

The Corporation of the City of Kawartha Lakes

By-Law 2018-

A By-Law To Amend The Town of Lindsay Zoning By-Law No. 2000-75 To Rezone Land Within The City Of Kawartha Lakes

[File D06-15-014, Report PLAN2015-075 and PLAN2018-011, respecting Lots 1-6, and Lots 12-14, Plan 57M-793 and Lots 25-27, Plan 57M-779, former Town of Lindsay, identified as 85, 87, 89, 91, 93, 95, 96, 98, 100, 102, 104 & 106 Cook Street – multiple landowners]

Recitals:

1. Section 34 of the Planning Act, R.S.O. 1990, c.P.13 authorizes Council to determine the appropriate zoning categories and provisions assigned to land.
2. Council has received an application to amend the categories and provisions relating to specific parcels of land to permit the construction of and/or recognize the development of larger open uncovered elevated decks on the lots, within the minimum 7.5 metre rear yard setback on the subject land.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to rezone the Property.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2018-__.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Lots 1-6, and Lots 12-14, Plan 57M-793 and Lots 25-27, Plan 57M-779, former Town of Lindsay, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended by adding Section 7.3.40 as follows:

“7.3.40 R2-S35 Zone

Notwithstanding any other provision of this By-Law to the contrary, on land zoned R2-S35 the following requirements shall apply:

- i. The front yard setback shall be 6.0 metres;
- ii. The maximum lot coverage for all buildings shall be 45%;
- iii. An open uncovered deck equal to or greater than 0.6 m. above average finished grade and not more than 3 m. in height may extend not more

than 4.25 m. into a rear yard setback area and in no case shall have a rear yard setback of less than 3.25 m.

- iv. The zone boundary between the R2-S35 Zone and the R-3 Zone (Township of Ops) does not constitute a lot line boundary for applying applicable zone provisions.”

- 1.03 **Schedule Amendment:** Schedule ‘A’ to By-law No. 2000-75 of the Town of Lindsay is further amended to change the zone category from the “Residential Two Special Sixteen (R2-S16) Zone” to the “Residential Two Special Thirty-Five (R2-S35) Zone” for the land referred to as ‘R2-S35’, as shown on Schedule ‘A’ attached to this By-law.

Section 2:00 Effective Date

- 2.01 **Effective Date:** This By-law shall come into force and take effect on the date it is finally passed, subject to the provisions of Section 34 of the Planning Act R.S.O. 1990, c.P.13.

By-law read a first, second and third time, and finally passed, this ** day of ***, 2018.

Andy Letham, Mayor

Cathie Ritchie, City Clerk