithville Sewage Lagoon outside the |

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| | Urban Boundary | | Urban Area Boundary. |
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| Part 3.22 General Provisions | Development should meet the Township Urban Design Standards | None Existing | 3.22 All development within the Township of West Lincoln should conform to the Township of West Lincoln Urban Design Manual. |
| Part 3.7.2 – Home Occupation g) | Maximum sign size is too small for home occupations | iii. The <i>sign</i> shall have a maximum area of 0.2 square metres per side; | iii. The <i>sign</i> shall have a maximum area of 0.5 square metres per side; |
| Part 3.8.1 – Commercial Kennels and Private Kennels | Remove Private kennel provisions from commercial | b) A <i>commercial Kennel</i> and a <i>private kennel</i> shall comply with the regulations of the applicable <i>zone</i> and the following: iii. A private kennel shall have a maximum gross floor area of 100 square metres | b) A <i>Commercial Kennel</i> shall comply with the regulations of the applicable <i>zone</i> and the following: iii. (deleted) iv. A <i>Commercial Kennel</i> shall be subject to site plan |
| Part 3.8.1 – Commercial Kennels and Private Kennels | Create new Private Kennel provisions (<i>Private Kennels are only permitted in Agricultural Zones in Bylaw 2017-70</i>) | None existing | c) A <i>private kennel</i> shall comply with the regulations of the applicable <i>zone</i> and the following: i. A <i>private kennel</i> shall have a maximum <i>gross floor area</i> of 100 square metres. ii. A private kennel shall have a minimum setback of 15 metres to all property lines. iii. Where a private kennel is located within |

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| | | | 75 metres of a neighbouring dwelling, a 1.8 metre high solid board on board fence shall be provided for the dog run area. |
| Part 2.12.6 f) | Create new commercial parking regulations | None existing | *To be drafted by staff in a future report |
| Part 8.2 Employment Zones | Correct Table 18 to remove uses permitted in the 'M1' Zone | M1 Permitted Uses: - Communications Establishment - Contractors establishment - Industrial Use - Motor vehicle body shop - Service Shop | Remove uses permitted in the 'M2' zone |
| SITE SPECIFIC HOUSEKEEPING AMENDMENTS | | | |
| Map D4 – 8062 Concession 3 Road - Clack | Rezone from Commercial 'C3' to Agriculture 'A' - in line with OP Mapping | Commercial 'C3' | Agriculture 'A' |
| Part 13 – Site Specific Provisions C3-37 – 8270 RR 20 - Okimi | Revert zoning back to original zoning text to allow building material supply and sales | Limited to: <i>Agricultural service and supply establishment, garden centre, ornamental concrete sales and manufacturing, retail store, and existing outside storage as an accessory use.</i> | Limited to: <i>Agricultural service and supply establishment, garden centre, ornamental concrete sales and manufacturing, retail store (including building supply sales), and existing outside storage as an accessory use.</i> |
| Map A4 – 7402 Mud Street West - WNAS | Remove Holding Symbol and text on the West Niagara Agricultural Society | A-74(H-5) | A-74 |

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| Property now that NPCA has no objection | | | |
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| Part 13 – Table 29 Map E8 | Add Site Specific for 1187 Heaslip Road – Permanent Farm help house | Agriculture ‘A’ | A-1## Permitted Uses: As per the parent zone plus a permanent farm help house |
| Part 13, 9444 Con 3 Road Map D2 | Add a site specific for 9444 Con 3 Road | Agriculture ‘A’ | A-1## Permitted Uses: As per the parent zone plus a commercial kennel as approved in Site Plan Application 2100-004- 17 |

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