

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 D06-2018-009, Report PLAN2018-042, respecting Part Lot 14, South of Wellington Street, Town Plan, former Town of Lindsay, identified as 21 Victoria Avenue North – Carter

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 a specific parcel of land to permit either a limited commercial use or a residential use 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 Part Lot 14, South of Wellington Street, Town Plan, 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 to add the following section to Section 12.3:

“12.3.1.5 MRC-S15 Zone

Notwithstanding subsection 12.1 or other By-law provisions to the contrary, land zoned MRC-S15 may only be used for one of the following uses:

- a) a clinical movement education workspace; or
- b) a single detached dwelling

CLINICAL MOVEMENT EDUCATION WORKSPACE is defined as a building or part thereof in which persons are employed in providing education of movement exercises through one-on-one table work and movement practices.

Notwithstanding subsection 12.2, land zoned MRC-S15 shall be subject to the following zone provisions:

a) Minimum lot area	183.8 sq. m.
b) Minimum lot frontage	8.75 m.
b) Minimum front yard setback	5.8 m.
c) Minimum interior side yard setback	1.25 m.
d) Minimum rear yard setback	2.25 m.
e) Maximum lot coverage	39.5%
f) Maximum gross floor area as % of lot area	39.5%

Notwithstanding the Standards for Minimum Parking and Driveway/Aisle Dimensions as detailed in Section 5.12 g) of this By-Law, on lands zoned MRC-S15, the minimum parking space width shall be 2.6 m.

Notwithstanding the Standards for Parking Lots and Driveways as detailed in Section 5.12 j) xi. of this By-Law, on lands zoned MRC-S15, parking shall be permitted in the front yard.

Notwithstanding Section 5.12 k) of this By-law to the contrary, the minimum number of parking spaces on land zoned MRC-S15 shall be two (2) to support a permitted commercial use up to the permitted maximum gross floor area as a percentage of lot area.”

- 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 (R2) Zone to the Mixed Residential Commercial Special Fifteen (MRC-S15) Zone for the land referred to as ‘MRC-S15’, 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