

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 2024-XX

A BY-LAW TO AMEND ZONING BY-LAW NO. 2022-50,
AS AMENDED, OF THE TOWN OF LINCOLN
(2366158 ONTARIO INC., CUI ZHANG, YING YI SU)

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;
2. The Town of Lincoln Committee of the Whole approved Report PD-42-24 on December 2, 2024, and deem it appropriate to amend By-law 2022-50, as amended.

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

1. That Schedule "A5" to Zoning By-law No. 2022-50, as amended, of the Town of Lincoln, is hereby amended by changing the zoning on the lands shown on Schedule 'A' and 'B', attached hereto and forming part of this By-law as follows:
 - (a) Part 1 is hereby rezoned from an Institutional (I) Zone to a Residential Multiple 2 (RM2-XX) Zone; and
 - (b) Part 2 is hereby rezoned from a Residential (R1) Zone to a Residential Multiple 2 (RM2-XX) Zone.
2. That Subsection 6.8, Special Provisions is hereby amended by adding the following subsection:

6.8.XX RM2-XX (LINCOLN LODGE)

- (i) Notwithstanding the provisions of the Residential Multiple 2 (RM2) Zone, General Provisions Sections 3.16 (Home for Special Care) and 3.21 (Landscape Strips) and Parking Provisions the following provisions shall apply to the lands zoned RM2-XX on Schedule 'A5':

- | | | | |
|-----|--|---|---|
| (a) | Minimum Lot Area Per Dwelling Unit | - | 137.9 square metres |
| (b) | Minimum Front Yard | - | 3.8 metres (Apartment Dwelling), 5.4 metres (Home for Special Care) |
| (c) | Minimum Interior Side Yard (Adjacent to an R1 and R2 Zone) | - | 3.5 metres (Apartment Dwelling), 5.8 metres (Home for Special Care) |
| (d) | Minimum Rear Yard | - | 5.7 metres (Apartment Dwelling), 7.4 metres (Home for Special Care) |
| (e) | Maximum Building Height | - | 14.5 metres (Home for Special Care) |
| (f) | Maximum Number of Residents in the Home for Special Care | - | 31 Residents |

- (g) Minimum Width of Landscape Strips
 - 1 metre (westerly property line), 1.35 metres (easterly property line)

- (h) Minimum Parking Requirements
 - 42 parking spaces (1.16 spaces per dwelling unit)
 - 6 metre (two way aisle width)
 - 1 metre (location of parking area from westerly property line), 1.6 metre (location of parking area from northerly property line)

3. This By-law shall come into force and take effect on the date of its final passing.

PASSED AND ENACTED on the 16th day of December 2024.

MAYOR: SANDRA EASTON

CLERK: JULIE KIRKELOS

DRAFT

SCHEDULE 'A' - KEY MAP TOWN OF LINCOLN

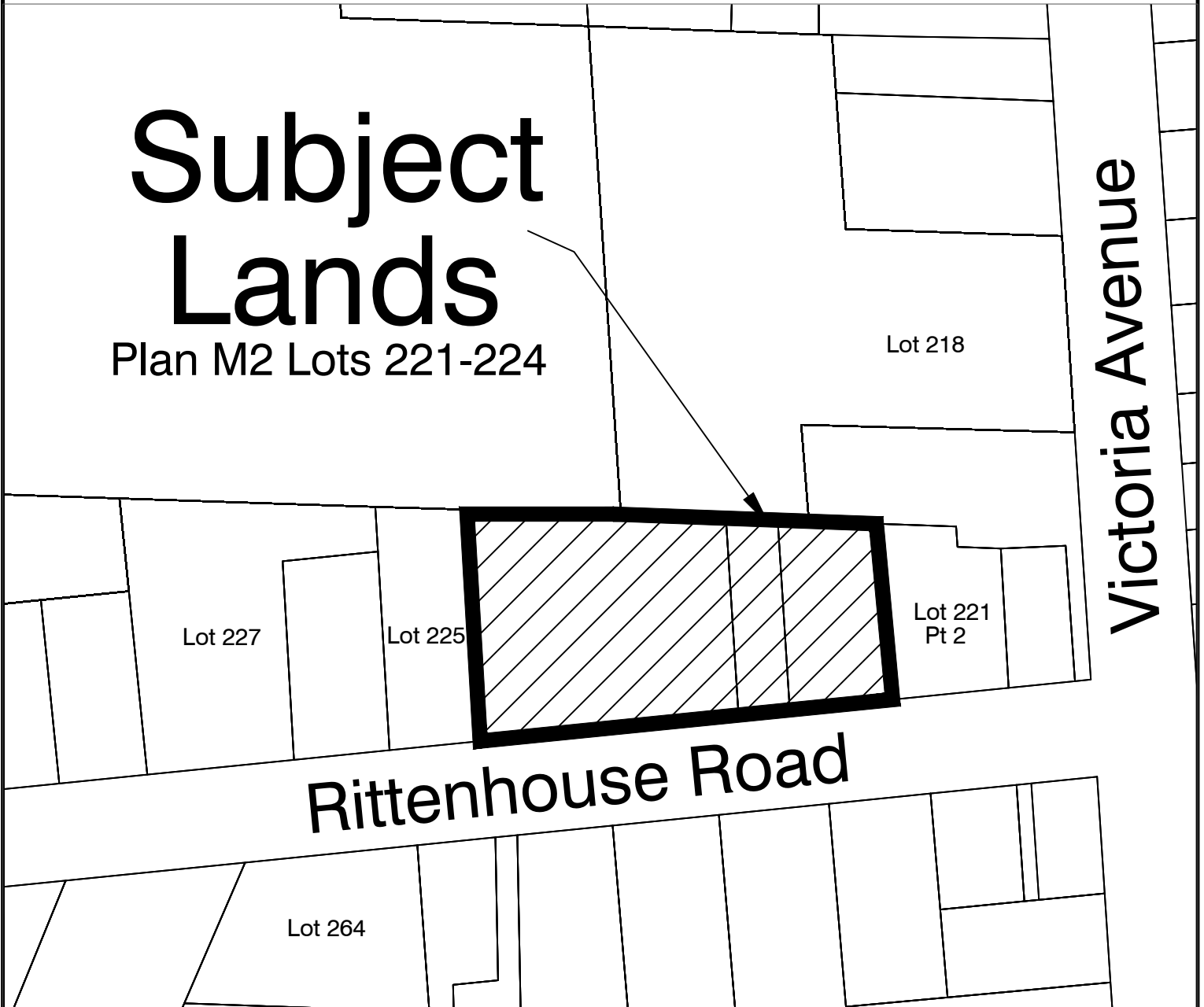
Appendix D to Report PD-42-24



Metric Scale:
N.T.S.

Subject Lands

Plan M2 Lots 221-224



This is Schedule 'A' to By-law No. _____ passed the ____ day of _____, 2024.

MAYOR: SANDRA EASTON

CLERK: JULIE KIRKELOS

SCHEDULE 'B' - DETAIL MAP

TOWN OF LINCOLN

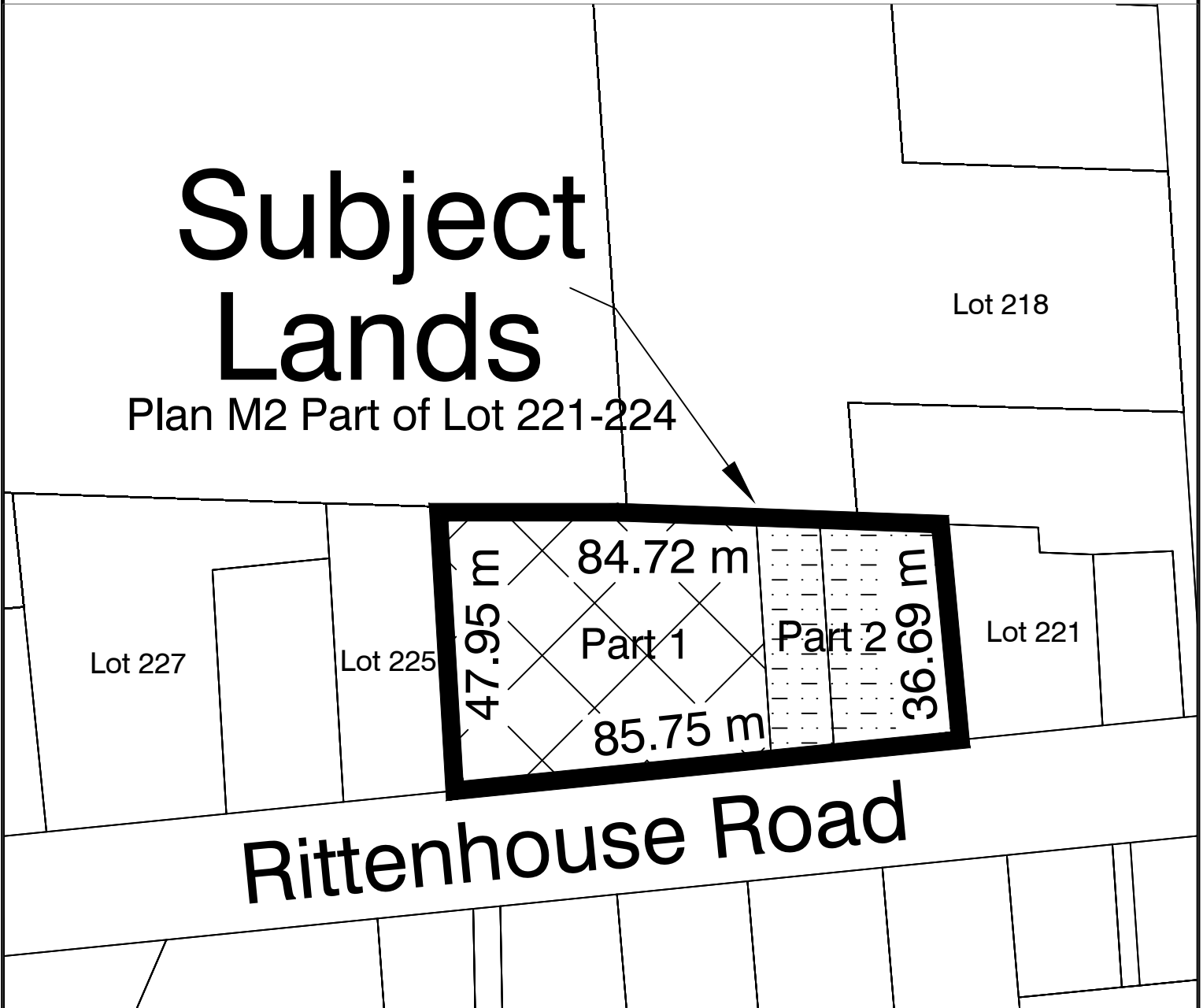
Appendix D to Report PD-42-24



Metric Scale:
N.T.S.

Subject Lands

Plan M2 Part of Lot 221-224



This is Schedule 'B' to By-law No. _____ passed the ____ day of _____, 2024.

MAYOR: SANDRA EASTON

CLERK: JULIE KIRKELOS

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

This By-law involves parcels of land located on the north side of Rittenhouse Road and approximately 41 metres (135 ft) east of Victoria Avenue in Vineland. The lands are known municipally as 3411, 3417, 3423 & 3429 Rittenhouse Roads and are comprised of part Lot 221 and Lots 222 to 224 of Registered Plan M-2 .

This By-law seeks to rezone the subject lands to a site specific Residential Multiple 2 (RM2) Zone to permit the construction of a 26 unit apartment dwelling and a 31 bed home for special care including 42 parking spaces. The site specific provisions include reductions in lot area per dwelling unit, front yard, interior side yard and rear yard setbacks, increase in maximum height for the home for special care, parking and landscape strip requirement reductions, and an increase in the number of residents for a home for special care.

Application: PLZBA20210234
Applicant: 2366158 ONTARIO INC., CUI ZHANG, YING YI SU
Report: PD-42-24

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