

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO.

A BY-LAW TO AMEND ZONING BY-LAW NO. 2022-50, AS  
AMENDED, OF THE TOWN OF LINCOLN  
( )

WHEREAS:

1. The Town of Lincoln Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, 1990.

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

1. That Schedule 'A4' to Zoning By-law No. 2022-50, as amended, is hereby amended by changing the zoning on the lands shown as the subject lands on Schedules 'A' and 'B', attached hereto and forming part of this By-law, as follows:
  - (a) Part 1 is hereby rezoned from a Future Development, Exception 1 (FD-1) Zone to a General Commercial, Exception ## (GC-##) Zone;
  - (b) Part 2 is hereby rezoned from a Future Development, Exception 1 (FD-1) Zone to Environmental Conservation (EC) Zone; and
  - (c) Part 3 shall remain Environmental Conservation (EC) Zone.
2. That Subsection 7.5, Zone Exceptions is hereby amended by adding the following subsection:

"7.5.## GC-## (PRUDHOMMES LANDING)

Notwithstanding the provisions of the General Commercial Zone, in addition to the permitted uses of the General Commercial Zone, the lands indicated as GC-## on Schedule 'A4' may also be used for the following uses:

7.5.##.1 PERMITTED USES

- (a) Apartment residential units including ancillary residential uses
- (b) Artisan shop
- (c) Banquet and/or convention centre
- (d) Brewery or Distillery
- (e) Clinic
- (f) Community centre
- (g) Commercial or private club
- (h) Commercial school
- (i) Convenience store
- (j) Culinary school
- (k) Daycare centre
- (l) Eating establishment (excluding drivethru facility)

- (m) Institutional use
- (n) Financial use
- (o) Hotel
- (p) Inn
- (q) Office use
- (r) Parking area
- (s) Personal service use
- (t) Place of entertainment
- (u) Post office
- (v) Retail use
- (w) Retirement home including accessory dwelling units, only permitted above the ground floor
- (x) Specialty food store
- (y) Veterinary Clinic.

## 7.5.##.2 PROVISIONS

Notwithstanding the provisions of the General Commercial Zone, the lands indicated as GC-## on Schedule 'A4' shall be subject to the following provisions:

- |     |                                                                                                                                              |                                                                                                                                                                                                                                                                                                |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Maximum Gross Leasable Floor Area for Retail, service commercial uses, small scale creative cultural industries and restaurants of all types | – maximum of 1,500 square metres of gross leasable floor area per individual use on the ground floor;                                                                                                                                                                                          |
| (b) | Maximum Building Height                                                                                                                      | – 15 storeys to a maximum of 54 metres.<br><br>– The number of building storeys permitted shall be in addition to any storey that has a minimum 80% gross floor area used for parking facilities including stairs, elevators, mechanical facilities, bicycle parking, and locker storage areas |
| (c) | Minimum Front Yard Setback                                                                                                                   | – 0.0 metres, except residential dwellings on the ground floor shall be setback 3.0 metres from the street line.                                                                                                                                                                               |
| (d) | Maximum Front Yard Setback                                                                                                                   | – 12.0 metres                                                                                                                                                                                                                                                                                  |
| (e) | Minimum Interior Side Yard                                                                                                                   | – 6.0 metres                                                                                                                                                                                                                                                                                   |
|     | Except that where any portion of the height of a building is greater than 15.0 metres and                                                    | – 15.0 metres                                                                                                                                                                                                                                                                                  |

abuts a R1 or R2 Zone, that portion of the building shall be setback from the R1 or R2 Zone a minimum distance of the height of the building

- (f) Minimum Rear Yard – 5.0 metres
- (g) Minimum Setback to Stable Top of Bank
  - Lake Ontario – 7.5 metres
  - Prudhomme Creek – 6.0 metres
- (h) Maximum Lot Coverage – N/A
- (i) Minimum Landscaped Open Space – 15%
- (j) Minimum Width of a Planting Strip Adjacent to a R1 and R2 Zone – 3.0 metres
- (k) Minimum Amenity Area Required – 4.0 square metres per dwelling unit
- (l) A minimum of 25% of the building facade that is oriented toward a public street shall be occupied by glazing, doors, and/or green wall.
- (m) All parking spaces, parking areas, ramps or driveways shall be located to the side and/or rear of all buildings.
- (n) Dwelling Units may be permitted on the ground floor provided they do not occupy more than 50% of the ground floor of the building, applicable to all phases collectively.
- (o) Minimum Parking Requirements
  - Dwelling Unit in a Mixed Use Development – 1.0 spaces per dwelling unit plus 0.1 visitor spaces per dwelling unit.
  - Hotel – 0.75 spaces per hotel suite
  - Restaurant (Bar) – 1 space per 30 sq. m of Public Floor Area
  - Restaurant (Café) – 1 space per 30 sq. m of Public Floor Area
  - Retail – 1 space per 30 sq. m of Gross Floor Area
  - Place of Entertainment – 1 space per 20 sq. m of Gross Floor Area
  - Restaurant – 1 space per 10 sq. m of Public Floor Area
  - Personal Service Use – 1 space per 30 sq. m of Gross Floor Area

- All Other Uses – In accordance with the provisions of Section 4
- (p) Minimum Bicycle Parking Requirement – 0.15 long-term bicycle parking spaces per dwelling unit. Long-term bicycle parking spaces shall be for the use of occupants of a building and shall be located in a secure enclosed bicycle parking area"
- (q) Parking Area Dimensions
- Parking Stall Width – 2.6m
- Parking Stall Depth – 5.6m
- Parking Aisle Width – 6.0m
- All Others – In accordance with Schedule 'B' - Parking Requirements of Town of Lincoln Zoning By-law 2022-50
- (r) Minimum parking setback from any streetline – 3.0m
- (s) Encroachment  
Balconies, canopies, drop awnings, unenclosed porches – 2.5 metres into any required yard, except 2.0 metres into any required yard abutting an R1 and/or R2 Zone.
- (t) Height Exceptions  
Elevator enclosure or mechanical or service penthouse – No Restriction
3. Notwithstanding Section 2.110, for the purposes of this by-law, in addition to the exclusion of parking areas and loading areas, Gross Floor Area shall not include Mechanical or Back-of-House areas with respect to calculations of parking requirements for uses.
- (a) Furthermore, for the purpose of this by-law, Mechanical or Back-of-House areas shall be deemed to be areas supportive and/or accessory to the primary use, not intended for public access. This may include, but not limited to, areas used for preparation of goods, personal needs of staff, storage, equipment and/or maintenance.
4. That this By-law shall become effective from and after the date of passing thereof.

BY-LAW read a FIRST time this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BY-LAW read a SECOND time this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BY-LAW read a THIRD time and FINALLY PASSED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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MAYOR: SANDRA EASTON

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CLERK: JULIE KIRKELOS

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

This By-law involves a parcel of land located on the north side of the QEW to the east of Victoria Avenue North in the Prudhommes Urban Area. The subject lands are composed of part of Lot 23, part of Broken Front Concession Next to Lake Ontario in the former Township of Louth in the Town of Lincoln.

The subject lands are currently vacant, and were previously used for industrial purposes. The subject lands are to be developed for mixed use purposes as per the designations of the approved Prudhommes Secondary Plan, as modified.

The subject lands are currently zoned as Future Development, Exception 1 (FD-1) Zone according to Zoning By-law No. 2022-50, as amended. This By-law changes the zoning on the subject lands to a General Commercial, Exception ## (GC-##) Zone and an Environmental Conservation (EC) Zone. This By-law amends the provisions of the General Commercial (GC) Zone on the subject lands to permit mixed use development and generally reflect the mixed use designation in the Secondary Plan.

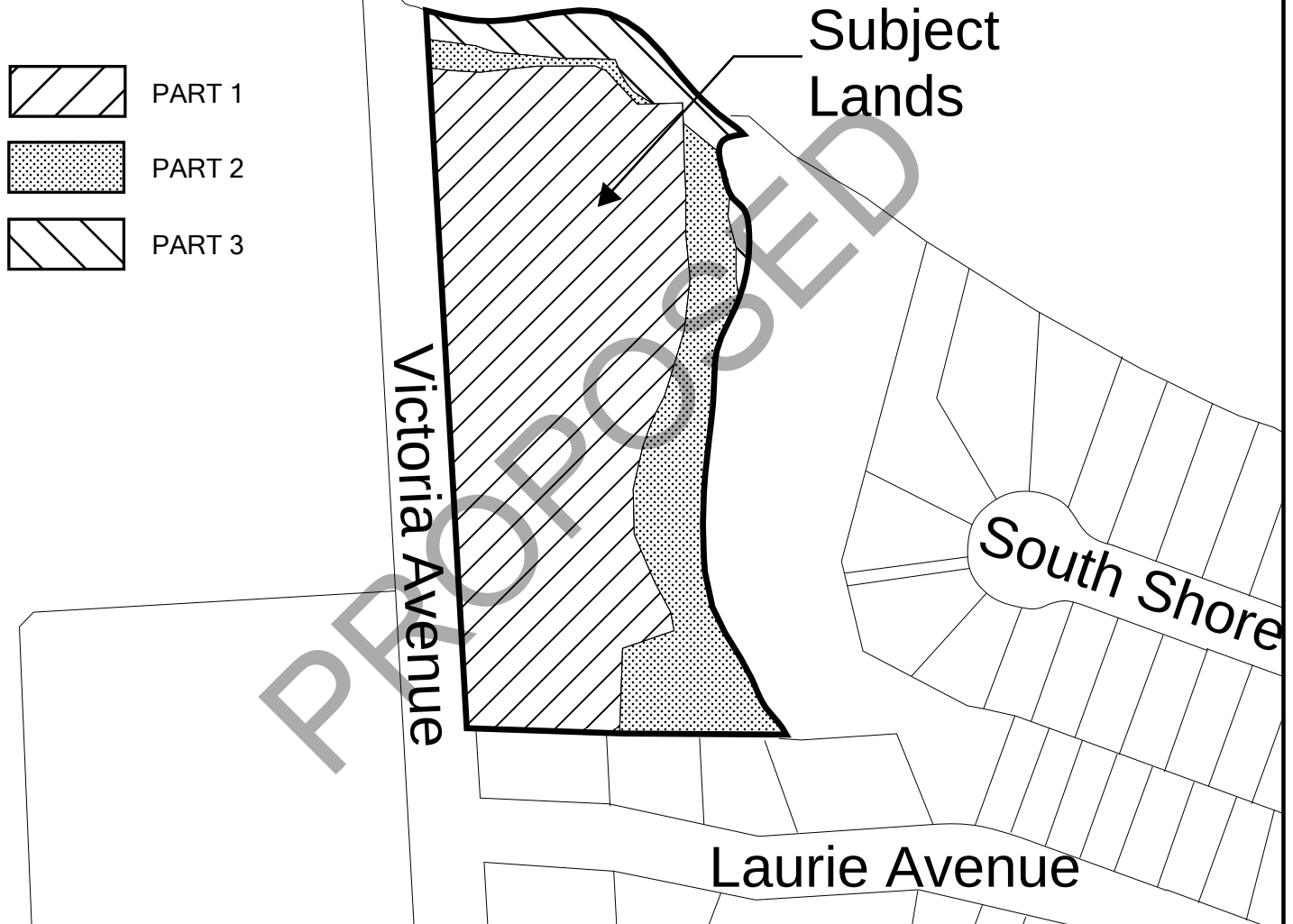
CN: 3-5-02-03  
Application: PL\_\_\_\_  
Applicant:  
Report PD-XX-XX

PROPOSED

# SCHEDULE 'A' - Zoning By-Law Amendment No. XX



Metric Scale:  
N.T.S.



This is Schedule 'A' to By-law No. \_\_\_\_\_ - \_\_\_\_ passed the \_\_\_\_ day  
of \_\_\_\_\_, 20\_\_.

*Original Signed by:* \_\_\_\_\_

**MAYOR: SANDRA EASTON**

*Original Signed by:* \_\_\_\_\_

**CLERK: JULIE KIRKELOS**