

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 77-34

A BY-LAW TO ESTABLISH THE ZONING AND REGULATE THE USE OF LAND AND THE LOCATION AND CHARACTER OF BUILDINGS THEREON, OF A DESIGNATED PARCEL OF LAND WITHIN THE TOWN OF LINCOLN.

THE COUNCIL OF THE CORPORATION OF THE TOWN OF LINCOLN ENACTS AS FOLLOWS:

THIS BY-LAW ESTABLISHES the zoning of a designated parcel of land as indicated on Schedule 'A' attached hereto and forming part of this By-law, the subject parcel of land being known as Lot 231 of Corporation Plan 3 of the Town of Beamsville, now in the Town of Lincoln, in the Regional Municipality of Niagara, and regulates the use of the land and the character, location and use of buildings and structures thereon. The subject lands are hereby zoned as R3 (Residential 3) which permits the construction of a single family dwelling only, in accordance with the following provisions, which apply only to the lands which are the subject of this By-law.

1. PERMITTED USES IN THE R3 (RESIDENTIAL 3) ZONE:

Single Family Detached Dwelling

2. LOT, SITE AND BUILDING STANDARDS:

2.1 Setbacks:

Minimum Front Yard, in feet	13 feet
Minimum Side Yard, in feet	4 (a)
Minimum Exterior Side Yard, in feet	19
Minimum Rear Yard, in feet	25

(a) The required side yard shall be as stated on both sides where there is an attached private garage; or shall be as stated on one side and ten feet on the other where there is no attached private garage.

2.2 Lot Requirements:

Minimum Lot Area	5,075 sq. ft.
Minimum Lot Frontage	72 feet
Maximum Lot Coverage	18%

2.3 Building Requirements:

Minimum Floor Area	1,000 sq. ft.
Maximum Height	35 feet
Maximum Height for accessory building	15 feet

2.4 A visibility triangle shall be maintained according to the provisions of Section 3, Subsection 3.11, Paragraph 3.11.1 of the Town of Lincoln comprehensive Zoning By-law No. 73-50.

3. GENERAL PROVISIONS:

3.1 The following regulations apply to the parking of trailers and recreation vehicles in a single family residential zone:

- (a) a trailer or recreation vehicle not exceeding a height of five feet may be parked in any yard.
- (b) a trailer or recreation vehicle exceeding a height of five feet may be parked in a required front yard or side yard flanking a street, between May 1st and October 30th; at any other time such parking is permitted only in a required side yard or rear yard.
- (c) notwithstanding the foregoing, such parking is not permitted in a visibility triangle, as established under Section 3, Subsection 3.11, Paragraph 3.11.1, of the Town of Lincoln comprehensive Zoning By-law No. 73-50.

3.2 The following provisions of the Town of Lincoln comprehensive Zoning By-law No. 73-50 shall also apply to the lands which are the subject of this By-law:

- (a) Section 3, Subsection 3.3, Paragraph 3.3.1, being provisions related to yard encroachments and height exceptions.
- (b) Section 3, Subsection 3.8, Paragraphs 3.8.1, 3.8.2, 3.8.3 and 3.8.4; miscellaneous design and site requirements.
- (c) Section 3, Subsection 3.9; provisions regulating swimming pools;(1)
 - (1) the provisions of Town of Lincoln By-law No. 75-17, which amends By-law No. 73-50 as it relates to swimming pool regulations, shall also apply to the lands which are the subject of this By-law.
- (d) Section 3, Subsection 3.10, Paragraphs 3.10.1 and 3.10.3; regulations pertaining to signs.

4. ALTERATIONS TO WATERCOURSE:

The existing, on-site stream or creek shall not be altered in location, or piped, or dammed for ponding purposes, or fill placed in the stream area without consultation with and written permission from the Ministry of Natural Resources.

THIS BY-LAW SHALL come into force and take effect upon being passed by the Council of the Corporation of the Town of Lincoln, subject to the approval of the Ontario Municipal Board.

READ a FIRST time this 6th day of September, 1977.

READ a SECOND and THIRD time and FINALLY PASSED this 6th day of September, 1977.


MAYOR


CLERK