

# 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 D06-2019-035, Report PLAN2020-018, respecting 57R-7657, Part 1, Part of Lot 21, Concession 4 Formerly Ops Township, former Town of Lindsay, identified as Vacant Land on Thornhill Road – 2645286 Ontario Inc.]

#### 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 a 'Continuum-of-Care Facility' 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 57R-7657, Part 1, Part of Lot 21, Concession 4 Formerly Ops Township, 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 22.3:

"22.3.9 CF-S8 Zone

Notwithstanding the permitted uses and zone requirements for the CF zone and the parking requirements in Section 5.12, on land zoned CF-S8, the only permitted use shall be a Continuum-of-Care Facility, and the following requirements shall also apply:

- |   |                       |
|---|-----------------------|
| a. Minimum lot area                           | 10,000 m <sup>2</sup> |
| b. Minimum front yard setback                 | 5.5 m                 |
| c. Minimum south (exterior) side yard setback | 5.5 m                 |
| d. Minimum north (interior) side yard setback | 10.0 m                |
| e. Minimum rear yard setback                  | 10.0 m                |
| f. Maximum lot coverage                       | 30%                   |
| g. Maximum building height for main building  | 27.0 m                |
| h. Maximum building height for mechanical     | 29.0 m                |

- i. Maximum density by unit type
  - i. Nursing care units 24 units
  - ii. Senior citizens' home units 76 units
  - iii. Independent seniors' apartment units 122 units
- j. Minimum parking for all uses 185 spaces

1.03 **Textual Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended by adding the following definitions and renumbering Section 4 accordingly:

**“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 may include facilities associated with and designed specifically to serve the Nursing Home, the Retirement Home licensed under the Retirement Homes Act, the Senior Citizens' Home and/or Independent Seniors Apartment Building such as clinics, recreation centres, dining rooms, and personal service establishments and may also include independent seniors' accommodation in separate structures/living units that share services such as meals, medical care or recreation that are provided by the facility.

**“Nursing Care Unit** means a room or suite of rooms in a Continuum-of-Care Facility where 24 hour nursing care is provided for the resident thereof.”

1.04 **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 'Community Facility (CF) Zone' to the 'Community Facility Special Eight (CF-S8) Zone' for the land referred to as 'CF-S8', 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.

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Andy Letham, Mayor

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Cathie Ritchie, City Clerk