

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 D01-2019-005, Report PLAN2020-018, respecting 57R-7657, Part 1, Part of Lot 21, Concession 4 Formerly Ops Township, former Town of Lindsay, Vacant Land on Thornhill Road – 2645286 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 the land use policies to include a Special Policy which permits a 'Continuum-of-Care Facility' as an additional use on the subject property known municipally as Vacant Land on Thornhill Road. The development will be subject to site plan control.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 57.

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 57R-7657, Part 1, Part of Lot 21, Concession 4 Formerly Ops Township, former Town of Lindsay, now in the City of Kawartha Lakes, Vacant Land on Thornhill Road.
- 1.02 **Amendment:** Amendment No. 57 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.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

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

The Corporation of the City of Kawartha Lakes

Amendment No. 57 To The Official Plan – The Town of Lindsay

Part A – The Preamble

A. Purpose

The purpose of the official plan amendment is to create a special policy to permit a 'Continuum-of-Care Facility' as an additional use on the subject property identified as Vacant Land on Thornhill Road, in the 'Institutions and Community Facilities' designation of the Town of Lindsay Official Plan. The land is also subject to an application for zoning by-law amendment.

The effect of the change would permit a 'Continuum-of-Care Facility' containing up to 222 units on the property.

B. Location

The subject land has a lot area of approximately 1.37 hectares and is located between Thornhill Road and Colborne Street West, on the west side of St. Joseph Road, in the former Town of Lindsay. The property is legally described as 57R-7657, Part 1, Part of Lot 21, Concession 4 Formerly Ops Township, former Town of Lindsay, now City of Kawartha Lakes and identified as Vacant Land on Thornhill Road.

C. Basis

Council has enacted this official plan amendment in response to an application submitted by 2645286 Ontario Inc. to permit a Continuum-of-Care Facility on the subject property. It is intended that a special policy be incorporated into the Town of Lindsay Official Plan to facilitate a concurrent zoning by-law amendment application to permit a 'Continuum-of-Care Facility' as an additional use on the subject property known municipally as Vacant Land on Thornhill Road.

The land is designated "Institutions and Community Facilities" 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.

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 document being A Place to Grow: 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 'Institutions and Community Facilities' designation as set out in the Town of Lindsay Official Plan.

3. The proposed site concept is compatible and integrates 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 text and the attached map constitutes Amendment No. 57 to the Town of Lindsay Official Plan.

E. Details of the Amendment

1. The Official Plan for the Town of Lindsay is hereby amended to add the following subsection.

4.5.4 Special Provisions:

“d) North-west Corner of St. Joseph’s Road and Thornhill Road

On land designated Institutional and Community Facilities, on the north-west corner of St. Joseph Road and Thornhill Road described as 57R-7657, Part 1, Part of Lot 21, Concession 4 Formerly Ops Township, former Town of Lindsay, the additional use of a Continuum-of-Care Facility shall be permitted. A Continuum-of-Care Facility means a facility which may include a Nursing Home, a Retirement Home licensed under the Retirement Homes Act, a Senior Citizens’ Home, and/or Independent Seniors’ Apartment Building, and facilities associated therewith.”

2. Schedule ‘A’ of the Town of Lindsay Official Plan is hereby amended by inserting a note that the lot is subject to Special Policy 4.5.4 d) of the Official Plan, as shown on Map ‘A’ as ‘Refer to 4.5.4’.

F. Implementation and Interpretation

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