

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 D06-15-001, Reports PLAN2015-029 and PLAN2017-020, respecting 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 and being vacant land on Dobson Street – 2074161 ONTARIO LIMITED]

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 an increase in maximum lot coverage, a reduction in minimum lot frontage and minimum lot area and a reduction in minimum front yard setbacks.
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 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 and being vacant land on Logie Street.
- 1.02 **Textual Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended by amending Section 6.3 to add the following:

6.3.23 R1-S18(H) Zone

Notwithstanding the zone requirements for the R1 Zone, on land zoned R1-S18(H) the following requirements shall apply:

- i. Minimum lot area shall be 340 sq.m.
- ii. Minimum lot frontage shall be 12. m.
- iii. Minimum front yard setback shall be 6 m.
- iv. Maximum lot coverage for all buildings shall be 42%.

On land zoned R1-S18(H), the removal of the (H) shall be in accordance with the following:

- Confirmation that municipal water and sanitary sewer is available for the development and that stormwater management is satisfactory to the City of Kawartha Lakes.

6.3.24 R1(H) Zone

On land zoned R1(H), the removal of the (H) shall be in accordance with the following:

- Confirmation that municipal water and sanitary sewer is available for the development and that stormwater management is satisfactory to the City of Kawartha Lakes.

By-law No. 2000-75 of the Town of Lindsay is further amended by amending Section 7.3 to add the following:

7.3.41 R2-S18(H) Zone

On land zoned R2-S18(H), the removal of the (H) shall be in accordance with the following:

- Confirmation that municipal water and sanitary sewer is available for the development and that stormwater management is satisfactory to the City of Kawartha Lakes.

7.3.42 R2-S36(H) Zone

Notwithstanding the zone requirements for the R2 Zone, on land zoned R2-S36(H) the following requirements shall apply:

- i. Minimum front yard setback shall be 6 m. to the portion of the dwelling containing the garage entrance and 4.5 m. to the balance of the dwelling.
- ii. Minimum rear yard setback shall be 1.6 m. to the portion of the dwelling containing the garage and 3.75 m. to the balance of the building.

On land zoned R2-S36, Section 5.24 iv) and vi) shall not apply.

On land zoned R2-S36(H), the removal of the (H) shall be in accordance with the following:

- Confirmation that municipal water and sanitary sewer is available for the development and that stormwater management is satisfactory to the City of Kawartha Lakes.

By-law No. 2000-75 of the Town of Lindsay is further amended by deleting Section 8.3.14 in its entirety and replacing it with the following:

8.3.14 R3-S11(H) Zone

Notwithstanding the zone requirements for the R3 Zone, on land zoned R3-S11(H) the following requirements shall apply:

For single detached dwelling units:

- i. Minimum lot frontage shall be 9.65 m. on an interior lot.
- ii. Minimum front yard setback shall be 6 m.
- iii. Maximum lot coverage for all buildings shall be 42%.

For semi-detached dwelling units:

- i. Minimum lot area shall be 270 sq.m.
- ii. Minimum lot frontage shall be 8.5 m. on an interior lot and 10.0 m. on a corner lot.
- iii. Minimum front yard setback shall be 6.0 m.
- iv. Maximum lot coverage for all buildings shall be 47%.

On land zoned R3-S11(H), the removal of the (H) shall be in accordance with the following:

- Confirmation that municipal water and sanitary sewer is available for the development and that stormwater management is satisfactory to the City of Kawartha Lakes.

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 Future Residential (FR), Residential Two (R2), Residential Two Special Eighteen (R2-S18), Residential Two Special Nineteen (R2-S19) and Residential Three Special Eleven (R3-S11) Zones to the Residential One Special Eighteen Holding (R1-S18)(H), Residential One Holding (R1((H), Residential Two Special Eighteen Holding (R2-S18)(H), Residential Two Special Thirty-six Holding (R2-S36)(H), and Residential Three Special Eleven Holding (R3-S11)(H) Zones, for the land referred to as ‘R1-S18(H)’, R2-S18(H)’, R2-S36(H)’, and ‘R3-S11(H)’.

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.

Andy Letham, Mayor

Judy Currins, City Clerk