

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. ____

A BY-LAW TO AUTHORIZE PROPOSED DEVELOPMENT PROHIBITED BY ZONING BY-LAW NO. 93-14-Z1, AS AMENDED, OF THE TOWN OF LINCOLN

Whereas the Town of Lincoln Council is empowered to enact this By-law by virtue of the provisions of Sections 34 and 39 of the Planning Act, 1990.

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

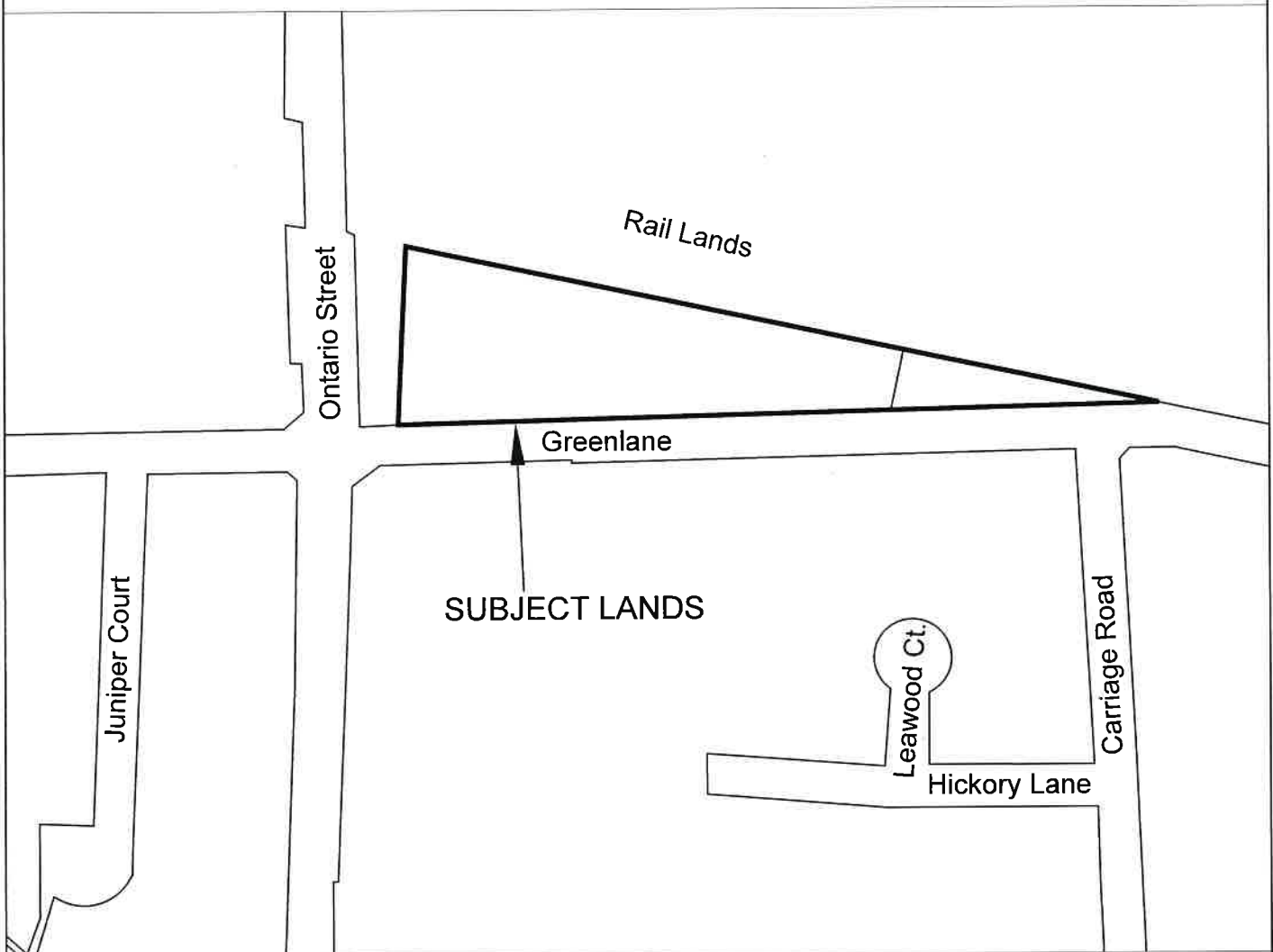
1. That this By-law shall apply to the lands described as Part of Lot 1, Corporation Plan No. 3, and Part of Lot 16, Concession 1 and shown on Schedules "A" and "B", attached hereto and forming part of this By-law to amend the lands and boundaries of which are shown on Block 1, Schedule "B" into a site specific General Commercial (GC-____) Zone and the lands and boundaries of which are shown on Block 2, Schedule "B" into the Open Space (OS) Zone.
2. That, in addition to the uses permitted in the General Commercial (GC) Zone, Apartment dwelling shall also be permitted on the subject lands described in Clause 1 of this By-law.
3. The minimum front yard requirement shall be 1.5 metres.
4. No maximum front yard and exterior side yard shall be required.
5. The maximum building height shall be 33 metres.
6. Dwelling Units may be permitted on the ground floor provided they do not occupy more than 70% of the ground floor of the building. Dwelling units shall be permitted abutting the front wall of the building.
7. "Flex" space may be permitted on the ground floor provided it does not occupy more than 80.0 square metres.
8. "Flex" space may be defined as an area that can be occupied by either a commercial use, or dwelling unit as defined in the By-law.
9. Each dwelling unit or suite shall be provided with a minimum amenity area of 15.0 square metres for the first 8 dwelling units or suites and 7.5 square metres for each dwelling unit or suite in excess of 8.
10. Notwithstanding Section 9 of this by-law, the required amount of amenity area shall not be required to exceed fifteen percent (15%) of the lot area.
11. Where the number of dwelling units or suites on the lot exceeds 4, a minimum of 50.0 square metres of the amenity area shall be required in a contiguous area.
12. A One Bedroom and One Bedroom plus Den Dwelling Unit shall have a minimum area of 45.0 square metres.
13. A Two Bedroom or more Dwelling Units shall have a minimum area of 60.0 square metres.
14. All Commercial use parking requirement shall be 1 space per 30.0 square metres gross floor area.
15. The Apartment Dwelling parking requirement shall be 1 space per dwelling unit.

16. For each dwelling unit 0.1 long-term bicycle spaces will be provided.
17. A freestanding wall is permitted within 0.25 metres to any lot line.
18. This By-law shall come into force and take effect on the date of passing.

Mayor: Sandra Easton

Clerk: Julie Kirkelos

DRAFT
Schedule "A"- Key Map
Town of Lincoln

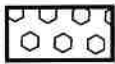
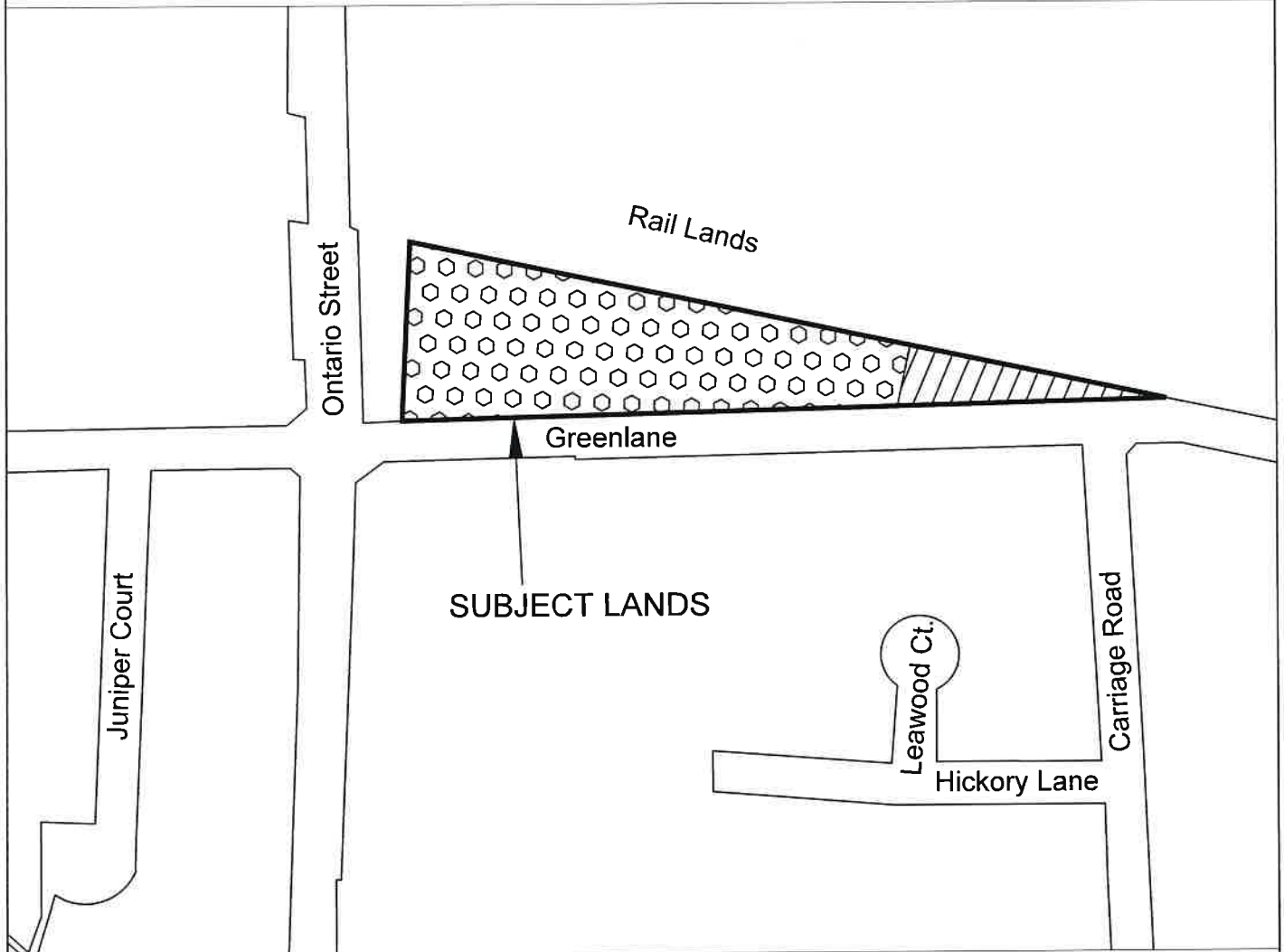


This is Schedule "A" to By-law No. _____ passed the _____ day of _____, 2021.

Mayor: Sandra Easton

Clerk: Julie Kirkelos

DRAFT Schedule "B"- Detail Map Town of Lincoln



Block 1 - Lands to be rezoned into site specific General Commercial (GC-___) Zone



Block 2 - Lands to be rezoned into Open Space (OS) Zone

This is Schedule "B" to By-law No. _____ passed the _____ day of _____, 2021.

Mayor: Sandra Easton

Clerk: Julie Kirkelos