

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 2022-39-Z574

A BY-LAW TO AMEND ZONING BY-LAW NO. 93-14-Z1,
AS AMENDED, OF THE TOWN OF LINCOLN
(ESTATE WINERY AND SHORT-TERM ACCOMMODATIONS)

WHEREAS:

1. The Town of Lincoln Council is empowered to enact this By-law by virtue of the provisions of Section 34 and 36 of the Planning Act, 1990;

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

1. That Schedule 'A' to Zoning By-law No. 93-14-Z1, 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 an Agricultural (A) to a site specific Agricultural (A)(H) Zone with boundary adjustments; and
 - (b) Part 2 is hereby zoned as Environmental Conservation (EC) with boundary adjustments.
2. That Subsection 8.4, Special Provisions is hereby amended by adding the following subsection.

"8.4.74 A-74 (ESTATE WINERY AND SHORT-TERM ACCOMMODATIONS)"

Notwithstanding the provisions of the Agricultural Zone, in addition to the permitted uses of the Agricultural Zone, the lands indicated as A-74 (H) on Schedule A may also be used for an Estate Winery and Short-Term Accommodations, subject to the following provisions:

- (a) Maximum Gross Floor Area for an Estate Winery - 2,719 square metres
 - (b) Maximum Combined Gross Floor Area for Retail Sales, Hospitality Room and Eating Establishment within an Estate Winery - 676 square metres
 - (c) Maximum Building Height for an Estate Winery - 15.5 metres
 - (d) Maximum Number of Short-Term Accommodation Units - 10 units
 - (e) Maximum Height of Short-Term Accommodation Cabins - 1 storey
3. That the Holding provision (H) not be removed until the following have been completed:
 - Plant grape vines to ensure that 25% of the arable lands are in cultivation, and
 - Enter into a site plan agreement with the Town, including the agreement being registered on title
 4. This By-law shall come into force and take effect on the date of its final passing.

PASSED AND ENACTED on the 30th day of May, 2022.

MAYOR: SANDRA EASTON

CLERK: JULIE KIRKELOS

SCHEDULE 'A' - KEY MAP TOWN OF LINCOLN



Metric Scale:
N.T.S.



This is Schedule 'A' to By-law No. 2022-39-Z574 passed the 30 day of
May, 2022.

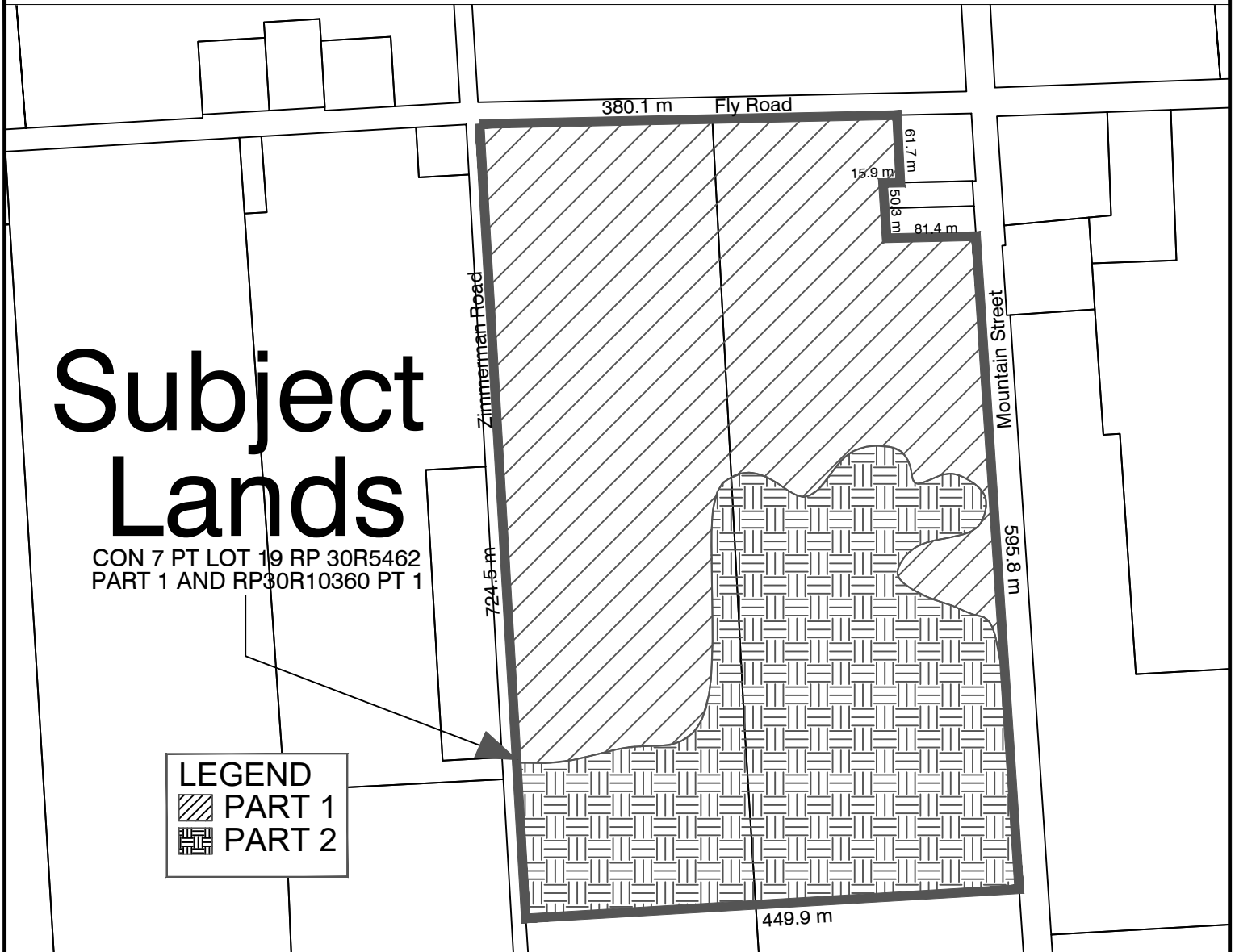
MAYOR: SANDRA EASTON

CLERK: JULIE KIRKELOS

SCHEDULE 'B' - DETAIL MAP TOWN OF LINCOLN



Metric Scale:
N.T.S.



This is Schedule 'B' to By-law No. 2022-39-Z574 passed the 30 day of
May, 2022.

MAYOR: SANDRA EASTON

CLERK: JULIE KIRKELOS

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW
NO. 2022-39-Z574

This By-law involves a parcel of land located to the south of Fly Road, east of Zimmerman Road, and west of Mountain Street in Lincoln. The subject lands are municipally known as 3583 Zimmerman Road and are legally described as Part Lot 19, Concession 7, 30R5460 AND 30R5462, Lincoln.

Presently, the subject lands are only occupied only by a vacant agricultural building. The purpose of this zoning by-law amendment is to permit the construction of a two storey, 2,719 square metre estate winery and 10 guest rooms of accommodations in the form of detached one-storey cabins. The site-specific zoning regulations seek to increase the maximum height of the winery building to 15.5 metres and limit the gross floor area of the proposed banquet facility, retail area, eating establishment and its associated uses.

Part 1 has been zoned with a (H) holding provision. This provision ensure that the lands cannot be developed until the (H) is removed by by-law. It is not intended that the (H) be removed until the applicant has satisfied the Town that 25% of arable lands have been planted with grape vines and that a site plan agreement has been executed and registered on title.

Application: PLZBA20210180
Applicant: Stephen Bedford of Land X Developments
Report: PD-28-22