

The Corporation of the City of Kawartha Lakes

By-Law 2021 -

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 D06-2021-005, Report PLAN2021-017, respecting Part Lot 10, Block K, RP 1, Parts 1 & 2, 57R-3320, former Town of Lindsay, identified as 3 Pottinger Street – Kuipers

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 five-unit residential dwelling with 5 parking spaces together with site specific zone provisions 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 2021-__.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part Lot 10, Block K, RP 1, Parts 1 & 2, 57R-3320, 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 9.3:

“9.3.20 RM1-S19 Zone

Notwithstanding the permitted uses and zone requirements for the RM1 zone, on land zoned RM1-S19, a five-unit dwelling shall be permitted and the following requirements shall apply:

- a. The minimum lot area per dwelling unit shall be 230 m²;
- b. The minimum easterly interior side yard shall be 2.9 m;
- c. The maximum lot coverage for all buildings shall be 40%;
- d. The maximum gross floor area as a % of lot area shall be 55%;
- e. Notwithstanding the development standards that apply to all parking lots and driveways in residential zones established in Section 5.12 j) x., a maximum of three (3) parking spaces shall be permitted in the front yard on a driveway with a maximum width of 15.24 m, inclusive of parking spaces.

- f. Notwithstanding the parking requirements established under subsection 5.12 k) i., a minimum of one (1) parking space per dwelling unit shall be provided and maintained on the lot;
- g. Notwithstanding the landscaping requirements established in subsections 5.14 e) and f), the subject land is exempt from the required landscaping strip; and
- h. Notwithstanding the permitted yard and setback encroachments for a residential zone established in subsection 5.24 vi), an open deck may extend a distance of not more than 1.8 m into a side yard setback area.”

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 Residential Two (R2) Zone to the Residential Multiple One Special Nineteen [RM1-S19] Zone for the land referred to as ‘RM1-S19’, 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 ***, 2021.

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 _____ 2021.

MAYOR _____ CLERK _____

