

# **The Corporation of the City of Kawartha Lakes**

## **By-Law 2019-**

### **A By-Law to Amend the Town of Lindsay Official Plan to Re-designate Land within the City of Kawartha Lakes**

[File D01-2019-001, Report PLAN2019-067, respecting Part of Lot 24, Concession 5, geographic Township of Ops and Part of Lot 3 and Block X, Plan 1, former Town of Lindsay, being vacant land on Lindsay Street North – 2573532 Ontario Inc.]

#### **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 amend Schedule 'A' to facilitate the creation of one hundred and fifty-five (155) residential units by two blocks on a plan of subdivision under Section 50 of the Planning Act for the property being vacant land on Lindsay Street North.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 55.

Accordingly, the Council of the Corporation of the City of Kawartha Lakes enacts this By-law 2019-\*\*\*.

#### **Section 1:00 Official Plan Amendment Details**

- 1.01 **Property Affected:** The property affected by this By-law is described as Part of Lot 24, Concession 5, geographic Township of Ops and Part of Lot 3 and Block X, Plan 1, former Town of Lindsay, being vacant land on Lindsay Street North now in the City of Kawartha Lakes.
- 1.02 **Amendment:** Amendment No. 55 to the Town of Lindsay Official Plan, attached hereto as Schedule 'A' and forming a part of this By-law is hereby adopted.

#### **Section 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. Notwithstanding the subsequent coming into force of the Lindsay Secondary Plan, adopted by Council on June 27, 2017, this by-law continues to be in force and effect.

By-law read a first, second and third time, and finally passed, this \*\* day of \_\_\_\_\_, 2019.

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Andy Letham, Mayor

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Cathie Ritchie, City Clerk

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## **Schedule 'A' to By-law No. 2019-\*\*\***

The Corporation of the City of Kawartha Lakes

### **Amendment No. 55 To The Official Plan – The Town of Lindsay**

#### **Part A – The Preamble**

##### **A. Purpose**

The purpose of the official plan amendment is to re-designate the northern one-third of the property from the “Future Residential” designation to the “Residential” designation on Schedule “A” of the Town of Lindsay Official Plan. The land is also subject to applications for zoning by-law amendment, draft plan of subdivision and draft plan of common element condominium.

The effect of the change would permit a residential plan of subdivision on the entire property, consisting of 2 blocks for townhouse units with one block containing 55 residential units and a second block containing 100 units for a total of 155 residential units. A plan of common element condominium will create the internal road network, allow for services and utilities, visitor parking spaces, amenity space, open space for buffering and easements.

##### **B. Location**

The subject land has a lot area of approximately 5.71 hectares and is located on the west side of Lindsay Street North, north of Cottingham Crescent, in the former Town of Lindsay. The subject property is located in a residential area with single detached dwellings to the west and semi-detached dwellings to the south. The land to the east is a former Lindsay landfill site and community park. The subject property is currently vacant.

The property is legally described as Part of Lot 24, Concession 5, geographic Township of Ops and Part of Lot 3 and Block X, Plan 1, former Town of Lindsay and identified as vacant land on west side of Lindsay Street North.

##### **C. Basis**

Council has enacted this official plan amendment in response to an application submitted by GHD on behalf of 2573532 Ontario Inc. to permit the creation of a residential plan of subdivision on the entire property, consisting of 2 blocks for townhouse units with one block containing 55 residential units and a second block containing 100 units for a total of 155 residential units. The proposed development also includes a plan of common element condominium to create the internal road network, allow for services and utilities, visitor parking spaces, amenity space, open space for buffering and easements.

The land is designated “Future Residential” as shown on Schedule “A” of the Town of Lindsay Official Plan. The land is also subject to applications for zoning by-law amendment, draft plan of subdivision and draft plan of common element

condominium. The development will be subject to site plan approval and individual lot creation will be facilitated by lifting of part lot control. The development will be registered by way of parcels of tied land (POTLs).

The proposed use and amendment to the Town of Lindsay Official Plan is justified and represents 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 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 proposed use is compatible and integrates well with the surrounding area. The proposed lot fabric and street network in the draft plan of subdivision and draft plan of common element condominium proposes connectivity with Lindsay Street North and Alcorn Drive along with future connectivity to the west through the extension of Alcorn Drive.
4. The applicant has submitted background reports to demonstrate the appropriateness of the proposed development with respect to servicing, traffic, noise and the protection of the environment.

## **Part B - The Amendment**

### **D. Introductory Statement**

All of this part of the document entitled Part B – The Amendment, consisting of the following text and the attached map constitutes Amendment No. 55 to the Town of Lindsay Official Plan.

### **E. Details of the Amendment**

1. 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.