

TOWN OF LINCOLN
ZONING BY LAW

SCHEDULE A4 - PRUDHOMMES

ZONING LEGEND

NIAGARA ESCARPMENT COMMISSION

■ NIAGARA ESCARPMENT COMMISSION

RESIDENTIAL

- RESIDENTIAL 1 ZONE
- RESIDENTIAL 2 ZONE
- RESIDENTIAL MULTIPLE 1 ZONE
- RESIDENTIAL MULTIPLE 2 ZONE
- RESIDENTIAL MULTIPLE 3 ZONE
- RURAL COMMERCIAL ZONE
- HAMLET RESIDENTIAL ZONE

COMMERCIAL

- NEIGHBOURHOOD COMMERCIAL ZONE
- GENERAL COMMERCIAL ZONE
- OFFICE COMMERCIAL

INSTITUTIONAL

- INSTITUTIONAL ZONE

INDUSTRIAL

- INDUSTRIAL ZONE
- EXTRACTIVE INDUSTRIAL ZONE

AGRICULTURAL

- AGRICULTURAL ZONE

OPEN SPACE

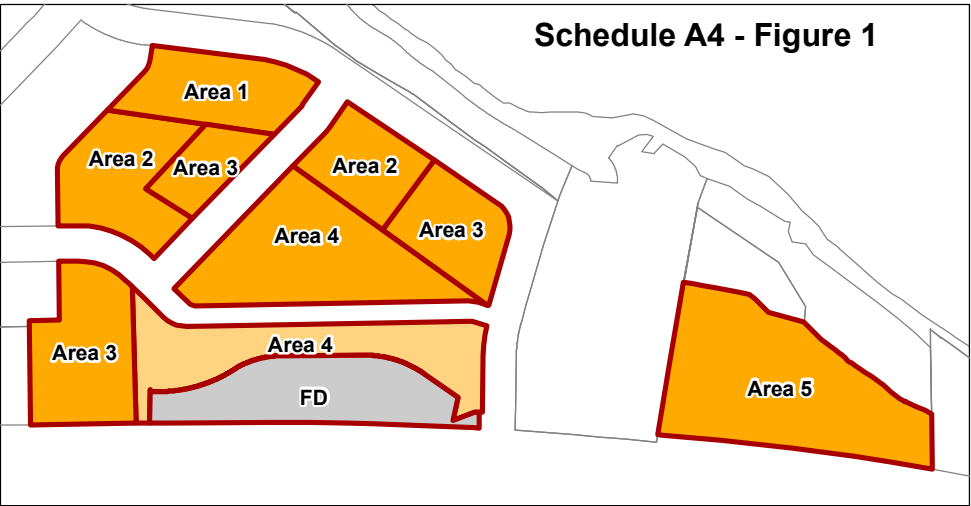
- OPEN SPACE ZONE

FUTURE DEVELOPMENT

- FUTURE DEVELOPMENT

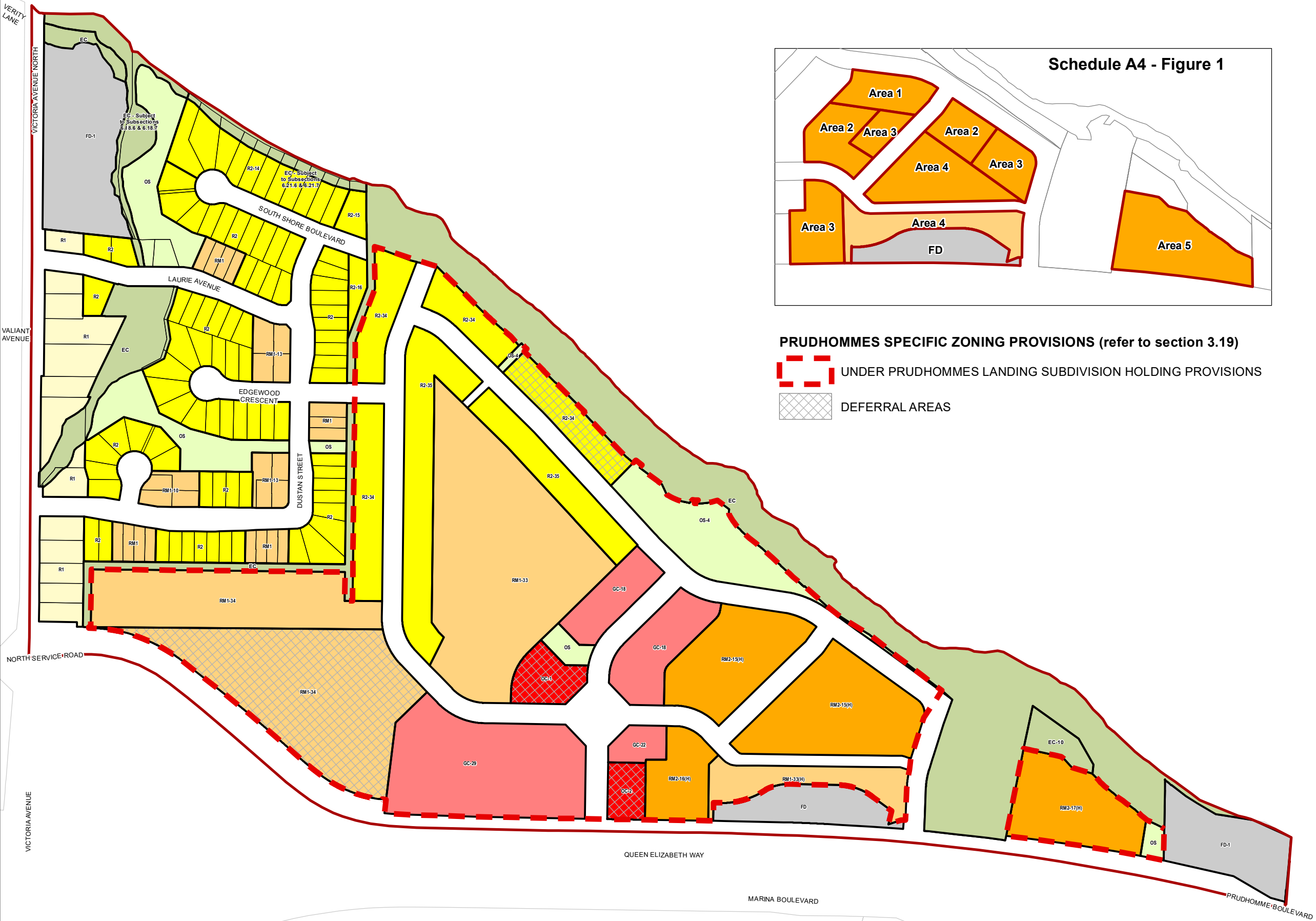
ENVIRONMENTAL CONSERVATION

- ENVIRONMENTAL CONSERVATION



PRUDHOMMES SPECIFIC ZONING PROVISIONS (refer to section 3.19)

- UNDER PRUDHOMMES LANDING SUBDIVISION HOLDING PROVISIONS
- DEFERRAL AREAS



SECTION 3 GENERAL PROVISIONS

ZONING BY-LAW AMENDMENT (PRUDHOMMES EXCERPTS)

Holding Provision for Prudhommes Landing Subdivision

3.19 HOLDING ZONES (H SYMBOL)

- (d) Notwithstanding the provisions of the applicable zones, the lands indicated as R2-34 (H), R2-35 (H), RM1-33 (H), RM1-34 (H), RM2-15 (H), RM2-16 (H), RM2-17 (H), GC-18 (H), GC-22 (H), GC-29 (H), OC-XX (H), OS (H), and OS-4 (H) on Schedule A4 shall have the “H” symbol removed by Town Council passing a By-law under Section 36 of the Planning Act. The following conditions shall first be completed to the satisfaction of the Director of Planning of the Town of Lincoln:

That to address the servicing solution for the Prudhommes Landing Subdivision, the Developer / Owner agrees to complete a Overall Servicing Phasing Strategy which:

- i) includes details on the timing and securities for the design and construction of a new sanitary force main and sewage pumping station, as well as monitoring. The design of the sanitary force main and sewage pumping station shall be subject to the review and approval by the Niagara Region; and
- ii) includes details on the timing for the design and construction of an upgraded watermain on Victoria Avenue, subject to the review and approval by the Town of Lincoln.

Areas Subject to the Future Official Plan Conformity Exercise and Housekeeping items

3.19 HOLDING ZONES (H SYMBOL)

- (e) The lands identified on Schedule ‘A4’ as a Deferral Area shall be permitted to redevelop in accordance with the uses and provisions of the applicable zone once the Town has amended the Prudhommes Secondary Plan accordingly as part of a conformity exercise to implement the new Niagara Official Plan.

SECTION 6 RESIDENTIAL ZONES

ZONING BY-LAW AMENDMENT (PRUDHOMMES EXCERPTS)

High-Rise Residential Lands (Schedule A4 – Figure 1)

(NOTE: EXISTING ZONE EXCEPTIONS TO BE INCORPORATED AND SEQUENCED IN THE FINAL VERSION FOR ADOPTION)

6.4.XX Additional Zone Provisions for Schedule A4 - Figure 1 Lands

Notwithstanding the provisions of the RM1-33, RM2-15, and RM2-16 Zones, the following additional regulations shall apply to all lands identified by Area on Schedule A4 - Figure 1:

6.4.XX.1 Only Permitted Uses Prior to Removal of the “H”

For such time as the “H” symbol is in place, the lands shall only be used in accordance with the provisions of the applicable R2, RM1-33, RM2-15, RM2-16, and RM2-17 Zones.

6.4.XX.2 Conditions for Removal of the “H”

The “H” symbol shall, upon application by the landowner, be removed by Town Council passing a By-law under Section 36 of the Planning Act. The following conditions shall first be completed to the satisfaction of the Director of Planning of Town of Lincoln:

- a) That sufficient water and wastewater services are available to the satisfaction of the Niagara Region and the Town of Lincoln;
- b) That the Owner submits an Engineering Report that demonstrates to the satisfaction of the Town of Lincoln and Niagara Region that required capacities for water, fire flow and sanitary sewer to service the subject lands are addressed, including identification of any required servicing extensions/alterations/upgrades to support the proposed development and address any capacity constraints identified.
- c) The subject development application cannot proceed until the appropriate sanitary capacity solution(s) to service the development have been constructed and are functioning to the satisfaction of the Niagara Region and the Town of Lincoln; upgrades referred to in this clause would be above and beyond those contemplated in 2021.
- d) That the Owner demonstrates that wastewater sewer services from the upgraded Regional Pumping Station “Victoria Shores” or appropriate sanitary capacity solution(s) have been extended to the subject lands if required, and that where appropriate, easements have been secured for any wastewater servicing extension(s) to the satisfaction of Niagara Region and the Town of Lincoln;

SECTION 6 RESIDENTIAL ZONES

upgrades referred to in this clause would be above and beyond those contemplated and underway in 2021.

- e) That the Owner demonstrates there are no water supply (including fire flow) constraints and water services have been extended to the subject lands, and that where appropriate, easements have been secured for any water servicing extension(s) to the satisfaction of Niagara Region and the Town of Lincoln
- f) That the Owner has submitted an approved/upgraded Transportation Impact Study (TIS) to the satisfaction of the Town of Lincoln, Regional Municipality of Niagara, and the Ministry of Transportation, identifying and designing future required upgrades, and validating that sufficient road capacity is currently available to accommodate the proposed development
- g) That suitable financial arrangements have been prepared to the satisfaction of the Town of Lincoln, and if required the Regional Municipality of Niagara, and/or the Ministry of Transportation with respect to any cost sharing arrangements, if applicable, pertaining to any servicing infrastructure matters;
- h) That the Owner has submitted an approved Shadow Study by a qualified professional, to the satisfaction of the Town of Lincoln if required, as part of the Site Plan Application;
- i) That the Owner has submitted an approved Wind Study by a qualified microclimate professional or Professional Engineer, to the satisfaction of the Town of Lincoln if required, as part of the Site Plan Application;
- j) That the Owner update the Planning Justification Report that is completed by a Registered Professional Planner, to the satisfaction of the Town of Lincoln. The update should include assessment of amenity space and, if required, include a Park Issues Assessment of the public and private outdoor amenity spaces that are proposed to service the proposed development
- k) Registration on title of a Section 37 Agreement per the Planning Act and to the satisfaction of the Town of Lincoln
- l) The applicant has entered into a Site Plan Agreement and the Agreement has been registered on title.

6.4.XX.3 Additional Permitted Uses After Removal of the “H”

The following additional uses are permitted in the RM1-33 Zone as identified in Area 1 on Schedule A4 - Figure 1:

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- a) Apartment dwelling
- b) Hotel
- c) Community facilities

The following additional uses are permitted in the RM2-15 Zone as identified in Area 1 on Schedule A4 - Figure 1:

- a) Office use, only permitted on the ground floor
- b) Financial Use, only permitted on the ground floor
- c) Institutional Use, only permitted on the ground floor
- d) Daycare Centre, only permitted on the ground floor
- e) Personal Service Use, only permitted on the ground floor
- f) Eating Establishment (excluding drive-thru facility) , only permitted on the ground floor

6.4.XX.4 Additional Zone Provisions After Removal of the “H”

6.4.XX.4.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision as per Schedule A4 - Figure 1, after removal of the holding provision:

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|-----|---|--|
| (a) | Maximum Density | - 580 units per hectare * (regardless of phases and timing, the entire high-density area will be included in one large site plan which can be phased as they need) |
| (b) | Minimum Lot Area | - 5,000 square metres |
| (c) | Minimum Lot Frontage | - 30 metres |
| (d) | Maximum Floor Area Per Floor | - Above 7 storeys, the maximum floor area shall be 2,000 square metres per floor of the building tower |
| (e) | Maximum Lot Coverage | - 50%, excluding any parking garage area |
| (f) | Minimum Landscaped Open Space | - 25% |
| (g) | Minimum Width of Planting Strip Adjacent to a GC Zone | - 3.0 metres |

SECTION 6 RESIDENTIAL ZONES

- (h) Minimum Width of Planting Strip Adjacent to North Service Road - 4.5 metres
- (i) Maximum Main Wall Building Length - 65 metres before a break in the main wall of no less than 5 metres in width by 2 metres in depth
- (j) Minimum Yard Requirements:
 - (i) Yard abutting a Public Street - 3 metres, except where the yard abuts North Service Road, the minimum yard setback shall be 14 metres
 - (ii) Interior side and rear yard - 10 metres
- (k) Maximum Yard abutting a Public Street - 12 metres, except where the yard abuts North Service Road, the maximum yard setback shall be 26 metres
- (l) Minimum Amenity Area Required - 10 square metres per dwelling unit
- (m) Minimum Parking Requirements
 - 1.25 spaces per dwelling unit plus 0.25 visitor spaces per dwelling unit
 - Where public parking spaces are provided on the same lot on which the use is located, the number of public parking spaces provided may be used towards the required number of visitor parking spaces
 - All other uses in accordance with the provisions of Section 7
- (n) Minimum Bicycle Parking Requirements - .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

SECTION 6 RESIDENTIAL ZONES

- (o) The parking of motor vehicles is prohibited in the first storey of an above grade parking structure for the first 9.0 metres of the depth of the parking structure that fronts a public street only.
- (p) All parking spaces, parking areas, ramps and/or driveways shall be located to the rear of all buildings. Surface parking areas shall be fully screened from view of any public street by means of landscaping features.
- (q) A minimum of 40% of the lot frontage adjacent to a collector road shall be occupied by a main wall.
- (r) A minimum of 40% of the building façade on the ground floor, and 25% of the building façade for floors above the ground floor, that is oriented toward a public street shall be occupied by glazing, doors, and or green wall or other agreed upon surface treatment.

6.4.XX.4.2 Additional Zone Provisions for Area 1 Lands

The following regulations apply to all lands identified as Area 1 on Schedule A4 - Figure 1:

- (a) Maximum Building Height
 - 12 storeys to a maximum of 42 metres. Notwithstanding the maximum building height, the façade of the building facing a public road shall include step-backs of a minimum of 4.0 metres above the third storey.

6.4.XX.4.3 Additional Zone Provisions for Area 2 Lands

The following regulations apply to all lands identified as Area 2 on Schedule A4 - Figure 1:

- (b) Maximum Building Height
 - 15 storeys to a maximum of 52.5 metres. Notwithstanding the maximum building height, the façade of the building facing a public road shall include step-backs of a minimum of 4.0 metres above the third storey.

6.4.XX.4.4 Additional Zone Provisions for Area 3 Lands

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The following regulations apply to all lands identified as Area 3 on Schedule A4 - Figure 1:

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|---|--|
| (c) Maximum Building Height
(upon execution of a Section 37 agreement) | - 18 storeys to a maximum of 63 metres. Notwithstanding the maximum building height, the façade of the building facing a public road shall include step-backs of a minimum of 4.0 metres above the third storey. |
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6.4.XX.4.5 Additional Zone Provisions for Area 4 Lands

The following regulations apply to all lands identified as Area 4 on Schedule A4 - Figure 1:

- | | |
|---|--|
| (d) Maximum Building Height
(upon execution of a Section 37 agreement) | - 20 storeys to a maximum of 70 metres. Notwithstanding the maximum building height, the façade of the building facing a public road shall include step-backs of a minimum of 4.0 metres above the third storey. |
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6.4.XX.4.6 Additional Zone Provisions for Area 5 Lands

The following regulations apply to all lands identified as Area 5 on Schedule A4 - Figure 1:

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|---|--|
| (e) Maximum Building Height
(upon execution of a Section 37 agreement) | - 25 storeys to a maximum of 85 metres. Notwithstanding the maximum building height, the façade of the building facing a public road shall include step-backs of a minimum of 4.0 metres above the third storey. |
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6.4.XX.2.7 Bonusing Provisions

Zoning compliance is required in order to permit the increased building height and density permissions on lands identified as Area 1 on Schedule 4A - Figure 1 as contained in subsection 14.3.18.2, and shall be dependent upon conformity to the community benefits policies outlined in the Prudhommes Secondary Plan and the registration on title of an agreement or agreements pursuant to Section 37 of the Planning Act. The owner of the subject lands shall provide to the satisfaction of the Town the facilities, services, and matters in the form of one or more of the following:

SECTION 6 RESIDENTIAL ZONES

- a) Contributions by the Owner of the subject property to the Town of Lincoln to be used for eligible community benefits as identified in the Prudhommes Secondary Plan

Medium Density Residential (Townhouse) Lands

6.4 Zone Exceptions

6.4.33 RM1-33 (PRUDHOMMES LANDING)

Notwithstanding the provisions of the Residential Multiple 1 Zone, the following shall apply to the lands indicated as RM1-33 on Schedule 'A4':

6.4.33.1 DEFINITIONS

(a) DWELLING, STACKED TOWNHOUSE means a building divided vertically and horizontally into not less than four but not more than twenty four dwelling units by solid common walls with a maximum horizontal distance of fifty five metres. Each dwelling unit shall have its own entrance with direct access to grade.

(b) DWELLING, BACK-TO-BACK TOWNHOUSE means a building divided vertically into not less than four but not more than sixteen dwelling units by common walls, including a common rear wall without a rear yard, of which each dwelling unit has its own entrance with direct access to grade.

(c) VISITOR PARKING means parking spaces for the exclusive use of visitors to the lot and or building. Visitors parking shall be located on the same lot on which the building is located or within the common elements to the building.

6.4.33.2 PERMITTED USES

- (a) Block Townhouse dwelling
- (b) Back-to-Back Townhouse dwelling
- (c) Stacked Townhouse dwelling

6.4.33.3 ALL DWELLINGS

- (a) Minimum Density 35 units per hectare

SECTION 6 RESIDENTIAL ZONES

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| (b) Maximum Density | 75 units per hectare |
| (c) Maximum Building Height | 4 storeys up to a maximum of 14.0 metres for a flat roof building and 18.0 metres for a peaked roof building |
| (d) Minimum Landscaped Open Space | 30% |
| (e) Minimum Parking Requirements | 1.25 spaces per dwelling unit plus 0.3 visitor parking spaces per dwelling unit |
| (f) Minimum outdoor amenity space | 10.0 square metres per dwelling unit |
| (g) The garage shall not protrude in front of the dwelling unless there is a habitable room over the garage or there is a porch or verandah constructed in line with the dwelling. Where the garage does protrude in front of the dwelling, it shall not protrude more than 2 metres. | |

6.4.33.4 BLOCK TOWNHOUSES

- | | |
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| (a) Minimum Lot Area Per Unit | 180 square metres |
| (b) Minimum Lot Frontage Per Unit | 6.0 metres for an interior lot and 9.0 metres for a corner lot |
| (c) Minimum Yard Requirements | |
| (i) Front Yard | 4.5 metres, except that the minimum setback for the garage shall be 6 metres |
| (ii) Interior Side Yard | 2.25 metres |
| (iii) Exterior Side Yard | 3.0 metres |
| (iv) Rear Yard | 7.0 metres |
| (d) The garage shall not exceed 60% of the width of the dwelling unit. | |

6.4.33.5 STACKED TOWNHOUSES

SECTION 6 RESIDENTIAL ZONES

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| (a) | Minimum Lot Frontage on a Public or Private Street | 35 metres |
| (b) | Minimum Yard Requirements | |
| | (i) Setback to a Public or Private Street | 4.5 metres, except that the minimum setback for the garage shall be 6 metres |
| | (ii) Interior Side Yard | 3.0 metres |
| | (iii) Rear Yard | 7.0 metres |
| (c) | Minimum Width of Planting Strip | 3 metres, adjacent to the rear lot line, where the rear yards of separate stacked townhouse buildings share a rear lot line |
| (d) | Maximum Building Length | 50 metres |
| (e) | Minimum Separation Distance between the front or rear wall of a building to the front or rear wall of another building | 12 metres |
| (f) | Minimum separation distance between the side wall of a building to the front or rear wall of another building | 9.0 metres |
| (g) | Minimum separation distance between the side wall of a building to another | 3.0 metres |

6.4.33.6 BACK-TO-BACK TOWNHOUSE DWELLINGS

- | | | |
|-----|-----------------------------------|--|
| (a) | Minimum Lot Area Per Unit | 75 square metres |
| (b) | Minimum Lot Frontage Per Unit | 6.7 metres for an interior lot and 9.7 metres for a corner lot |
| (c) | Minimum Yard Requirements | |
| | (i) Setback from a Private Street | 4.5 metres for a dwelling and 6 metres for a garage |

SECTION 6 RESIDENTIAL ZONES

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| (ii) Interior Side Yard | 2.25 metres. No interior side yard is required between the common vertical wall dividing one unit from another |
| (iii) Exterior Side Yard | 3.0 metres |
| (iv) Rear Yard | 0 metres |
| (d) Minimum Separation Distance between the front or rear wall of a building to the front or rear wall of another building | 12 metres |
| (e) Minimum separation distance between the side wall of a building to the front or rear wall of another building | 9.0 metres |
| (f) Minimum separation distance between the side wall of a building to another | 3.0 metres |
| (g) The garage shall not exceed 60% of the width of the dwelling unit. | |

6.4.34 RM1-34 (PRUDHOMMES LANDING)

Notwithstanding the provisions of the Residential Multiple 1 Zone and Subsection 6.4 Special Provisions, the regulations of Subsection 6.4.33 shall apply to the lands indicated as RM1-34 on Schedule 'A4', with the exception of the following:

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| (a) Maximum Building Height | 3 storeys up to a maximum of 14.0 metres, except that the maximum height adjacent to an Environmental Conservation Zone shall be 2.5 storeys up to a maximum of 11.0 metres |
| (b) Minimum Yard Setback adjacent to an Environmental Conservation Zone | 7.5 metres |
| (c) Minimum Yard Setback adjacent to North Service Road | 14.0 metres |

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| (d) | Minimum Width of Planting Strip
Adjacent to North Service Road | 4.5 metres |
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SECTION 7 COMMERCIAL AND MIXED USE ZONES

ZONING BY-LAW AMENDMENT (PRUDHOMMES EXCERPTS)

Office Commercial Lands

7.4.3 OC-1 (PRUDHOMMES LANDING)

Notwithstanding the provisions of the Office Commercial Zone or any other provision contained herein to the contrary, the following shall apply to the lands zoned OC-1 on Schedule 'A4':

7.4.3.1 PERMITTED USES

- (a) Banquet and/or convention centre
- (b) Clinic
- (c) Commercial school
- (d) Community Facilities/Centre
- (e) Culinary school
- (f) Daycare Centre
- (g) Financial Use
- (h) Firehall
- (i) Government services
- (j) Hotels
- (k) Office use
- (l) Personal service use, accessory to a permitted use
- (m) Post office
- (n) School
- (o) Recreation use, accessory to a permitted use
- (p) Research and development centre
- (q) Retail use, accessory to a permitted use
- (r) Tourist centre and/or welcome centre

7.4.3.3 PROVISIONS

Notwithstanding Subsection 7.3 Zone Regulations of the Office Commercial (OC) Zone, those lands as indicated as OC-1 on Schedule 'A4' shall also be subject to the following provisions:

- | | | |
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| (a) Accessory Uses | - | Shall occupy a maximum of 20% of the total floor area of each building within which any accessory use is located |
| (2) Minimum Lot Frontage | - | 20 metres |

SECTION 7 COMMERCIAL AND MIXED USE ZONES

- (a) Minimum Lot Area - 1000 square metres
- (b) Minimum Building Height - 2 storeys and 7.0 metres
- (c) Maximum Building Height - 6 storeys up to 25 metres. Notwithstanding the maximum building height, the façade of the building facing a public street shall include a stepback of a minimum of 2.0 metres above the 3rd storey
- (d) Minimum Landscaped Open Space - 20%
- (e) Minimum Yard Setback Requirements
 - (i) Yard Abutting A Public Street - 1.0 metres
 - (ii) Interior Side and Rear Yard - 10 metres
- (f) Maximum Yard Setback Abutting A Public Street - 6.0 metres
- (g) Minimum Width of a Planting Strip Adjacent to a Residential Zone - 3.0 metres
- (h) Parking - In accordance with the provisions of Section 7
- (i) Minimum Bicycle Parking Requirement - 1 short-term bicycle parking space for each 1,000 square metres of building gross floor area, up to a maximum of 20 bicycle parking spaces per lot. Short-term bicycle parking spaces shall be located within a bicycle parking area at grade

SECTION 7 COMMERCIAL AND MIXED USE ZONES

- | | |
|---------------------------------|--|
| (j) Location of Surface Parking | <ul style="list-style-type: none"> - Must be screened from view from any public street and Residential Zone - Minimum setback of 10.0 metres adjacent to a collector road" |
|---------------------------------|--|

7.4.4 OC-2 (PRUDHOMMES LANDING)

Notwithstanding the provisions of the Office Commercial Zone, the regulations of Subsection 7.4.3 (OC-1) shall apply to the lands indicated as OC-2 on Schedule 'A4', with the exception of the following:

- | | |
|--|--|
| (a) Maximum Building Height | - 15 storeys to a maximum of 52.5 metres. |
| Maximum Yard Setback Abutting a Public Street | - 12.0 metres, except where the yard abuts North Service Road, the maximum yard setback shall be 20.0 metres |
| Minimum Yard Setback adjacent to North Service Road | 14.0 metres |
| Minimum Width of Planting Strip Adjacent to North Service Road | - 4.5 metres |

SECTION 7 COMMERCIAL AND MIXED USE ZONES

ZONING BY-LAW AMENDMENT (PRUDHOMMES EXCERPTS)

Commercial Lands

7.4 Zone Exceptions

(NOTE: EXISTING ZONE EXCEPTIONS TO BE INCORPORATED AND SEQUENCED IN THE FINAL VERSION FOR ADOPTION)

7.4.1 GC-29 (PRUDHOMMES LANDING)

Notwithstanding the provisions of the General Commercial Zone or any other provision contained herein to the contrary, the following shall apply to the lands zoned GC-29 on Schedule 'A4':

7.4.1.1 DEFINITION

- (a) URBAN SQUARE means a publicly accessible, mainly hardscaped open space area located at grade.

7.4.1.2 PERMITTED USES

- (a) Accessory apartment dwelling units, including ancillary residential uses, in conjunction with one or more of the permitted uses (dwelling units permitted above the ground floor only)
- (b) Animal hospital excluding outside pens
- (c) Automotive Rental Establishment
- (d) Banquet and/or Convention Centre
- (e) Clinic
- (f) Commercial or private club
- (g) Commercial school
- (h) Community centre
- (i) Convenience store
- (j) Car wash and gas bar (adjacent to North Service Road only)
- (k) Culinary school
- (l) Daycare centre
- (m) Drive-thru facility (adjacent to North Service Road only)

SECTION 7 COMMERCIAL AND MIXED USE ZONES

- (n) Eating establishment including seasonal outdoor patio use
- (o) Financial use
- (p) Firehall
- (q) Hotels
- (r) Institutional uses
- (s) Office use
- (t) Parking Garage
- (u) Personal service use
- (v) Place of entertainment
- (w) Post office
- (x) Recreation use
- (y) Retail use
- (z) Supermarket
- (aa) Tourism centre and/or welcome centre

7.4.1.3 PROVISIONS

- (b) Maximum Gross Leasable Floor Area per Premise for Commercial Uses - 4,645 square metres per premise
- (c) Maximum Density - 275 units per hectare
- (2) Car Wash and Gas Bar Use and Drive-Thru Facility Use - Shall be located adjacent to the North Service Road frontage with a minimum building separation distance of 25 metres from any collector road and any residential building
- (k) Place of Entertainment and Outdoor Patio Use - Shall be located with a minimum separation distance of 35 metres from any residential building in an RM1 Zone

SECTION 7 COMMERCIAL AND MIXED USE ZONES

- (l) Outside Storage
 - Outside storage is prohibited, unless:
 - (i) Screened from view from any street or abutting Prestige Industrial Zone;
 - (ii) Not located in required front yard and/or exterior side yard; and
 - (iii) Accessory to a permitted use
- (m) Minimum Lot Area
 - 1,000 square metres, where multiple contiguous lots are developed under a single comprehensive site plan all lots shall be deemed to be one lot for purposes of applying zoning regulations
- (n) Minimum Lot Frontage
 - 20 metres
- (o) Minimum Building Height
 - 3 storeys and 10.5 metres, with a minimum ground floor height of 3.65 metres
Notwithstanding the minimum building height:
 - (i) Two buildings that are one storey shall be permitted in the GC-29 Zone and shall be located adjacent to the North Service Road frontage with a minimum separation distance of 25 metres from any collector road; and
 - (ii) One additional building that is one storey shall be permitted in the GC-29 Zone for the purposes of a free-standing supermarket only

SECTION 7 COMMERCIAL AND MIXED USE ZONES

- (p) Maximum Building Height

 - 6 storeys up to 22.5 metres
 - Notwithstanding the maximum building height, the façade of the building facing a public street shall include a stepback of a minimum of 2.0 metres above the 3rd storey
 - 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
- (q) Minimum Yard Requirements

 - (i) Yard Setback Abutting a Public Street

 - 3.0 metres, except where the yard abuts North Service Road, the minimum yard setback shall be 14.0 metres
 - (ii) Interior Side Yard

 - 3.0 metres
- (r) Minimum Landscaped Open Space

 - 20%
- (s) Minimum width of a Planting Strip Adjacent to North Service Road

 - 4.5 metres
- (t) Minimum Amenity Area Required for a Mixed Use Development

 - 4 square metres per dwelling unit
- (u) Minimum of 40% of the length of the front and exterior side lot line shall be occupied by a main wall within the first 9.0 metres depth of the lot line abutting a collector road. This requirement excludes any lot line occupied by an urban square.
- (v) Minimum Parking Requirements

SECTION 7 COMMERCIAL AND MIXED USE ZONES

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|-----|---|--|---|
| | -Dwelling Units | | - 1.0 spaces per dwelling unit plus
0.25 visitor spaces per dwelling unit |
| | -All Other Uses | | - In accordance with the provisions of Section 7 |
| (w) | Minimum Bicycle Parking Requirements | | - 1 short-term bicycle parking space for each 1,000 square metres of gross floor area used for Commercial Use, up to a maximum of 20 bicycle parking spaces per lot. Short-term bicycle parking spaces shall be located within a bicycle parking area at grade
.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 |
| (x) | Location of Surface Parking | | - Must be screened from view from any public street
- Minimum setback of 10.0 metres adjacent to a collector road. Notwithstanding the minimum setback, surface parking is permitted to occupy a maximum of 20% of the cumulative length of the lot line facing any collector road |
| (y) | A minimum of 40% of the building façade on the ground floor, and 25% of the building façade for floors above the ground floor, that is oriented toward a public street shall be occupied by glazing, doors, and or green wall.” | | |