

**ONTARIO REGULATION**  
made under the  
**PLANNING ACT**  
**ZONING ORDER – TOWN OF LINDSAY, CITY OF**  
**KAWARTHA LAKES**

**Definition**

1. In this Order,

“Zoning By-law” means Zoning By-Law No. 2000-75 of the Town of Lindsay, City of Kawartha Lakes, as may be amended.

**Application**

2. This Order applies to lands in the Town of Lindsay in the City of Kawartha Lakes, in the Province of Ontario, being the lands outlined in red on a map numbered XX and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

**Urban Residential Zone**

3. (1) This section applies to the lands located in the area shown as Urban Residential Zone on the map described in section 2.
- (2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,
  - a) Single Detached Dwelling
  - b) Semi-Detached Dwelling
  - c) Duplex Dwelling
  - d) Triplex Dwelling
  - e) Fourplex Dwelling
  - f) Townhouse Dwelling
  - g) Multiple Attached Dwelling
  - h) Public Utilities, including stormwater management facilities
- (3) Only the following zoning requirements apply to the use permitted under clause 3(2)(a):
  1. Minimum Lot Area: 240m<sup>2</sup>.
  2. Minimum Lot Frontage: 8.0 metres
  3. Minimum Yard Setbacks are:
    - i. Front – 6.0 metres (Garage); 4.5 metres (Building)
    - ii. Exterior Side - 3.0 metres
    - iii. Interior Side - 1.2 metre and 0.6 metres on the other side
    - iv. Rear - 7.0 metres

4. Maximum Building Height: 11.0 metres
  5. Maximum lot coverage for all buildings: n/a
  6. Notwithstanding the requirements of Section 5.24, the following provisions apply:
    - i. an open terrace, deck or porch with a maximum height of 1.8m, may extend a distance of not more than 3.0 m into a front, rear and exterior yard setback area; and,
    - ii. an open platform or stairway (excluding a fire escape) may extend a distance of not more than 3.0 m into a front, rear or exterior side yard setback area;
- (4) Only the following zoning requirements apply to the use permitted under clause 3(2)(b):
1. Minimum Lot Area: 210m<sup>2</sup>.
  2. Minimum Lot Frontage: 7.0 metres
  3. Minimum Yard Setbacks are:
    - iii. Front – 6.0 metres (Garage); 4.5 metres (Building)
    - i. Exterior Side - 3.0 metres
    - ii. Interior Side - 1.2 metre and 0.6 metres on the other side
    - iii. Rear - 7.0 metres

Notwithstanding the above interior side yard setback, this requirement shall not apply to the common wall between semi-detached units.

4. Maximum Building Height: 11.0 metres
  5. Maximum lot coverage for all buildings: n/a
  6. Notwithstanding the requirements of Section 5.24, the following provisions apply:
    - i. an open terrace, deck or porch with a maximum height of 1.8m, may extend a distance of not more than 3.0 m into a front, rear and exterior yard setback area; and,
    - ii. an open platform or stairway (excluding a fire escape) may extend a distance of not more than 3.0 m into a front, rear or exterior side yard setback area;
- (5) Only the following zoning requirements apply to the use permitted under clause 3(2)(c) to (e):
1. Minimum Lot Area: 480m<sup>2</sup> (Duplex)  
230m<sup>2</sup> (Triplex/Fourplex)

2. Minimum Lot Frontage: 16.0 metres (Duplex)  
6.0 metres (Triplex/Fourplex)
  3. Minimum Yard Setbacks are:
    - i. 6.0 metres (Garage); 4.5 metres (Building)
    - ii. Exterior Side - 4.0 metres
    - iii. Interior Side – 3.5 metres
    - iv. Rear Side - 6.5 metres
  4. Maximum Building Height: 11.0 metres
  5. Maximum lot coverage for all buildings: n/a
- (6) Only the following zoning requirements apply to the use permitted under clause 3(2)(f):
1. Minimum Lot Area: 120m<sup>2</sup>.
  2. Minimum Lot Frontage: 4.25 metres
  3. Minimum Yard Setbacks are:
    - i. 6.0 metres (Garage); 4.5 metres (Building)
    - ii. Exterior Side - 3.0 metres
    - iii. Interior Side – 1.2 metre and 0.6 metres on the other side
    - iv. Rear - 6.5 metres
  4. Maximum Building Height: 14.0 metres
  5. Maximum lot coverage for all buildings: n/a

Notwithstanding the above interior side yard setback, this requirement shall not apply to the common wall between townhouse units.

- (7) Only the following zoning requirements apply to the use permitted under clause 3(2)(g):
1. Minimum Lot Frontage: 30.0 metres
  2. Minimum Yard Setbacks are:
    - i. Front – 3.0 metres
    - ii. Exterior Side - 3.0 metres
    - iii. Interior Side – 1.8 metres
    - iv. Rear - 3.0 metres
  3. Minimum landscaped open space: 30%
  4. Maximum Building Height: 14.0 metres
  5. Maximum lot coverage for all buildings: n/a

### **Residential High-Rise One (RH1) Zone**

4. (1) This section applies to the lands located in the area shown as Residential High-Rise One Zone on the map described in section 2.
- (2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,
- a) Apartment Building
  - b) Senior Citizens Home
- (3) Only the following zoning requirements apply to the use permitted under clause 4(2)(a)(b):
1. Minimum Lot Frontage: 30.0 metres
  2. Minimum Yard Setbacks are:
    - i. Front – 3.0 metres
    - ii. Exterior Side - 3.0 metres
    - iii. Interior Side – 3.0 metres
    - iv. Rear – 3.0 metres
  3. Minimum landscaped open space: 30%
  4. Maximum Building Height: 18.0 metres
  5. Maximum gross floor area as a % of lot area: 150%
  6. Maximum lot coverage for all buildings: 30%
  7. Maximum density per gross hectare: 200 dwelling units
  8. The minimum distance between two apartment buildings or an apartment building and a multiple attached dwelling unit on the same or adjacent lot shall be equal to the average height of the two adjacent buildings
  9. The minimum distance between an apartment building and a single, semi-detached, or triplex dwelling unit on an adjacent lot shall be equal to the height of the apartment building.

### **Environmental Protection (EP) Zone**

5. (1) This section applies to the lands located in the area shown as Environmental Protection Zone on the map described in section 2.
- (2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,
- a) The lands shall only be used for existing uses at the time of passing of this Zoning Order

- b) No development may be permitted until the satisfactory completion of an Environmental Impact Study.

(3) Only the following zoning requirements apply to the use permitted:

1. Minimum Yard Setbacks are:
  - i. Front – 3.0 metres
  - ii. Exterior Side - 3.0 metres
  - iii. Interior Side – 3.0 metres
  - iv. Rear – 3.0 metres
2. The boundaries and extent of the Environmental Protection Zone shown on the map described in section 2 are approximate. Minor adjustments or refinements to these boundaries may occur through an Environmental Impact Study.

#### **Terms of use**

6. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

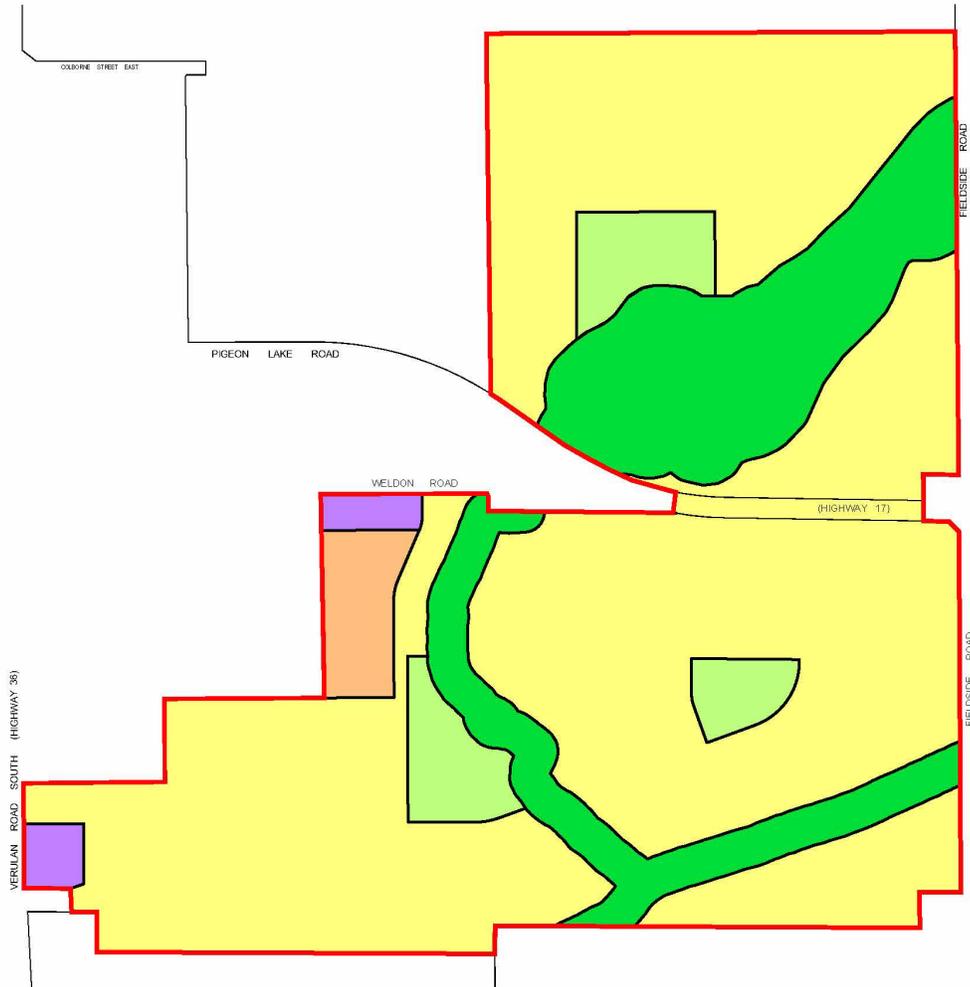
(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

#### **Deemed by-law**

7. This Order is deemed for all purposes, except the purposes of section 24 of the *Planning Act*, to be and to always have been a by-law passed by the council of the City of Kawartha Lakes.

# Lindsay East, City of Kawarthas



## MAP No. XXX

Map filed at the office of the Ontario Ministry of  
Municipal Affairs and Housing  
777 Bay St. Toronto, Ontario,  
Planning Act

Ontario Regulation:

Date:

Original Signed By: Minister of Municipal Affairs and  
Housing

## LEGEND

-  Land Subject to Zoning Order
-  Urban Residential
-  Residential High-Rise One
-  Central Commercial
-  Open Space
-  Environmental Protection

