

# THE CORPORATION OF THE CITY OF KAWARTHA LAKES

## BY-LAW 2017-

### 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 D06-17-013, Report PLAN2017-021 respecting Part Lot 10, North Kent Street West, Town Plan, former Town of Lindsay, and municipally known as 8 Cambridge Street North – 2556568 ONTARIO INC.]

#### **Recitals:**

1. Section 34 of the *Planning Act* 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 a specific parcel of land to permit a micro-brewery and ancillary uses on the property and to reduce the minimum interior side yard setback and the minimum dimensions of a loading space on the property.
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 2017-\_\_.**

#### Section 1:00 Zoning Details

1.01 **Property Affected:** The Property affected by this by-law is described as the Part of Lot 10, North Kent Street West, Town Plan, former Town of Lindsay, now City of Kawartha Lakes, and municipally known as 8 Cambridge Street North.

1.02 **Textual Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended by amending Section 14.3 to add the following:

##### **“14.3.11 CC-S10 Zone**

Notwithstanding the zone requirements for the CC zone, on land zoned CC-S10 the use of a micro-brewery and ancillary uses shall also be permitted and the following requirements shall apply:

- i. Minimum interior side yard setback on the south side of the property shall be 1 m.
- ii. Maximum gross floor area as % of lot area shall be 218%.

Notwithstanding Section 5.13 a), on land zoned CC-S10, the minimum dimensions of a loading space shall be 3 m by 9 m.”

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 “Central Commercial (CC) Zone” to the “Central Commercial Special Ten (CC-S10) Zone”, for the land referred to as “CC-S10”.

#### 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.

By-law read a first, second and third time, and finally passed, this \*\* day of , 2017.

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Andy Letham, Mayor

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Judy Currins, City Clerk