

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

BY-LAW 2017 -

A BY-LAW TO AMEND THE TOWN OF LINDSAY OFFICIAL PLAN TO RE-DESIGNATE LAND WITHIN THE CITY OF KAWARTHA LAKES

[File D01-15-001, Reports PLAN2015-029 and PLAN2017-020, respecting Part of Part of Park Lots A, K, J, T, and All of Park Lot C and Part of Deane Street, Registered Plan No 8P, former Town of Lindsay, now City of Kawartha Lakes – 2074161 Ontario Limited.]

Recitals:

- 1. Sections 17 and 22 of the Planning Act, R.S.O. 1990, c. P.13, authorize Council to consider the adoption of an amendment to an Official Plan.
- 2. Council has received an application to amend the Town of Lindsay Official Plan to change the designation from the Future Residential designation to the Residential designation to permit a residential plan of subdivision consisting of 74 lots for single detached dwellings, 24 semi-detached dwellings and to remove the land from the requirements of the Southeast Community Development Plan Area 2.
- 3. A public meeting to solicit public input has been held.
- 4. Council deems it appropriate to adopt Official Plan Amendment Number 47.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2017-\*\*\*.

Article 1:00 Official Plan Amendment Details

- 1.01 **Property Affected:** The Property affected by this By-law is identified as being Part of Park Lots A, K, J, T, and All of Park Lot C and Part of Deane Street, Registered Plan No 8P, former Town of Lindsay, now City of Kawartha Lakes.
- 1.02 **Amendment:** Amendment No. 47 to the Town of Lindsay Official Plan, attached hereto as Schedule ‘A’ and forming a part of this By-law is hereby adopted.

Article 2:00 Effective Date

- 2.01 **Force and Effect:** This By-law shall come into force and take effect on the date it is finally passed, subject to the approval of the City of Kawartha Lakes in accordance with the provisions of Section 17 and 22 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 , 2017.

Andy Letham, Mayor

Judy Currins, City Clerk

## **AMENDMENT NO. 47 TO THE OFFICIAL PLAN FOR THE TOWN OF LINDSAY**

### **PART A - THE PREAMBLE**

#### **A. PURPOSE**

The purpose of the official plan amendment is to change the land use designations on Schedule 'A' of the Town of Lindsay Official Plan on the property from the Future Residential designation to the Residential designation and to remove the land from the requirements of the Southeast Community Development Plan Area 2. The land is also subject to an Application for Zoning By-law Amendment and a Draft Plan of Subdivision.

The effect of the change is to permit a residential plan of subdivision consisting of 74 lots for single detached dwellings and 24 semi-detached dwellings.

#### **B. LOCATION**

The subject site has an area of approximately 5.7 hectares and is located on the east side of Logie Street and north and south of Dobson Street, in the former Town of Lindsay, now City of Kawartha Lakes. The subject property is located in a residential area with single detached dwellings either existing or under construction. While the land east and south of the proposed development are vacant, they are located within the Urban Settlement Boundary for Lindsay and will be considered for future development. The land north and west side of the property is either residentially developed or is proposed for residential development. The subject property is currently vacant.

The land is legally described as of Part of Park Lots A, K, J, T, and All of Park Lot C and Part of Deane Street, Registered Plan No 8P, former Town of Lindsay, now City of Kawartha Lakes.

#### **C. BASIS**

Council has enacted this Official Plan Amendment in response to an application submitted by 2074161 Ontario Limited to permit a residential plan of subdivision consisting of 74 lots for single detached dwellings and 24 semi detached dwellings on the property. It is intended that a special policy be incorporated into the amendment to exempt the proposed development from Sections 4.7.2 and 6.3.2 of the Town of Lindsay Official Plan which states those areas designated Future Residential shall be subject to a Community Development Plan.

The land is designated Future Residential on Schedule "A" (Urban Structure and Land Use) of the Town of Lindsay Official Plan. The land is identified as being within Area 2 – Southeast Community Development Plan Area on Schedule "B" being the Community Development and Improvement Areas contained within the Town of Lindsay Official Plan. The land is also subject to an Application for Zoning By-law Amendment and a Draft Plan of Subdivision.

The proposed development and Amendment to the Town of Lindsay Official Plan are justified and represent good planning for the following reasons:

1. The proposed development conforms to relevant Provincial Policy documents being the Growth Plan for the Greater Golden Horseshoe and is consistent with the 2014 Provincial Policy Statement.
2. The proposed development conforms to the Goals and Objectives of the Residential designation as set out in the Town of Lindsay Official Plan.
3. The site concept is compatible and integrates well with the surrounding area. The proposed lot fabric and street network in the Draft Plan of Subdivision proposes connectivity with Dobson, Truax and Brock Streets.

4. The applicant has submitted the selected background reports as set out in the Town of Lindsay Official Plan to demonstrate the appropriateness of the proposed development with respect to servicing, traffic, noise and the environment.
5. Further to the review of the selected background reports, there is no merit in the requirement for a Community Development Plan. The proposed development is located in an existing residential area with an established grid of open and unopened municipal roads and the general method of servicing for the area has also been established.

## **PART B - THE AMENDMENT**

### **D. INTRODUCTORY STATEMENT**

All of this part of the document entitled Part B - The Amendment, consisting of the following Map 'A' and text constitutes Amendment No. 47 to the Official Plan for the Town of Lindsay.

### **E. DETAILS OF THE AMENDMENT**

1. The Official Plan for the Town of Lindsay is amended to add the following subsection.

#### **4.1.7 Special Provisions**

- a) On land designated Residential and described as of Part of Park Lots A, K, J, T, and All of Park Lot C and Part of Deane Street, Registered Plan No 8P, former Town of Lindsay now City of Kawartha Lakes, being Draft Plan of Subdivision 16T-15501, Sections 4.7.2 and 6.3.2 requiring a Southeast Community Development Plan shall not apply.
2. Schedule 'A' of the Town of Lindsay Official Plan is hereby amended by changing the land use designation from the Future Residential designation to the Residential designation, as shown on Map 'A' as 'LAND TO BE RE-DESIGNATED RESIDENTIAL'.

### **F. IMPLEMENTATION AND INTERPRETATION**

The implementation and interpretation of this amendment shall be in accordance with the relevant policies of the Official Plan.