

The Corporation of the City of Kawartha Lakes

By-Law 2020 -

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 D06-2019-029, 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. 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 commercial uses, including a hotel and ancillary uses 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 2020-__.

Section 1:00 Zoning 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 **Textual Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended to add the following section to Section 16.3:

“16.3.4 GC-S13 Zone

Notwithstanding the permitted uses and zone requirements for the GC zone, on land zoned GC-S13, the following shall apply:

- a. Minimum front yard setback 5.0 m.
- b. Minimum rear yard setback 6.0 m.
- c. Maximum building height 18.0 m.
- d. The maximum gross leasable floor area of a single commercial use shall be 4,500 sq. m.”

- 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 One (R1) Zone' to the 'General Commercial Special Thirteen (GC-S13) Zone' for the land referred to as 'GC-S13', 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 ***, 2020.

Andy Letham, Mayor

Cathie Ritchie, City Clerk