

to

Report PLAN2020-049

File No: D01-2020-006,
D06-2020-024 &
D05-2020-001

TBG Draft – June 15, 2020

The Corporation of the City of Kawartha Lakes

By-Law 2020-XXX

A By-law to Amend the Town of Lindsay Zoning By-law No. 2000-75 and the Township of Ops Zoning By-law 93-30 to Rezone Land within the City Of Kawartha Lakes

[File XXXXX, Report PLAN XXXXX, respecting 460 Thunder Bridge Road, Part Lots 24 & 25 Concession 4, Geographic Township of Ops, Former Town of Lindsay – Ibrans Development]

Recitals:

1. Sections 34 and 36 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 residential plan of subdivision consisting of one hundred fifty-seven (157) residential lots for single detached dwellings; twenty (20) residential lots for forty (40) semi-detached dwellings, fourteen (14) blocks for seventy-three (73) townhouse dwellings; two (2) blocks for up to sixty (60) dwelling units and three (3) future development Blocks for up to one-thousand five-hundred and two (1,502) units.
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-XXX

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The property affected by this By-law is described as 460 Thunder Bridge Road, Part Lots 24 & 25 Concession 4, Geographic Township of Ops, Former Town of Lindsay.
- 1.02 **Textual Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended to add the following section to Section 6.3:

6.3.XX R1-SXX1 Zone

Notwithstanding any other provisions of this by-law, Section 5.12 (j)v. shall not apply.

In addition to the permitted projections listed in Section 5.24 vi., the following projections are permitted;

- i. A box or bay window may project a distance of not more than 0.6 m into a front, rear or exterior side yard setback area,
- ii. A covered porch may project a distance of not more than 1.8 m into an exterior side yard setback

Notwithstanding the zone requirements on land zoned R1, on land zoned R1-SXX1 the following requirements shall also apply:

- iii. The minimum front yard setback shall be 4.0 m to the main front wall of a building or covered porch, and 6.0 m to a garage;
- iv. The minimum interior side yard shall be 1.2 m on one side and 0.6 m on the other side.
- v. The maximum coverage shall be 45%.

On land zoned R1-SXX1(H), the removal of the (H) Holding Symbol shall be considered by Council once the applicant has entered into a subdivision agreement to the City's satisfaction, servicing is available to the property, and all financial aspects have been addressed.

- 1.03 **Textual Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended to add the following section to Section 7.3:

7.3.XX R2-SXX1 Zone

Notwithstanding any other provisions of this by-law, Section 5.12 (j)v. shall not apply.

In addition to the permitted projections listed in Section 5.24 vi., the following projections are permitted;

- i. A box or bay window may project a distance of not more than 0.6 m into a front, rear or exterior side yard setback area,
- ii. A covered porch may project a distance of not more than 1.8 m into an exterior side yard setback

Notwithstanding the zone requirements on land zoned R2, on land zoned R2-SXX1 the following requirements shall also apply:

- iii. The minimum front yard setback shall be 4.0 m to the main front wall of a building or covered porch, and 6.0 m to a garage;
- iv. The minimum interior side yard shall be 1.2 m on one side and 0.6 m on the other side.
- v. The maximum coverage shall be 50%.

On land zoned R2-SXX1(H), the removal of the (H) Holding Symbol shall be considered by Council once the applicant has entered into a subdivision agreement to the City's satisfaction, servicing is available to the property, and all financial aspects have been addressed.

- 1.04 **Textual Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended to add the following section to Section 8.3:
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8.3.XX R3-SXX1 Zone

Notwithstanding any other provisions of this by-law, Section 5.12 (j)v. shall not apply.

In addition to the permitted projections listed in Section 5.24 vi., the following projections are permitted;

- i. A box or bay window may project a distance of not more than 0.6 m into a front, rear or exterior side yard setback area,
- ii. A covered porch may project a distance of not more than 1.8 m into an exterior side yard setback

Notwithstanding the zone requirements on land zoned R3, on land zoned R3-SXX1 the following requirements shall also apply:

- iii. The minimum front yard setback shall be 4.0 m to the main front wall of a building or covered porch, and 6.0 m to a garage;
- iv. The minimum interior side yard shall be 1.2 m on one side and 0.6 m on the other side.
- v. The maximum coverage shall be 50%.

On land zoned R3-SXX1(H), the removal of the (H) Holding Symbol shall be considered by Council once the applicant has entered into a subdivision agreement to the City's satisfaction, servicing is available to the property, and all financial aspects have been addressed.

- 1.05 **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.XX RM1-SXX1 Zone

Notwithstanding any other provisions of this by-law, Section 5.12 (j)v. shall not apply.

In addition to the permitted projections listed in Section 5.24 vi., the following projections are permitted;

- i. A box or bay window may project a distance of not more than 0.6 m into a front, rear or exterior side yard setback area,
- ii. A covered porch may project a distance of not more than 1.8 m into an exterior side yard setback

Notwithstanding the zone requirements on land zoned RM1, on land zoned RM1-SXX1 the following requirements shall also apply:

- iii. The minimum lot area shall be 170m²;
- iv. The minimum front yard setback shall be 3.0 m;
- v. The minimum exterior side yard shall be 2.4m;
- vi. The minimum interior side yard shall be 1.2m;
- vii. The minimum rear yard shall be 0m;
- viii. The maximum coverage shall be 75%;
- ix. The minimum FSI shall be 1.25.

On land zoned RM1-SXX1(H), the removal of the (H) Holding Symbol shall be considered by Council once the applicant has entered into a subdivision agreement to the City's satisfaction, servicing is available to the property, and all financial aspects have been addressed.

- 1.06 **Textual Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended to add the following section to Section 10.3:

10.3.XX RM2-SXX1 Zone

Notwithstanding any other provisions of this by-law, Section 5.12 (j)v. shall not apply.

Notwithstanding the zone requirements on land zoned RM2, on land zoned RM2-SXX1 the following requirements shall also apply:

- i. The following standards shall apply to the entirety of the lot, regardless of any future lot creation:
- ii. The minimum front yard setback shall be 3.0 m;
- iii. The minimum exterior side yard shall be 3.0m;
- iv. The minimum interior side yard shall be 3.0m;
- v. The minimum rear yard shall be 3.0m;
- vi. The maximum height shall be 26m;
- vii. The maximum coverage shall not apply;
- viii. The minimum FSI shall be 3.0;
- ix. The minimum landscape area not apply;
- x. The minimum/maximum gross UPH shall not apply.

On land zoned RM2-SXX1(H), the removal of the (H) Holding Symbol shall be considered by Council once the applicant has entered into a subdivision agreement to the City's satisfaction, servicing is available to the property, and all financial aspects have been addressed.

- 1.07 **Textual Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended to add the following section to Section 23.3:

23.3.XX OS-SXX1 Zone

Notwithstanding the permitted uses on land zoned OS, on lands zoned OS-SXX1, the following uses are also permitted:

- i. A stormwater management pond.

- 1.08 **Schedule Amendment:** Schedule 'A' to By-law No. 2000-75 of the Town of Lindsay is further amended to change the zone category from 'Residential One (R1) Zone', and 'Future Community Development (FCD) Zone' to the 'Residential One Special XX1 (R1-XX1) Zone', 'Residential One Special XX1 - Holding [R1-XX1 (H)] Zone', 'Residential Two Special XX1 (R2-XX1) Zone', 'Residential Two Special XX1 - Holding [R2-XX1 (H)] Zone', 'Residential Three Special XX1 (R3-XX1) Zone', 'Residential Three Special XX1 - Holding [R3-XX1 (H)] Zone', 'Residential Multiple One Special XX1 (RM1-XX1) Zone',

'Residential Multiple One Special XX1 - Holding [RM1-XX1 (H)] Zone', 'Residential Multiple Two Special XX1 (RM2-XX1) Zone', 'Residential Multiple Two Special XX1 - Holding [RM2-XX1 (H)] Zone', 'Local Commercial – Holding [LC(H)] Zone', 'Community Facility (CF) Zone', 'Parks and Open Space (OS) Zone', 'Parks and Open Space Special XX1 (OS-XX1) Zone' for the land referred to as 'R1-XX1', 'R1-XX1(H)', 'R2-XX1', 'R2-XX1(H)', 'R3-XX1', 'R3-XX1(H)', 'RM1-XX1', 'RM1-XX1(H)', 'RM2-XX1', 'RM2-XX1(H)', 'LC(H)', 'CF', OS, and 'OS-XX1' on Schedule 'A' and 'B' attached to this By-law.

- 1.09 **Schedule Amendment:** Schedule 'A' to Township of Ops Zoning By-law 93-30 is further amended to remove the Subject Site entirely from the purview of By-law 93-30.

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 Sections 34 and 36 of the Planning Act R.S.O. 1990, c.P.13..

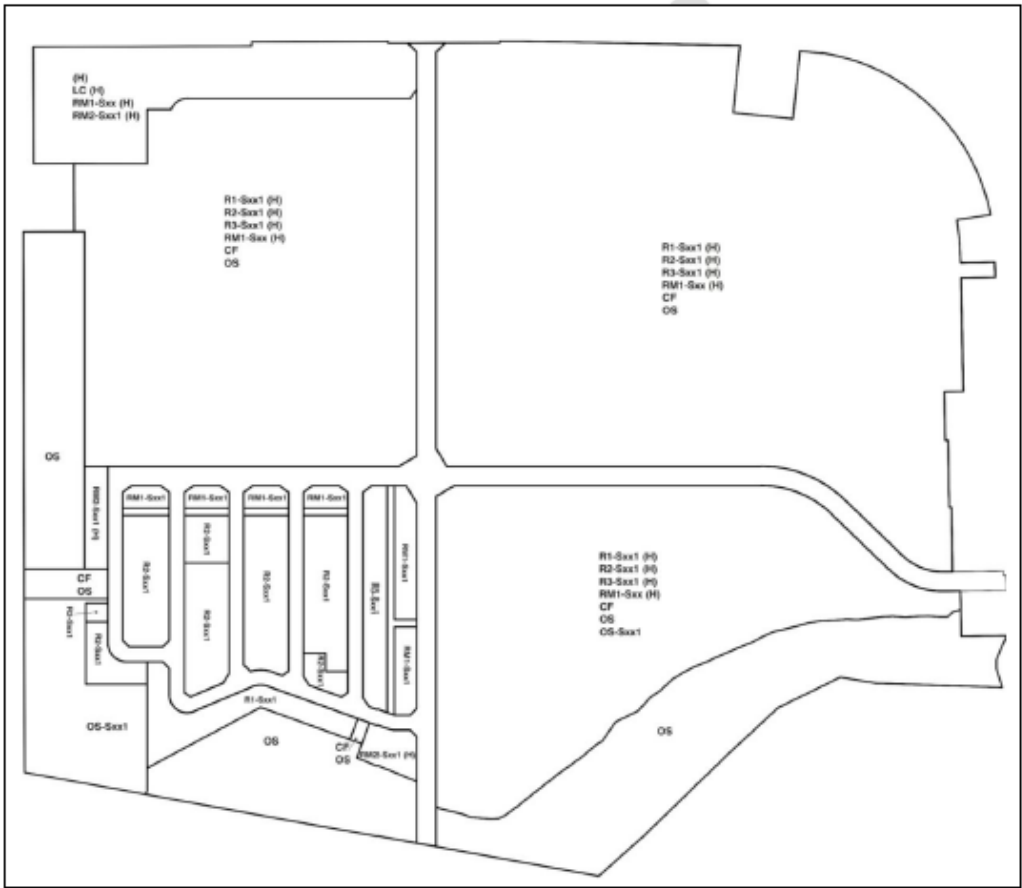
By-law read a first, second and third time, and finally passed, this _____ day of _____, 2020.

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 _____ CITY CLERK _____



THE CORPORATION OF THE CITY OF
KAWARTHA LAKES

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

THIS _____ DAY OF _____ 2020

MAYOR _____ CITY CLERK _____

