

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 2019-87-Z535

A BY-LAW TO AMEND ZONING BY-LAW NO. 93-14-Z1, AS AMENDED,
OF THE TOWN OF LINCOLN
(PRUDHOMMES LANDING)

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. 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, from a Residential Development (RD) Zone, a General Commercial (GC) Zone, a General Commercial (GC-18 and GC-22) Zone, an Open Space (OS) Zone, and an Environmental Conservation (EC) Zone to as follows:
 - (a) Part 1 is hereby rezoned to an Environmental Conservation (EC) Zone;
 - (b) Part 2 is hereby rezoned to an Environmental Conservation (EC-10) Zone;
 - (c) Part 3 is hereby rezoned to an Open Space (OS-4) Zone;
 - (d) Part 4 is hereby rezoned to an Open Space (OS) Zone;
 - (e) Part 5 is hereby rezoned to a Residential 2 (R2-34) Zone;
 - (f) Part 6 is hereby rezoned to a Residential 2 (R2-35) Zone;
 - (g) Part 7 is hereby rezoned to a Residential Multiple 1 (RM1-33) Zone;
 - (h) Part 8 is hereby rezoned to a Residential Multiple 1 (RM1-34) Zone;
 - (i) Part 9 is hereby rezoned to a Residential Multiple 2 (RM2-15) Zone;
 - (j) Part 10 is hereby rezoned to a Residential Multiple 2 (RM2-16) Zone;
 - (k) Part 11 is hereby rezoned to a Residential Multiple 2 (RM2-17) Zone;
 - (l) Part 12 is hereby rezoned to a General Commercial (GC-18) Zone;

- (m) Part 13 is hereby rezoned to a General Commercial (GC-22) Zone;
 - (n) Part 14 is hereby rezoned to a General Commercial (GC-29) Zone; and
 - (o) Part 15 is hereby rezoned to a Prestige Industrial (PI-7) Zone.
- 2. THAT Subsections 18.4.18 and 18.4.22 are hereby deleted.
 - 3. THAT Subsection 26.3, Special Provisions is hereby amended by adding the following subsection:

“26.3.10 EC-10 (PRUDHOMMES LANDING)

In addition to the permitted uses in the Environmental Conservation Zone, the existing building on lands indicated as EC-10 on Schedule ‘A4’ may also be used for the following uses:

- (a) Bed and breakfast establishment
 - (b) Clinic
 - (c) Community centre or community hall
 - (d) Institutional use
 - (e) Office use
 - (f) Personal service use
 - (g) Eating establishment (excluding drive-thru facility)”
- 4. THAT Subsection 25.3, Special Provisions is hereby amended by adding the following subsection:

“25.3.4 OS-4 (PRUDHOMMES LANDING)

In addition to the provisions of the Open Space Zone, a portion of those lands indicated as OS-4 on Schedule ‘A4’ are located within the 100 Year Erosion Limit of Lake Ontario.”

- 5. THAT Subsection 12.3, Special Provisions is hereby amended by adding the following subsection:

“12.3.34 R2-34 (PRUDHOMMES LANDING)

Notwithstanding the provisions of the Residential 2 Zone, the lands indicated as R2-34 on Schedule ‘A4’ shall only be used for street townhouse dwellings, single detached dwellings, and semi-detached dwellings, and shall be subject to the following provisions:

12.3.34.1 ALL DWELLING TYPES

- (a) Maximum Building Height - 2.5 storeys up to a maximum of 11.0 metres
- (b) Minimum Yard Requirements
 - (i) Front Yard - 3.0 metres, except that the minimum setback for the garage shall be 6.0 metres
 - (ii) Exterior Side Yard - 3.0 metres, except that where an entrance to a garage faces an exterior side yard, the minimum exterior side yard for the garage shall be 6.0 metres
 - (iii) Interior Side Yard - 1.2 metres on each side except that where no attached garage is provided, the minimum side yard shall be 3.0 metres. No interior side yard is required between the common vertical wall dividing one unit from another
 - (iv) Rear Yard - 7.5 metres
- (c) 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.
- (d) A minimum of 25% of the front yard area, excluding any front yard area containing a porch, verandah or steps, shall be landscaped area.
- (e) Parking - In accordance with the provisions of Section 7

12.3.34.2 SINGLE DETACHED DWELLING

- (a) Minimum Lot Frontage - 10.5 metres for an interior lot and 13.5 metres for a corner lot

12.3.34.3 SEMI-DETACHED DWELLING

- (a) Minimum Lot Frontage Per Dwelling Unit - 8.0 metres for an interior lot and 10.0 metres for a corner lot
- (b) The garage shall not exceed 60% of the width of the dwelling unit.

12.3.34.4 STREET TOWNHOUSE DWELLING

- (a) Minimum Lot Frontage Per Dwelling Unit - 6.0 metres for an interior lot and 7.5 metres for a corner lot
 - (b) Maximum Lot Coverage - 60%
 - (c) The garage shall not exceed 60% of the width of the dwelling unit."
6. THAT Subsection 12.3, Special Provisions is hereby amended by adding the following subsection:

"12.3.35 R2-35 (PRUDHOMMES LANDING)

Notwithstanding the provisions of the Residential 2 Zone and Section 6.8(a), the lands indicated as R2-35 on Schedule 'A4' may also be used for block townhouse dwellings and the following shall apply to the lands indicated as R2-35 on Schedule 'A4':

12.3.35.1 ALL DWELLING TYPES

- (a) Minimum Yard Requirements
 - (i) Setback from a Public or Private Street - 3.0 metres, except that the minimum setback for the garage shall be 6.0 metres
 - (ii) Interior Side Yard for a Single Detached or Semi-detached Dwelling - 1.2 metres on each side except that where no attached garage is provided, the minimum side yard shall be 3.0 metres
 - (iii) Interior Side Yard for a Block Townhouse Dwelling - 2.25 metres. No interior side yard is required between the common vertical wall dividing one unit from another
 - (iv) Exterior Side Yard for a Block Townhouse Dwelling - 3.0 metres
 - (v) Rear Yard - 6.0 metres
 - (vi) Minimum Front Yard Setback for a Porch and/or Steps - 2.5 metres
 - (vii) Minimum Exterior Side Yard for a Porch and/or Steps - 0.5 metres
- (b) Maximum Yard Requirements
 - (i) Setback from a Public - 9.0 metres

Street

- (c) Maximum Building Height - 3.5 storeys to a maximum of 14.0 metres
- (d) 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.

12.3.35.2 SINGLE DETACHED DWELLING

- (a) Minimum Lot Frontage - 10.5 metres for an interior lot and 13.5 metres for a corner lot
- (b) A minimum of 25% of the front yard area, excluding any front yard area containing a porch, verandah or steps, shall be landscaped area.
- (c) Parking - In accordance with the provisions of Section 7

12.3.35.3 SEMI-DETACHED DWELLING

- (a) Minimum Lot Frontage Per Unit - 8.0 metres for an interior lot and 10.0 metres for a corner lot.
- (b) A minimum of 25% of the front yard area, excluding any front yard area containing a porch, verandah or steps, shall be landscaped area.
- (c) Parking - In accordance with the provisions of Section 7
- (d) The garage shall not exceed 60% of the width of the dwelling unit.

12.3.35.4 BLOCK TOWNHOUSE DWELLING

- (a) Minimum Lot Frontage Per Unit - 6.0 metres for an interior lot and 9.0 metres for a corner lot
- (b) Minimum Lot Area Per Unit - 180 square metres
- (c) Maximum Lot Coverage - 60%
- (d) Minimum Landscaped Open Space - 25%
- (e) Parking - In accordance with the provisions of Section 7

- (f) All private garages, parking areas, and driveways shall only be accessed from the lot line abutting a private street.
 - (g) The garage shall not exceed 60% of the width of the dwelling unit.”
7. THAT Subsection 13.3, Special Provisions is hereby amended by adding the following subsection:

“13.3.33 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’:

13.3.33.1 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, MAISONETTE 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.

13.3.33.2 PERMITTED USES

- (a) Block Townhouse dwelling
- (b) Maisonette dwelling
- (c) Stacked Townhouse dwelling

13.3.33.3 ALL DWELLINGS

- (a) Minimum Density - 35 units per hectare
- (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 - 6.0 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.

13.3.33.4 BLOCK TOWNHOUSES

- (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.

13.3.33.5 STACKED TOWNHOUSES

- (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

13.3.33.6 MAISONETTE 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
 - (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) The garage shall not exceed 60% of the width of the dwelling unit."

8. THAT Subsection 13.3, Special Provisions is hereby amended by adding the following subsection:

"13.3.34 RM1-34 (PRUDHOMMES LANDING)

Notwithstanding the provisions of the Residential Multiple 1 Zone and Subsection 13.3 Special Provisions, the regulations of Subsection 13.3.27 shall apply to the lands indicated as RM1-34 on Schedule 'A4', with the exception of the following:

- (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 Width of Planting Strip Adjacent to North Service Road - 4.5 metres

9. THAT Subsection 14.3, Special Provisions is hereby amended by adding the following subsection:

“14.3.15 RM2-15 (PRUDHOMMES LANDING)

Notwithstanding the provisions of the Residential Multiple 2 Zone, the following shall apply to the lands indicated as RM2-15 on Schedule 'A4':

14.3.15.1 DEFINITIONS

- (a) MAIN WALL means a primary exterior front, rear or side wall of a building, not including permitted projections.
- (b) 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.
- (c) PUBLIC PARKING means off-street parking spaces available for public use with or without a fee, and excludes the minimum parking required for uses as per Subsection 7.1.

14.3.15.2 PERMITTED USES

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

14.3.15.3 PROVISIONS

- | | | |
|------|-----------------------------------|--|
| (a) | Minimum Density | - 75 units per hectare |
| (b) | Maximum Density | - 250 units per hectare |
| (c) | Minimum Lot Area | - 5,000 square metres |
| (d) | Minimum Lot Frontage | - 30 metres |
| (e) | Minimum Building Height | - 3 storeys and a minimum building height of 10.5 metres |
| (f) | Maximum Building Height | <ul style="list-style-type: none">- 12 storeys up to a maximum of 42.0 metres. Notwithstanding the maximum building height, the façade of the building facing a public street shall include step-backs of a minimum of 2.0 metres above the third 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 |
| (g) | Maximum Floor Area Per Floor | - Above 7 storeys, the maximum floor area shall be 2,000 square metres per floor of the building tower |
| (h) | Maximum Lot Coverage | - 55%, excluding any parking garage area |
| (i) | Minimum Landscaped Open Space | - 30% |
| (j) | Minimum Width of Planting Strip | - 3.0 metres adjacent to RM1 Zone |
| (k) | 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 |
| (l) | Minimum Yard Requirements | |
| (i) | Yard abutting a Public Street | - 3 metres |
| (ii) | Yard abutting an RM1 Zone and | - 50% of the building height facing the |

- | | GC Zone | abutting zone |
|-----|--|---|
| (m) | Maximum Yard abutting a Public Street | - 12 metres |
| (n) | Minimum Amenity Area Required | - 4 square metres per dwelling unit |
| (o) | 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 |
| (p) | 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 |
| (q) | Any surface parking area, not including a driveway, shall be prohibited in the first 15 m of the lot line facing any public street. | |
| (r) | A minimum of 35% of the building façade on the ground floor that is oriented toward a public street shall be occupied by glazing, doors, and or green wall.” | |

10. THAT Subsection 14.3, Special Provisions is hereby amended by adding the following subsection:

“14.3.16 RM2-16 (PRUDHOMMES LANDING)

Notwithstanding the provisions of the Residential Multiple 2 Zone, the following shall apply to the lands indicated as RM2-16 on Schedule ‘A4’:

14.3.16.1 DEFINITION

- (a) 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.

14.3.16.2 PERMITTED USES

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

14.3.16.3 PROVISIONS

- (a) Minimum Density - 100 units per hectare
- (b) Maximum Density - 350 units per hectare
- (c) Minimum Building Height - 3 storeys and 10.5 metres
- (d) Maximum Building Height - 15 storeys to a maximum of 52.5 metres. Notwithstanding the maximum building height, the façade of the building facing a collector road shall include step-backs of a minimum of 2.0 metres above the third 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
- (e) Minimum Yard Setback Abutting a Public Street - 3 metres
- (f) Minimum Interior Side Yard - 10 metres
- (g) Maximum Yard Setback Abutting a Public Street - 12 metres, except where the yard abuts North Service Road, the maximum yard setback shall be 20.0 metres
- (h) Minimum Landscaped Open Space - 25%
- (i) Maximum Lot Coverage - 50%, excluding any parking garage area
- (j) Minimum Width of a Planting Strip Adjacent to a RM2 Zone - 3 metres
- (k) Minimum Width of a Planting Strip - 4.5 metres

Adjacent to North Service Road

- (l) Minimum Amenity Area Required - 4 square metres per dwelling unit
- (m) A minimum of 40% of the lot frontage adjacent to a collector road shall be occupied by a main wall.
- (n) 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.
- (o) All parking spaces, parking areas, ramps or driveways shall be located to the rear of all buildings. Surface parking areas shall be fully screened from view from North Service Road by means of landscaping features.
- (p) 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
- (q) 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"

11. THAT Subsection 14.3, Special Provisions is hereby amended by adding the following subsection:

"14.3.17 RM2-17 (PRUDHOMMES LANDING)

Notwithstanding the provisions of the Residential Multiple 2 Zone, the following shall apply to the lands indicated as RM2-17 on Schedule 'A4':

14.3.17.1 PERMITTED USES

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

14.3.17.2 PROVISIONS

- (a) Minimum Density
 - 100 units per hectare
- (b) Maximum Density
 - 350 units per hectare
- (c) Minimum Building Height
 - 12 storeys
- (d) Maximum Building Height
 - 18 storeys to a maximum of 63.0 metres
 - 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
- (e) Minimum Amenity Area Required
 - 4 square metres per dwelling unit
- (f) Minimum Landscaped Open Space
 - 30%
- (g) Minimum Width of Planting Strip
 - 4.5 metres adjacent to North Service Road
- (h) 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

- (i) Minimum Bicycle Parking - .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”

12. THAT Subsection 18.4, Special Provisions is amended by adding the following subsections:

“18.4.18 GC-18 (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-18 on Schedule ‘A4’:

18.4.18.1 DEFINITIONS

- (a) ANCILLARY RESIDENTIAL USE means the common indoor areas located within a building which are intended primarily for access or recreational purposes for the occupants of a building and may include stairs, lobbies, elevators, mechanical facilities, storage, and indoor amenity areas.
- (b) MAIN WALL means a primary exterior front, rear or side wall of a building, not including permitted projections.
- (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.

18.4.18.2 PERMITTED USES

- (a) Apartment residential units including ancillary residential units, dwelling units only permitted above the ground floor
- (b) Retirement home including accessory dwelling units, only permitted above the ground floor
- (c) Bed and breakfast establishment
- (d) Clinic
- (e) Commercial or private club
- (f) Community centre or community hall
- (g) Daycare Centre

- (h) Eating establishment (excluding drive-thru facility, but including seasonal outdoor patio)
- (i) Financial use
- (j) Government Services
- (k) Hotel Use
- (l) Institutional Use
- (m) Office use
- (n) Personal service use
- (o) Place of entertainment
- (p) Post office
- (q) Recreation use
- (r) Retail use, only permitted on the ground floor
- (s) Tourist centre and/or welcome centre

18.4.18.3 PROVISIONS

- | | |
|--|--|
| (a) Ancillary Residential Uses | - Permitted on the ground floor, occupying up to a maximum of 15% of the length of the main wall oriented toward a public road within the first 9.0 metres depth of building |
| (b) Outdoor Patio Use | - Shall be located adjacent to a public street or Open Space Zone, at a minimum separation distance of 20 metres from a Residential Zone |
| (c) Maximum Gross Leaseable Floor Area per Premise on the Ground Floor | - 400 square metres per premise |
| (d) Minimum Density | - 75 units per hectare |
| (e) Maximum Density | - 275 units per hectare |

- (f) Minimum Building Height

 - 3 storeys and a minimum height of 12.0 metres
 - The ground floor building height shall be a minimum of 4.5 metres measured from the average grade of the ground floor to the floor of the second storey
- (g) Maximum Building Height

 - 6 storeys up to a maximum of 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
 - 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
- (h) Minimum Yard Requirements

 - (i) Minimum Yard Setback Abutting a Public Road

 - 0 metres, except where the front yard abuts the public road adjacent to the waterfront open space, the minimum yard setback shall be 3.0 metres
 - Outdoor patio and outside display and sales area uses shall be permitted in the yard abutting a public road
 - (ii) Minimum Yard Setback Abutting a Residential Zone

 - 50% of the building height facing the Residential Zone
- (i) Minimum Separation Distance between one side of a building to the side of another building

 - 3.0 metres
- (j) Minimum Separation Distance between one side of a building to the rear of another building

 - 9.0 metres

- (k) Minimum Separation Distance - 14.0 metres between the rear of a building to the rear of another building
- (l) Maximum Yard Setback Abutting A Public Road - 3.0 metres, except where the front yard abuts the public road adjacent to the waterfront open space, the maximum yard setback shall be 5.0 metres
 - Where an outdoor patio or outside display and sales area is provided in the yard abutting a public road, the maximum yard setback shall be 5.0 metres, up to a maximum of 25% of the length of the building façadeMaximum yard requirements do not apply when an urban square measuring no less than 250 square metres in area and having a minimum length of 10.0 metres is provided along the length of the main wall oriented toward the front or exterior side lot line
- (m) A minimum of 75% of the length of the front and exterior side lot line shall be occupied by a main wall at the ground floor. A minimum of 75% of the building frontage at the ground floor shall be built to the front and exterior side setback line
- (n) A minimum of 40% of the building façade on the ground floor that is oriented toward a public street shall be occupied by glazing, doors, and or green wall.
- (o) The main front entrance into each premise on the ground floor shall be oriented towards a public street.
- (p) Surface parking, excluding public parking, shall not exceed 65% of the lot area.
- (q) All parking spaces, parking areas, ramps or driveways shall be located to the rear of all buildings.
- (r) Minimum Landscaped Open Space - 10%

- (s) Minimum Parking Requirements
 - Mixed Use Development
 - 1.0 spaces per dwelling unit plus 0.25 visitor spaces per dwelling unit, in addition to the requirements for other uses in the development in accordance with the provisions of Section 7
 - All Other Uses
 - In accordance with the provisions of Section 7
- (t) Minimum Bicycle Parking Requirement
 - .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”

13. THAT Subsection 18.4, Special Provisions is amended by adding the following subsections:

“18.4.22 GC-22 (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-22 on Schedule ‘A4’:

18.4.22.1 PERMITTED USES

- (a) Apartment residential units including ancillary residential uses, dwelling units only permitted above the ground floor
- (b) Banquet and/or convention centre
- (c) Clinic
- (d) Commercial school
- (e) Community centre
- (f) Commercial or private club
- (g) Culinary school
- (h) Daycare centre
- (i) Eating establishment (excluding drive-thru facility)
- (j) Institutional use
- (k) Financial use
- (l) Hotel
- (m) Office use

- (n) Personal service use
- (o) Retirement home including accessory dwelling units, only permitted above the ground floor

18.4.22.2 PROVISIONS

- | | | |
|---|---|--|
| (a) Ancillary Residential Uses | - | Permitted on the ground floor, occupying up to a maximum of 15% of the length of the main wall oriented toward a collector road within the first 9.0 metres depth of building |
| (b) Maximum Gross Leasable Floor Area per Premise on the Ground Floor | - | 4,645 square metres per premise |
| (c) Minimum Density | - | 100 units per hectare |
| (d) Maximum Density | - | 350 units per hectare |
| (e) Minimum Building Height | - | 3 storeys and 10.5 metres |
| (f) Maximum Building Height | - | <p>15 storeys to a maximum of 52.5 metres. Notwithstanding the maximum building height, the façade of the building facing a collector road shall include step-backs of a minimum of 2.0 metres above the third storey</p> <p>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</p> |
| (g) Minimum Yard Setback Abutting a Public Street | - | 1.0 metres |
| (h) Minimum Interior Side Yard | - | 10 metres |
| (i) Maximum Yard Setback Abutting a Public Street | - | 12 metres, except where the yard abuts North Service Road, the maximum yard setback shall be 20.0 metres |

- (j) Minimum Landscaped Open Space - 25%
- (k) Minimum Width of a Planting Strip Adjacent to a RM2 Zone - 3 metres
- (l) Minimum Width of a Planting Strip Adjacent to North Service Road - 4.5 metres
- (m) Minimum Amenity Area Required - 4 square metres per dwelling unit
- (n) 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.
- (o) A minimum of 40% of the lot frontage adjacent to a collector road shall be occupied by a main wall.
- (p) All parking spaces, parking areas, ramps or driveways shall be located to the rear of all buildings. Surface parking areas shall be fully screened from view from North Service Road by means of landscaping features.
- (q) Minimum Parking Requirements
 - Mixed Use Development - 1.0 spaces per dwelling unit plus 0.25 visitor spaces per dwelling unit, in addition to the requirements for other uses in the development in accordance with the provisions of Section 7
 - All Other Uses - In accordance with the provisions of Section 7
- (r) Minimum Bicycle Parking Requirement - .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"

14. THAT Subsection 18.4, Special Provisions is amended by adding the following subsections:

"18.4.29 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':

18.4.29.1 DEFINITION

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

18.4.29.2 PERMITTED USES

- (a) Animal hospital excluding outside pens
- (b) Automotive Rental Establishment
- (c) Banquet and/or Convention Centre
- (d) Clinic
- (e) Commercial or private club
- (f) Commercial school
- (g) Community centre
- (h) Convenience store
- (i) Car wash and gas bar (adjacent to North Service Road only)
- (j) Culinary school
- (k) Daycare centre
- (l) Drive-thru facility (adjacent to North Service Road only)
- (m) Eating establishment including seasonal outdoor patio use
- (n) Financial use
- (o) Firehall
- (p) Hotels
- (q) Institutional uses
- (r) Office use
- (s) Parking Garage
- (t) Personal service use
- (u) Place of entertainment
- (v) Post office
- (w) Recreation use
- (x) Retail use
- (y) Supermarket
- (z) Tourism centre and/or welcome centre

18.4.29.3 PROVISIONS

- (a) Maximum Gross Leasable Floor Area per Premise for Commercial Uses - 4,645 square metres per premise
- (b) 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 55 metres from any collector road and any Residential Zone
- (c) Place of Entertainment and Outdoor Patio Use - Shall be located with a minimum separation distance of 35 metres from a Residential Zone
- (d) 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
- (e) 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
- (f) Minimum Lot Frontage - 20 metres
- (g) 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 55 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

- (h) Maximum Building Height - 6 storeys up to 22.5 metres
- (i) Minimum Yard Requirements
- (i) Yard Setback Abutting A Public Street - 3.0 metres
- (ii) Interior Side Yard - 3.0 metres
- (j) Minimum Landscaped Open Space - 20%
- (k) Minimum width of a Planting Strip Adjacent to North Service Road - 4.5 metres
- (l) 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.
- (m) Minimum Parking Requirements - In accordance with the provisions of Section 7
- (n) Minimum Bicycle Parking Requirement - 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
- (o) 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

- (p) 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.”

15. THAT Subsection 21.3, Special Provisions is amended by adding the following subsections:

“21.3.7 PI-7 (PRUDHOMMES LANDING)

Notwithstanding the provisions of the Prestige Industrial Zone or any other provision contained herein to the contrary, the following shall apply to the lands zoned PI-27 on Schedule ‘A4’:

21.3.7.1 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

21.3.7.2 PROHIBITED USES

Notwithstanding Subsection 21.1 Permitted Uses of the Prestige Industrial (PI) Zone, those lands as indicated as PI- on Schedule 'A4' the following uses shall be specifically prohibited:

- (a) The outside display or storage of goods in yard
- (b) Nightclubs
- (c) Places of entertainment
- (d) Adult entertainment parlour; and
- (e) Body rub parlour

21.3.7.3 PROVISIONS

Notwithstanding Subsection 21.1 Permitted Uses of the Prestige Industrial (PI) Zone, those lands as indicated as PI- on Schedule 'A4' shall also be subject to the following provisions:

- | | | |
|---------------------------------------|---|--|
| (a) Accessory Uses | - | Shall occupy a maximum of 20% of the total floor area of each building within which any accessory use is located |
| (b) Minimum Lot Frontage | - | 20 metres |
| (c) Minimum Lot Area | - | 1000 square metres |
| (d) Minimum Building Height | - | 2 storeys and 7.0 metres |
| (e) Maximum Building Height | - | 6 storeys up to 25 metres. |
| (f) Minimum Landscaped Open Space | - | 20% |
| (g) Minimum Yard Setback Requirements | | |
| (i) Yard Abutting A Public Street | - | 3.0 metres |

- (ii) Interior Side and Rear Yard - 3.0 metres, except where abutting a RM1 Zone the minimum yard shall be 50% of the building height facing the RM1 zone
- (h) Maximum Yard Setback Abutting A Public Street - 6.0 metres, except where abutting North Service Road the maximum front yard shall be 24.0 metres
- (i) Minimum Width of a Planting Strip Adjacent to a RM1 Zone - 3.0 metres
- (j) Minimum width of a Planting Strip Adjacent to North Service Road - 4.5 metres
- (k) Parking - In accordance with the provisions of Section 7
- (l) 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
- (m) Location of Surface Parking - Must be screened from view from any public street and Residential Zone
- Minimum setback of 10.0 metres adjacent to a collector road"

17. AND THAT this By-law shall become effective from and after the date of passing thereof.

By-law read a first time this 22nd day of July, 2019.

By-law read a second time this 22nd day of July, 2019.

By-law read a third time and finally passed this 22nd day of July, 2019.

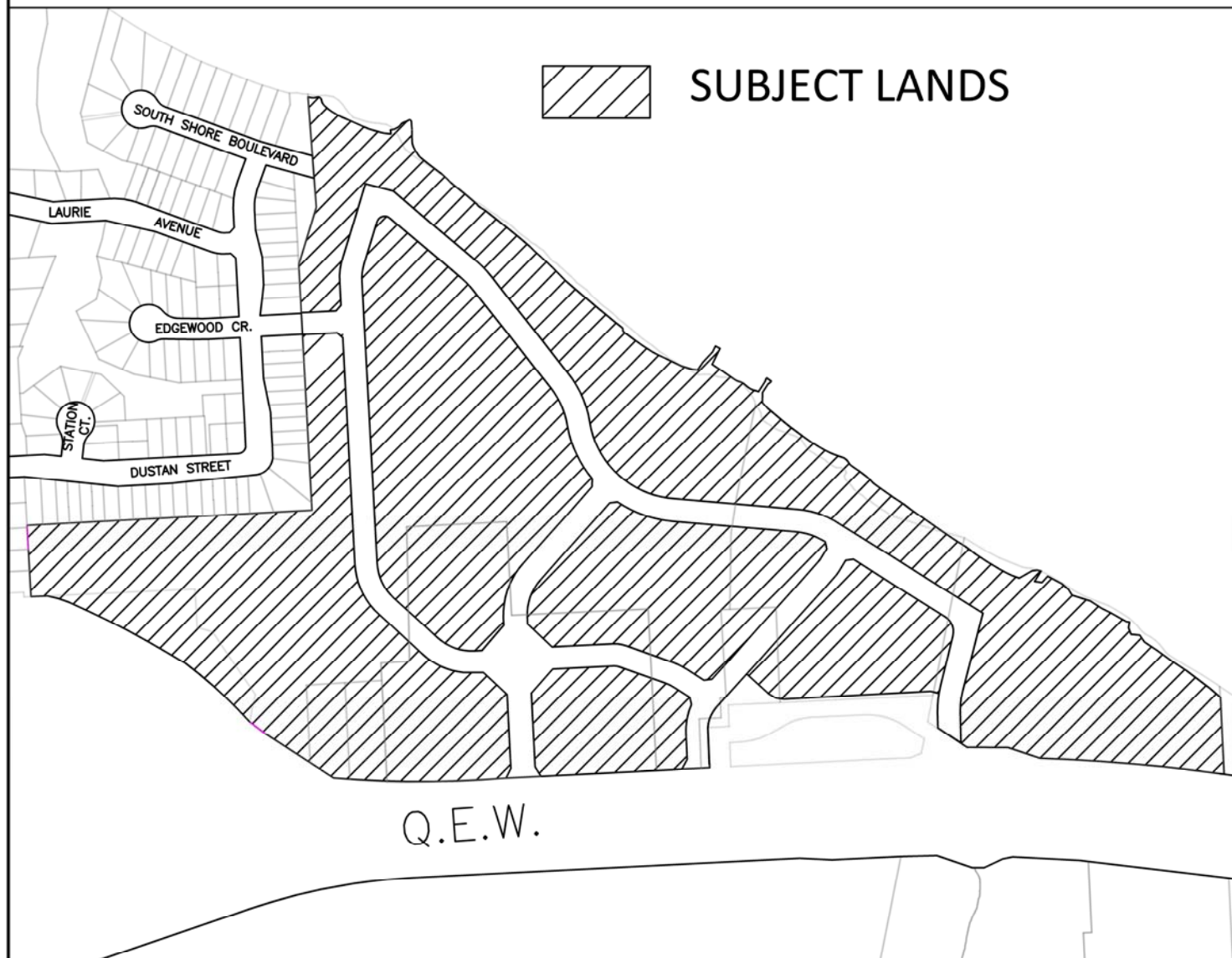
MAYOR: SANDRA EASTON

CLERK: JULIE KIRKELOS

SCHEDULE 'A' - KEY MAP TOWN OF LINCOLN



Metric Scale:
N.T.S.



This is Schedule 'A' to By-law No. 2019-87-Z535 passed the 22nd day of
July, 2019.

MAYOR: SANDRA EASTON

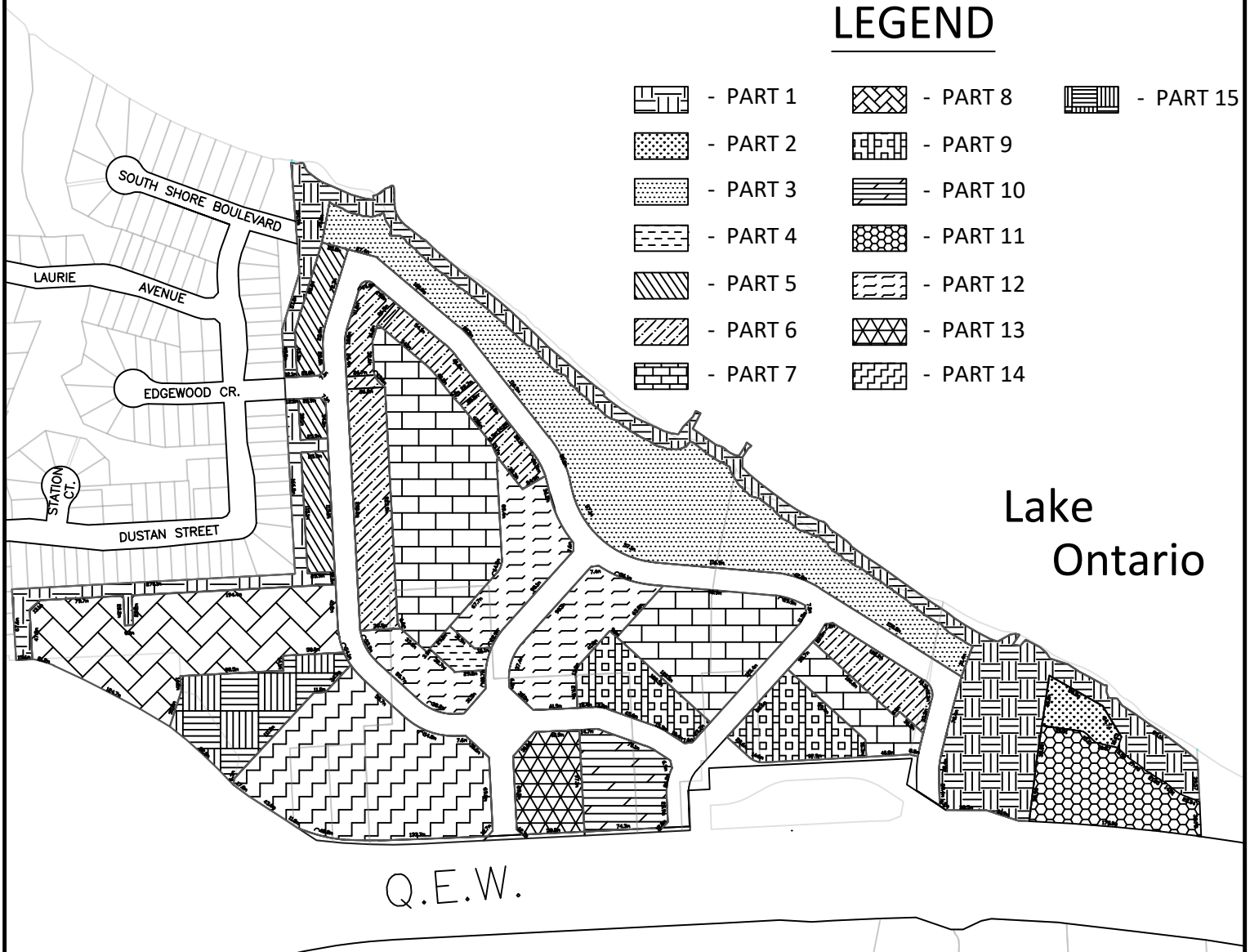
CLERK: JULIE KIRKELOS

SCHEDULE 'B' - DETAIL MAP TOWN OF LINCOLN



Metric Scale:
N.T.S.

LEGEND



Lake
Ontario

Q.E.W.

This is Schedule 'B' to By-law No. 2019-87-Z535 passed the 22nd day of
July, 2019.

MAYOR: SANDRA EASTON

CLERK: JULIE KIRKELOS

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2019-87-Z535

This By-law involves a parcel of land located on the north side of the QEW North Service Road to the east of Victoria Avenue, in the Prudhommes Urban Area. The subject lands are composed of part of Lots 21, 22 and 23, Broken Front Concession, in the former Township of Louth, in the Town of Lincoln.

The subject lands are currently used for commercial purposes and the balance of the lands are vacant. The subject lands, referred to as Prudhommes Landing, are to be redeveloped for Residential, Mixed Use, Commercial, Employment, Parks and Open Space, and Natural Environment purposes as per the designations of the approved Prudhommes Secondary Plan.

The subject lands are currently zoned as Residential Development (RD), General Commercial (GC(H), GC-18(H), GC-22(H)), Open Space (OS) and Environmental Conservation (EC) according to Zoning By-law No. 94-14-Z1, as amended. In order to implement the Prudhommes Secondary Plan, this By-law changes the zoning on the subject lands to generally reflect the designations in the Secondary Plan, as follows:

- Part 1 to an Environmental Conservation (EC) Zone;
- Part 2 to an Environmental Conservation (EC-10) Zone;
- Part 3 to an Open Space (OS-4) Zone;
- Part 4 to an Open Space (OS) Zone;
- Part 5 to a Residential 2 (R2-34) Zone;
- Part 6 to a Residential 2 (R2-35) Zone;
- Part 7 to a Residential Multiple 1 (RM1-33) Zone;
- Part 8 to a Residential Multiple 1 (RM1-34) Zone;
- Part 9 to a Residential Multiple 2 (RM2-15) Zone;
- Part 10 to a Residential Multiple 2 (RM2-16) Zone;
- Part 11 to a Residential Multiple 2 (RM2-17) Zone;
- Part 12 to a General Commercial (GC-18) Zone;
- Part 13 to a General Commercial (GC-22) Zone;
- Part 14 to a General Commercial (GC-29) Zone; and
- Part 15 to a Prestige Industrial (PI-7) Zone.

CN: 3-5-02-03

Application: PLZBA20180149_____

Applicant: Prudhommes General Partner Inc.

Report PD-57-19