

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

## **By-Law 2020-**

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

[File D01-2020-002, Report PLAN2020-023, respecting 57R-7429 Parts 1 and 2; Part of Lot 16, Concession 4, Geographic Township of Ops, 2133 Little Britain Road – 2548346 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 City of Kawartha Lakes Official Plan to change the land use designation from the 'Industrial' designation to the 'Highway Commercial' designation, to facilitate new development on the property known municipally as 2133 Little Britain Road. The lot 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 38.

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-7429 Parts 1 and 2; Part of Lot 16, Concession 4, Geographic Township of Ops, now in the City of Kawartha Lakes, 2133 Little Britain Road.
- 1.02 **Amendment:** Amendment No. 38 to the City of Kawartha Lakes 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.

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

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

The Corporation of the City of Kawartha Lakes

### **Amendment No. 38 To The Official Plan – The City of Kawartha Lakes**

#### **Part A – The Preamble**

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

The purpose of the official plan amendment is to re-designate the property identified as 2133 Little Britain Road, from the 'Industrial' designation to the 'Highway Commercial' designation of the City of Kawartha Lakes Official Plan. The land is also subject to an application for zoning by-law amendment.

The effect of the change would permit a range of highway commercial uses on the subject property.

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

The subject land has a lot area of approximately 5.26 hectares and is located between Angeline Street South and Bridle Road, to the southwest of Lindsay, in the geographic Township of Ops. The property is legally described as 57R-7429 Parts 1 and 2; Part of Lot 16, Concession 4, Geographic Township of Ops, now City of Kawartha Lakes and identified as 2133 Little Britain Road.

##### **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 a range of highway commercial uses on the subject land. It is intended that the land use designation change from the 'Industrial' designation to the 'Highway Commercial' designation for the subject land known municipally as 2133 Little Britain Road.

The land is designated "Industrial" as shown on Schedule "A-3" of the City of Kawartha Lakes Official Plan. The land is also subject to an application for zoning by-law amendment.

The proposed use and amendment to the City of Kawartha Lakes Official Plan are justified and represent 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 "Highway Commercial" designation as set out in the City of Kawartha Lakes Official Plan.
3. The 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 uses 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. 38 to the City of Kawartha Lakes Official Plan.

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

1. Schedule 'A-3' of the City of Kawartha Lakes Official Plan is hereby amended by changing the land use designation from 'Industrial' to 'Highway Commercial', as shown on Map 'A' as 'Land to be Re-Designated Highway Commercial'.

### **F. Implementation and Interpretation**

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