



# LAND USE PLANNING

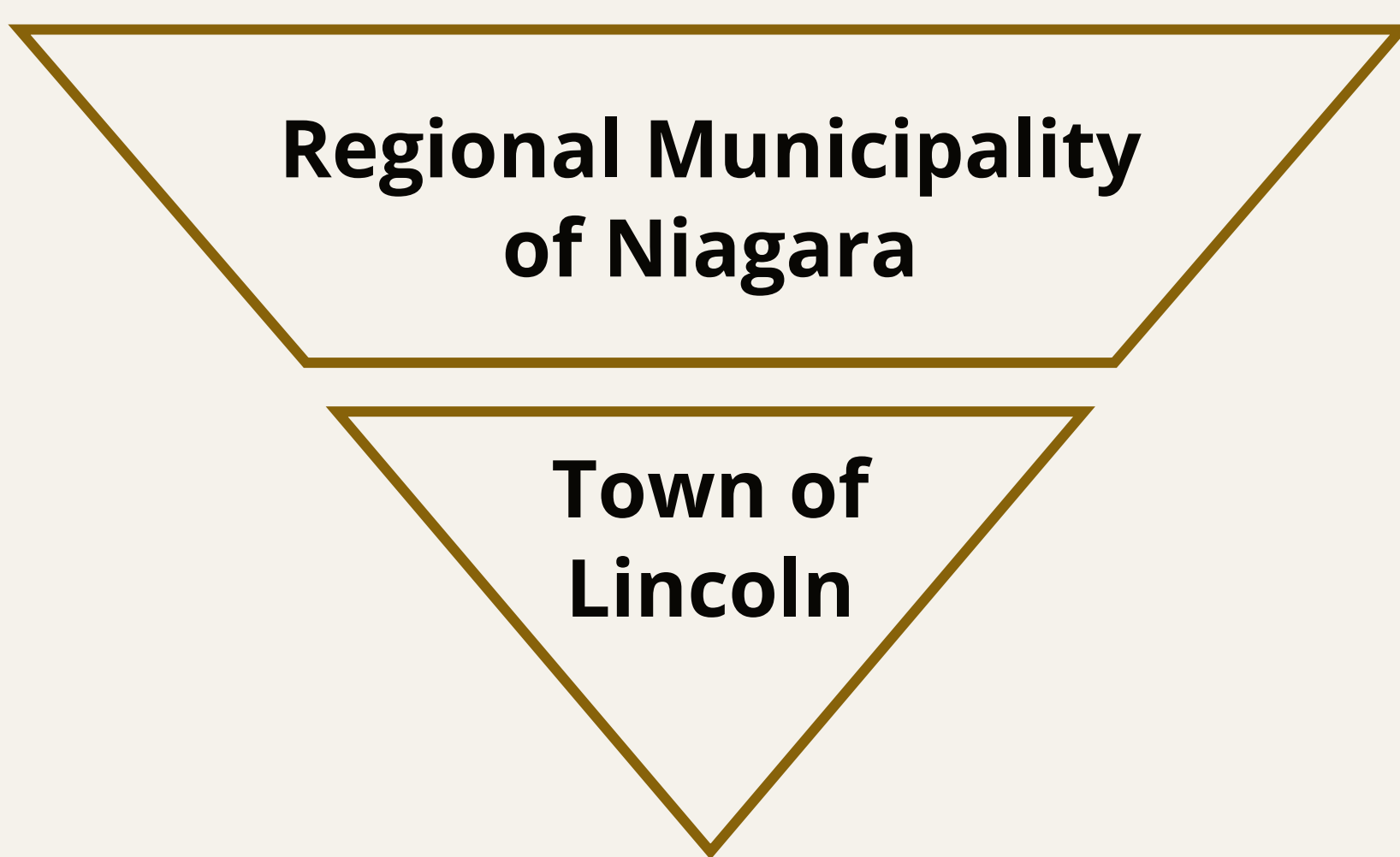
## Planning Consultant



## Relevant Studies & Plans

- Planning Justification Report (Landwise)
- Draft Official Plan Amendment & Zoning By-law Amendment (Landwise)
- Functional Servicing and Stormwater Management Report (Lithos Group Inc.)

## Growth and Development of Prudhommes



Lincoln is a **lower tier municipality**, which requires the Town's Official Plan to align with the Region's Official Plan.

The *Regional Official Plan* designates Prudhommes as a **delineated built up area**.

This means that the Town is required to accommodate development and residential intensification in Prudhommes.

The *Prudhommes Secondary Plan* **permits** the proposed land uses on the subject lands.



Residential



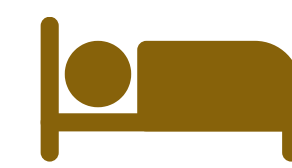
Retail



Restaurant



Spa



Hotel

## Proposed Official Plan & Zoning By-law Amendments

The proposed **Official Plan Amendment** will:

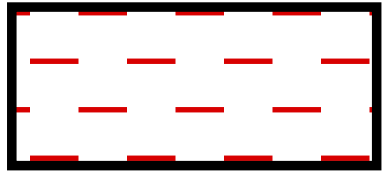
- 1 Increase max floor area for commercial.
- 2 Permit mid-rise and high-rise residential in a mixed-use building.
- 3 Permit building heights of 1- to 15-storeys.
- 4 Redesignate part of the lands from Natural Environment to Mixed Use.

The proposed **Zoning By-law Amendment** will:

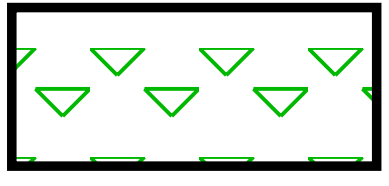
Implement the vision of the *Prudhommes Secondary Plan* for a mixed-use development on the subject lands.

# Map Amendments to the *Prudhommes Secondary Plan*

## Schedule B1 (Land Use)

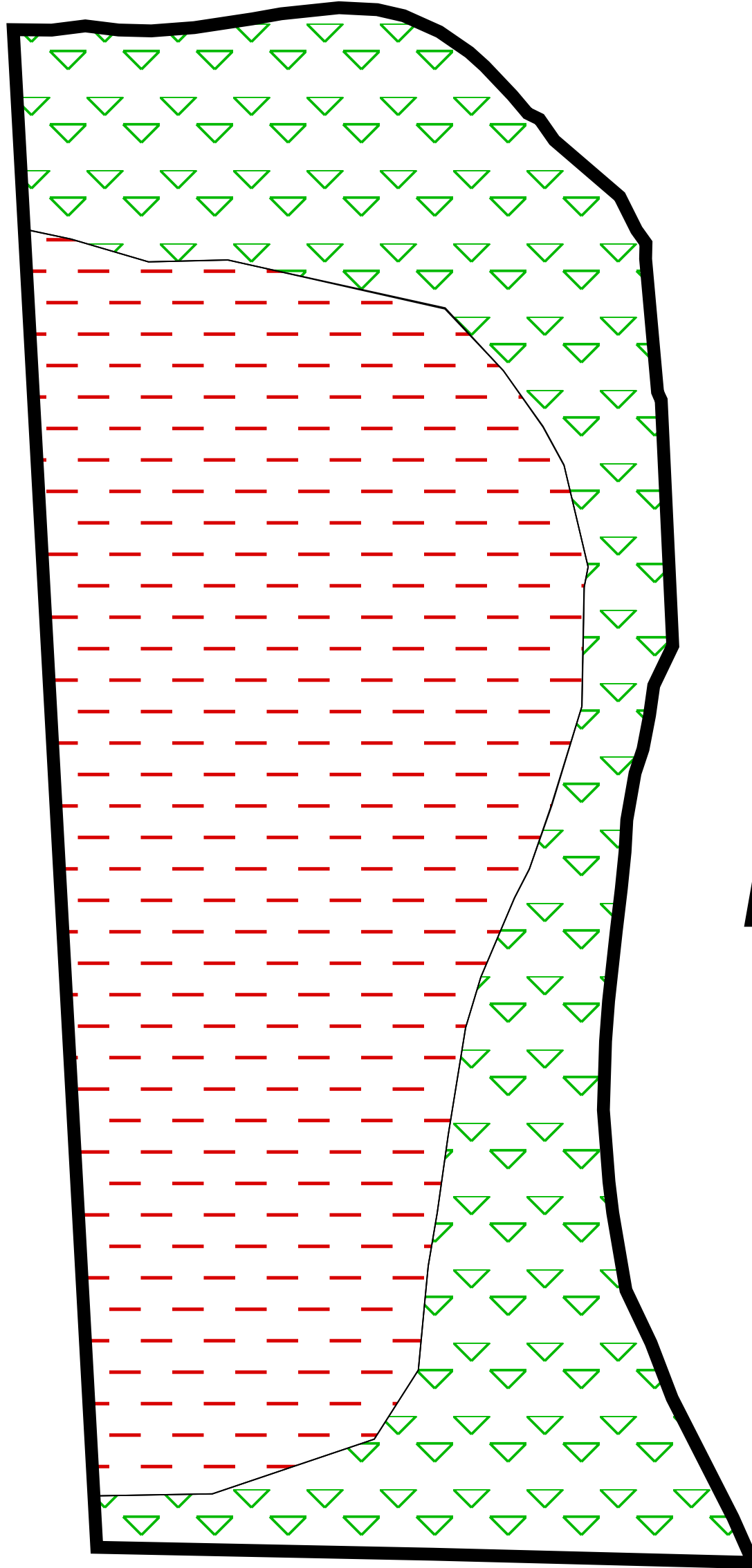


MIXED USE

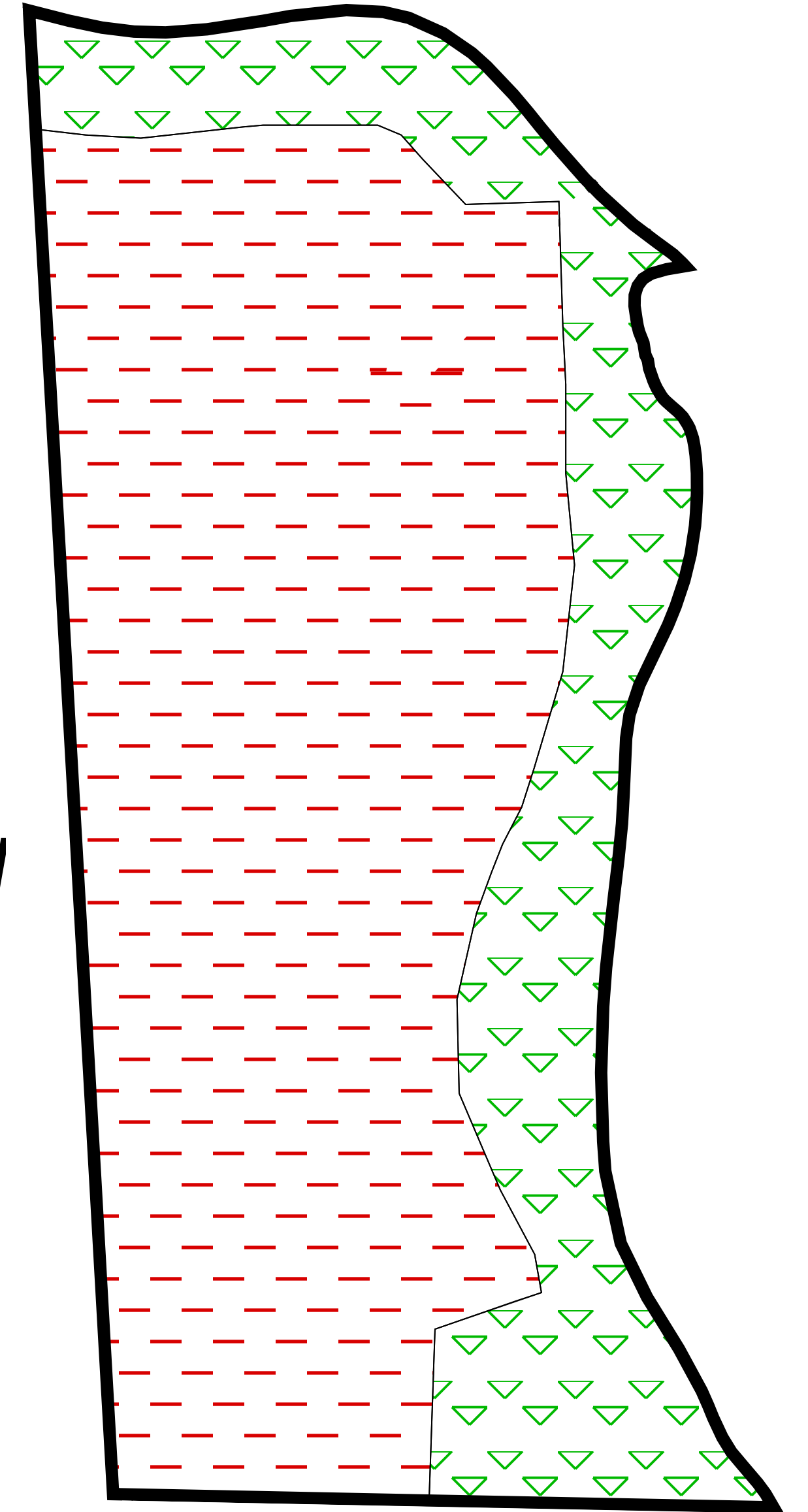


NATURAL ENVIRONMENT

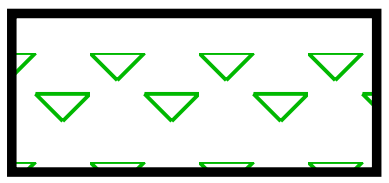
*Existing*



*Proposed*

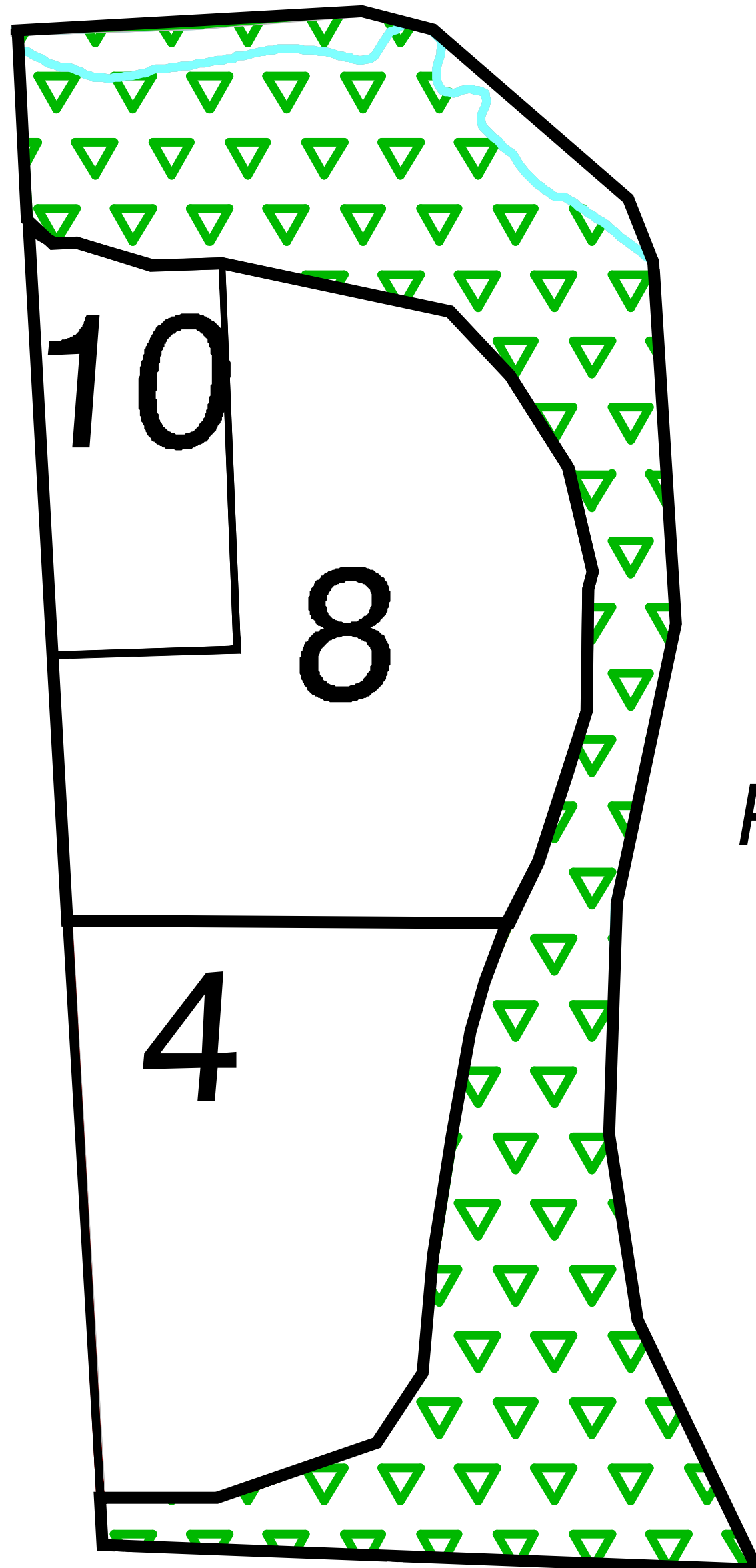


## Schedule B2 (Maximum Storeys)

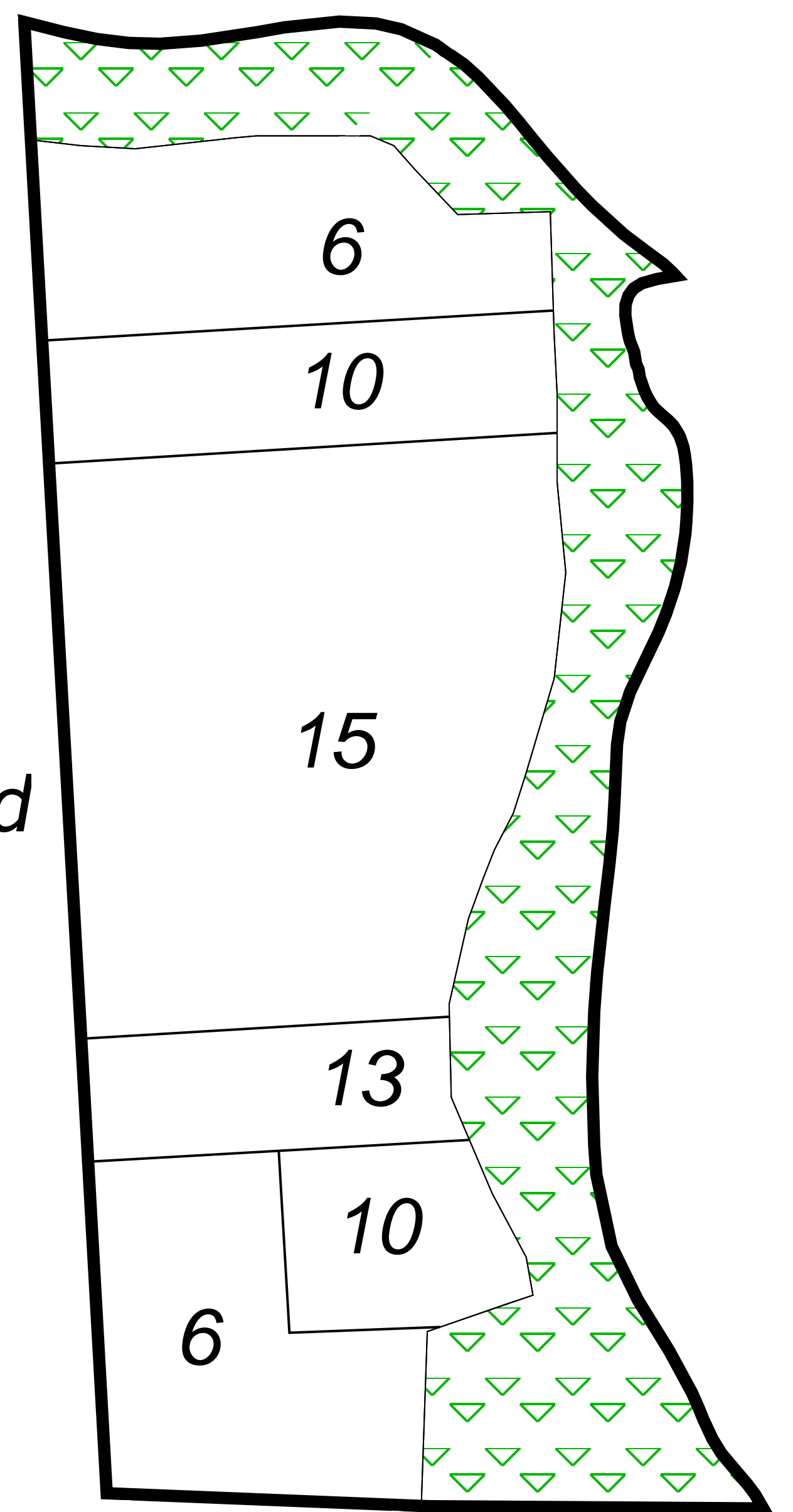


NATURAL ENVIRONMENT

*Existing*



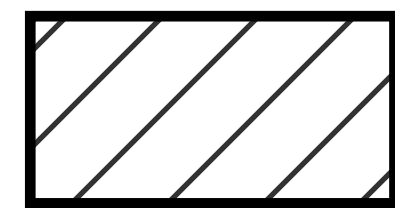
*Proposed*



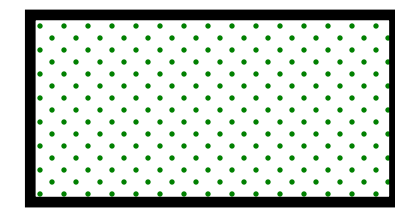
# Proposed Zoning By-law Amendment

*Existing Zoning*

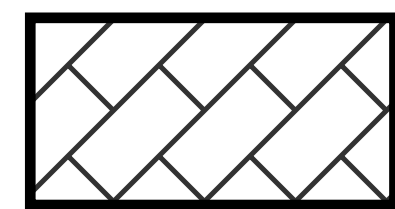
*Proposed Zoning*



Future Development, Exception 1 (FD-1) Zone



Environmental Conservation (EC) Zone



General Commercial, Exception # (GC-##) Zone

