APPENDIX "C"
to 1/5
REPORT PLAN2020-006
D01-2019-003
FILE NO. D06-2019-029

The Corporation of the City of Kawartha Lakes

By-Law 2020-

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

[File D01-2019-003, Report PLAN2020-006, respecting Part of Lot 18, Concession 5, 57R-8940 Parts 1 to 8 and Part of Lot 18, Concession 5, Plan 61, Part of Lots 9 to 12, 57R-8210 Parts 1, 5 and 6, Former Town of Lindsay, now in the City of Kawartha Lakes, 140 Angeline Street South – DDB Investment Group 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 land use designation from "Residential" to "General Commercial", to facilitate the construction of a hotel and ancillary uses on the property known municipally as 140 Angeline Street South.

3. A public meeting to solicit public input has been held.

4. Council deems it appropriate to adopt Official Plan Amendment Number 56.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2020-***.

Section 1:00 Official Plan Amendment Details

1.01 **Property Affected**: The property affected by this By-law is described as Part of Lot 18, Concession 5, 57R-8940 Parts 1 to 8 and Part of Lot 18, Concession 5, Plan 61, Part of Lots 9 to 12, 57R-8210 Parts 1, 5 and 6, Former Town of Lindsay, now in the City of Kawartha Lakes, 140 Angeline Street South.

1.02 **Amendment**: Amendment No. 56 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 _____, 2020.

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_____ _____

Andy Letham, Mayor Cathie Ritchie, City Clerk

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Schedule 'A' to By-law No. 2020-***

The Corporation of the City of Kawartha Lakes

Amendment No. 56 To The Official Plan – The Town of Lindsay

Part A – The Preamble

A. Purpose

The purpose of the official plan amendment is to change the land use designation to permit commercial uses on the property identified as 140 Angeline Street South, in the "General Commercial" designation of the Town of Lindsay Official Plan. The land is also subject to an application for zoning by-law amendment and consent application.

The effect of the change would permit a hotel and ancillary uses on the subject land.

B. Location

The subject land has a lot area of approximately 0.81 hectares and is located between Mary Street West and Auk Trail, on the east side of Angeline Street South, in the Former Town of Lindsay. The properties are legally described as Part of Lot 18, Concession 5, 57R-8940 Parts 1 to 8 and Part of Lot 18, Concession 5, Plan 61, Part of Lots 9 to 12, 57R-8210 Parts 1, 5 and 6, Former Town of Lindsay, now City of Kawartha Lakes and identified as 140 Angeline Street South.

C. Basis

Council has enacted this official plan amendment in response to an application submitted by Kevin M. Duguay Community Planning and Consulting Inc. on behalf of the owner to permit the construction of a hotel on the subject lands.

The land is designated "Residential" as shown on Schedule "A" of the Town of Lindsay Official Plan. The land is also subject to an application for zoning by-law amendment, and a consent application for a lot boundary adjustment.

The proposed use 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 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, and is consistent with the 2014 Provincial Policy Statement.

2. The proposed development conforms to the goals and objectives of the "General Commercial" designation as set out in the Town of Lindsay Official Plan.

3. The proposed uses are compatible and integrate well with the surrounding area.

4. The applicant has submitted background reports to demonstrate the appropriateness of the proposed development with respect to servicing 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 attached map constitutes Amendment No. 56 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 to the General Commercial designation, as shown on Map 'A' as 'Land to be Re-Designated General Commercial'.

F. Implementation and Interpretation

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

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

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Map 'A' to Amendment No. 56

To the City of Kawartha Lakes Official Plan

