

to

REPORT PLAN2020-040FILE NO: D06-2020-008

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 D06-2020-008, Report PLAN2020-040, respecting Part Lot 2, North side of Glenelg Street, Town Plot, former Town of Lindsay, identified as 6 Glenelg Street West – Glenelg Developments Corporation

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 facilitate a lot severance by consent under Section 53 of the Planning Act to a portion of the property known municipally as 6 Glenelg Street West to permit a fourplex dwelling and home occupation use within a dwelling with site specific development standards 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 portion of the Property affected by this by-law is described as Part Lot 2, North side of Glenelg Street, Town Plot, former Town of Lindsay, City of Kawartha Lakes, identified as 6 Glenelg Street West.
- 1.02 **Textual Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended to add the following section to Section 9.3:

"9.3.19 RM1-S18 Zone

Notwithstanding the permitted uses and zone requirements of the RM1 zone, on land zoned RM1-S18, only a fourplex dwelling and a home occupation use within a dwelling are permitted subject to the following provisions:

- | | | |
|----|--|--------------------|
| a. | Minimum lot area per dwelling unit | 111 m ² |
| b. | Minimum lot frontage per dwelling unit | 4.5 m |
| c. | Minimum interior side yard setback | 1.3 m |
| d. | Minimum rear yard setback | 1.9 m |
| e. | Minimum number of parking spaces | 5" |

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 Central Commercial (CC) Zone to the Residential Multiple One Special Eighteen (RM1-S18) Zone for the land referred to as 'RM1-S18', 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

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2020.

MAYOR _____ CLERK _____

Russell St W.

'Lindsay'

Lindsay St. S.

RM1-S18

CC

Glenelg St. W.

Lot 20

Concession 5

Lot 20
Con. 6

