

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 2019-89-Z536

A BY-LAW TO AMEND ZONING BY-LAW NO. 93-14-Z1, 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 Sections 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 'A5' to Zoning By-law No. 93-14-Z1, as amended, of the Town of Lincoln, 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 Multiple 1 (RM1-1) Zone to as follows:

- (a) Part 1 is hereby rezoned to a Residential Multiple 2 (RM2-18) Zone; and
- (b) Part 2 is hereby rezoned to a Residential Multiple 2 (RM2-19) Zone (H).

2. That Subsection 14.3 is hereby amended by adding the following subsection:

"14.3.18 RM2-18 (APARTMENT DWELLING)

Notwithstanding the provisions of the Residential Multiple 2 (RM2) Zone, for an apartment dwelling, the lands indicated as RM2-18 on Schedule 'A5' shall be subject to the following provisions:

- | | | | |
|-----|----------------------------|---|--|
| (a) | Minimum Lot Frontage | - | 19 metres |
| (b) | Minimum Front Yard Setback | - | 0.2 metres |
| (c) | Maximum Density | - | 82 units per hectare |
| (d) | Minimum Interior Side Yard | - | 3.4 metres from R1 Zone to the north.” |

3. That Subsection 14.3 is hereby amended by adding the following subsection:

"14.3.19 RM2-19 (APARTMENT DWELLING)

Notwithstanding the provisions of the Residential Multiple 2 (RM2) Zone for an apartment dwelling, the lands indicated as RM2-19 on Schedule 'A5' shall be subject to the following provisions:

- | | | |
|-----|----------------------------|--|
| (a) | Minimum Lot Frontage | - 21 metres |
| (b) | Minimum Lot Area Per Unit | - 120 square metres |
| (c) | Maximum Density | - 82 units per hectare |
| (d) | Minimum Interior Side Yard | - 8 metres from R2 Zone to the south." |

4. That the holding provision (H) not be removed until the following have been completed:

- (a) The applicant has entered into a Site Plan Agreement and the Agreement has been registered on title; and
 - (b) The applicant has submitted the letter of credit and cash payments required by the agreement.
- 5. 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

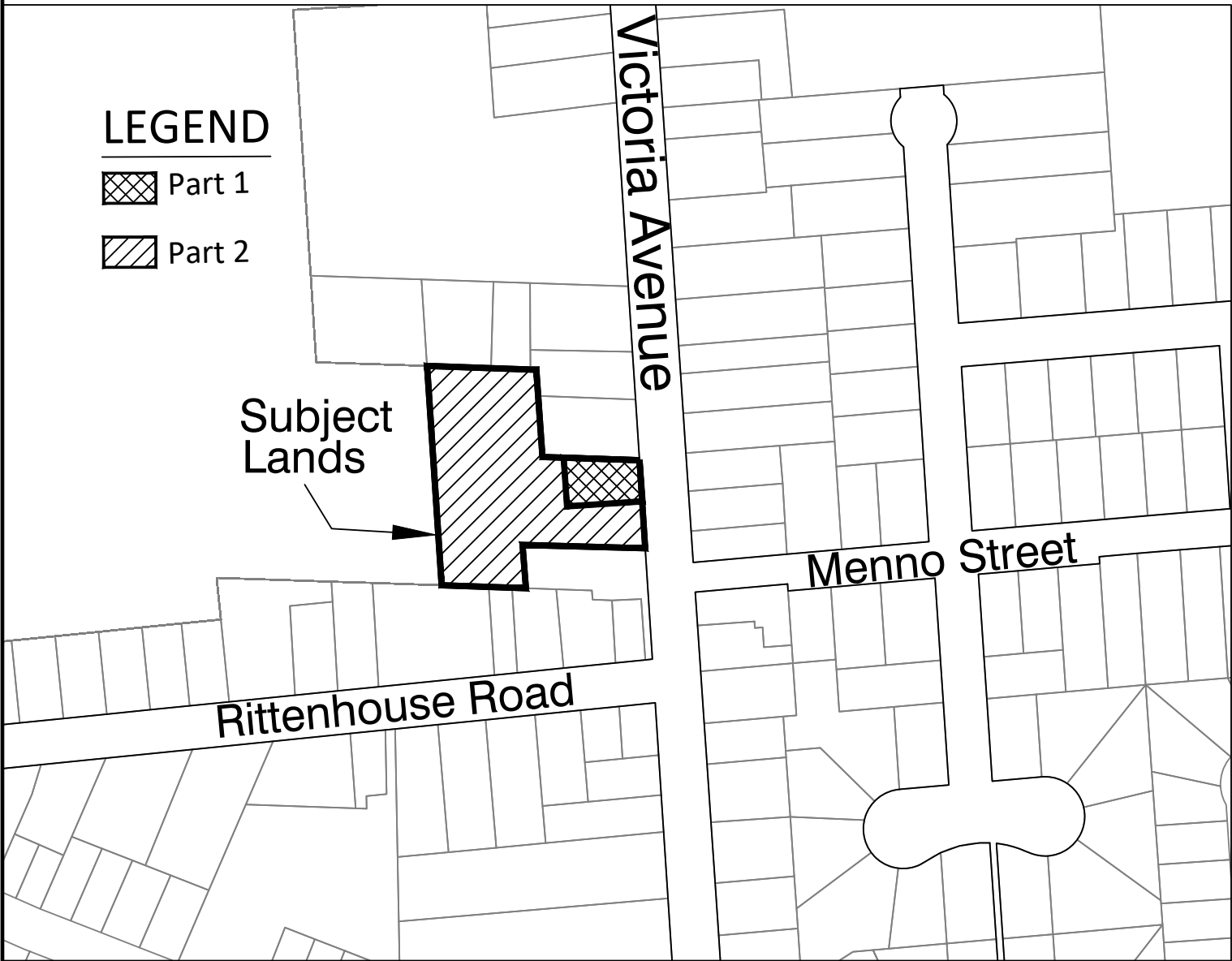


Metric Scale:
N.T.S.

LEGEND

 Part 1

 Part 2



This is Schedule 'A' to By-law No. 2019-89-Z536 passed the 22nd day of
July, 2019.

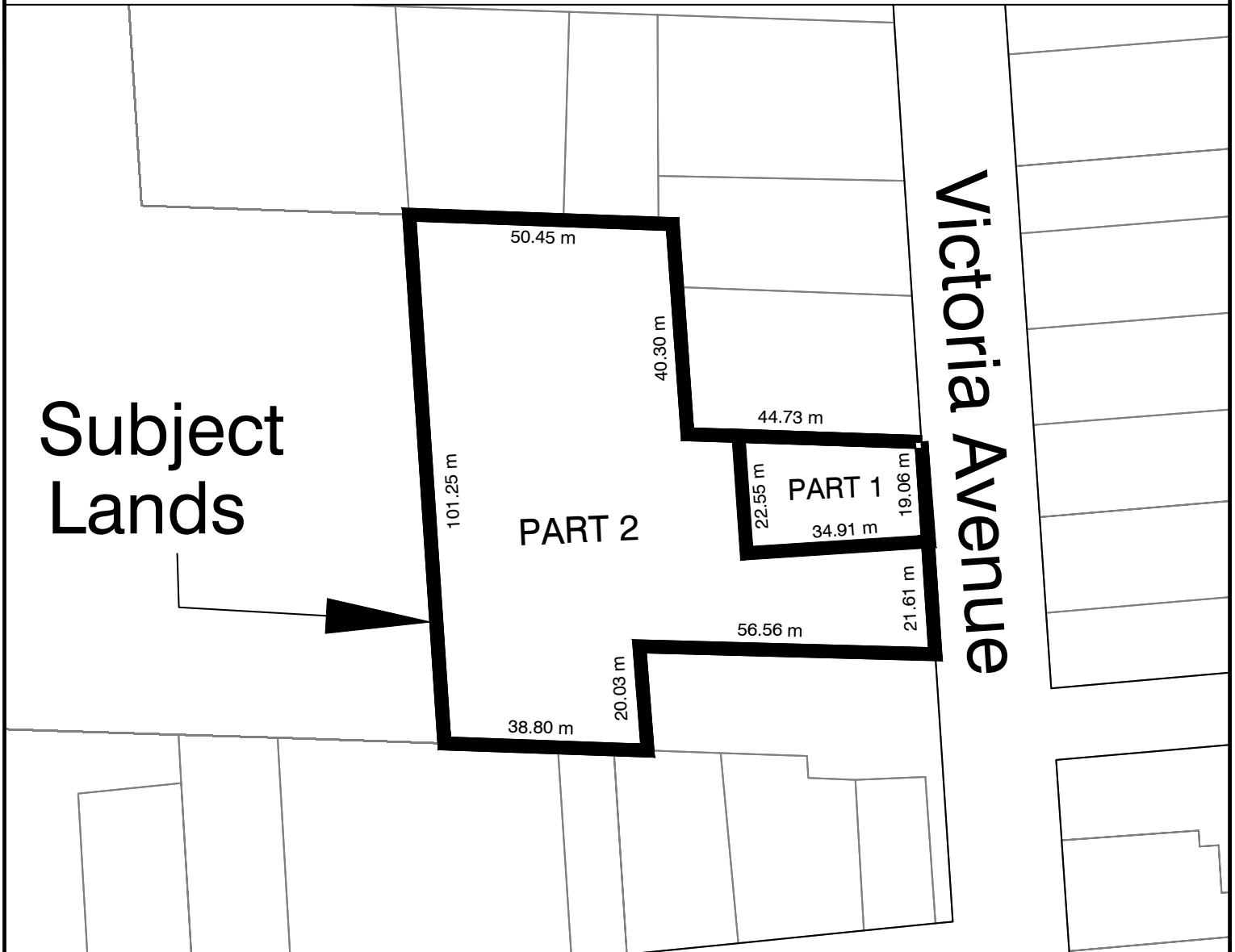
MAYOR: SANDRA EASTON

CLERK: JULIE KIRKELOS

SCHEDULE 'B' - DETAIL MAP TOWN OF LINCOLN



Metric Scale:
N.T.S.



This is Schedule 'B' to By-law No. 2019-89-Z536 passed the 22nd day of
July, 2019

MAYOR: SANDRA EASTON

CLERK: JULIE KIRKELOS

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW NO. 2019-89-Z536

This By-law involves the property known municipally as 3998 Victoria Avenue.

The proposed site specific zoning for the property is premised upon the severance of an existing detached apartment dwelling (Part 1) from the balance of the lands which are to be developed with a new 4-storey, 48 unit apartment building (Part 2).

This By-law rezones Part 1 to a Residential Multiple 2 (RM2-18) with site specific provisions to recognize the existing apartment dwelling. This By-law rezones Part 2 to a Residential Multiple 2 (RM2-19) with site specific provisions to permit the construction of a 4-storey apartment dwelling.

The By-law rezones Part 2 of the subject lands with a (H) holding provision. This provision ensures that the lands cannot be developed until the (H) is removed by by-law. The (H) is not to be removed until the applicant has satisfied the Town that all development concerns and constraints have been adequately addressed. Prior to the removal of the (H) the owner will be required to enter into a site plan agreement, including the agreement being registered on title and the Town receiving sufficient securities relating to the site plan agreement.

CN: 3-5-02-03

Application: PLZBA20180151

Applicant: 1254349 Ontario Ltd.

Report # PD-52-19