

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 D06-2021-019, Report PLAN2021-049, respecting Plan 377, Part of Lots 28 and 29, Former Town of Lindsay, identified as 71 Mount Hope Street – Cross Realco Ltd.]

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 motor vehicle repair establishment and amend the existing 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 2021-__.

Section 1:00 Zoning Details

1.01 **Property Affected:** The Property affected by this by-law is described as Plan 377, Part of Lots 28 and 29, 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 20.3:

'20.3.13 GE-S10 Zone

Notwithstanding the provisions of this By-law to the contrary, on land zoned GE-S10, the following shall apply:

- a. In addition to the permitted uses in Section 20.1, a motor vehicle repair establishment shall also be a permitted use;
- b. Notwithstanding Section 5.12 k) ii, the required minimum number of parking spaces for the motor vehicle repair establishment use shall be 1 space per 85 square metres; and
- c. Notwithstanding Section 5.13 a), the required loading space may be located on land that is part of a driveway or aisle.'

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 'General Employment (GE) Zone' to the 'General Employment Special Ten (GE-S10)

Zone' for the land referred to as 'GE-S10', 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