

to

The Corporation of the City of Kawartha Lakes

Report PLAN2022-014

By-Law 2022-

File No: D01-2021-001

D06-2021-001

& D05-2021-001

A By-Law to Amend the Town of Lindsay Official Plan to Re-designate Land within the City of Kawartha Lakes

[File D01-2021-001, Report PLAN2022-014, respecting Block 74 Plan 57M-797, Former Town of Lindsay, Vacant Land on Logie Street – City of Kawartha Lakes]

Recitals:

1. Sections 17 and 22 of the Planning Act, R.S.O. 1990, c. P.13, authorize Council to consider the adoption of an amendment to an Official Plan.
2. Council has received an application to amend the Town of Lindsay Official Plan to amend Schedule 'A' to facilitate the creation of a residential development comprised of forty-five (45) multiple attached dwelling units on the properties being Vacant Land on Logie Street and 331 Logie Street.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 61.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2022-***.

Section 1:00 Official Plan Amendment Details

- 1.01 **Property Affected:** The property affected by this By-law is described as all of Block 74, Registered Plan 57M-797, former Town of Lindsay, now in the City of Kawartha Lakes, Vacant Land on Logie Street.
- 1.02 **Amendment:** Amendment No. 61 to the Town of Lindsay Official Plan, attached hereto as Schedule 'A' and forming a part of this By-law is hereby adopted.

Section 2:00 Effective Date

- 2.01 **Force and Effect:** This By-law shall come into force and take effect on the date it is finally passed, subject to the approval of the City of Kawartha Lakes in accordance with the provisions of Section 17 and 22 of the Planning Act, R. S. O. 1990, c. P.13. Notwithstanding the subsequent coming into force of the Lindsay Secondary Plan, adopted by Council on June 27, 2017, this by-law continues to be in force and effect.

By-law read a first, second and third time, and finally passed, this ** day of _____, 2022.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

DRAFT

Schedule 'A' to By-law No. 2022-***

The Corporation of the City of Kawartha Lakes

Amendment No. 61 To The Official Plan – The Town of Lindsay

Part A – The Preamble

A. Purpose

The purpose of the official plan amendment is to re-designate the property from the 'Parks and Open Space' designation and the undesignated lands to the 'Residential' designation on Schedule 'A' of the Town of Lindsay Official Plan. The land is also subject to applications for zoning by-law amendment and draft plan of subdivision.

The effect of the change would permit a residential plan of subdivision on the property, to be developed comprehensively with the abutting property to the west, and consisting of 3 blocks, with one block containing the forty-five (45) residential units. A plan of common element condominium will create the internal road network, allow for services and utilities, visitor parking spaces, and amenity space.

B. Location

The subject land has a lot area of approximately 0.55 hectares and is located on the north and west side of Logie Street, opposite Maguire Street, in the former Town of Lindsay. The subject property is located in a residential and commercial area with single detached and townhouse dwellings to the east, vacant and commercial lands to the south, and a community park to the north. The subject property is currently vacant. The combined area of this property and the abutting property are approximately 1.46 hectares.

The property is legally described as Part of Lot 18, Concession 6, geographic Township of Ops and Block 74, Registered Plan 57M-797, former Town of Lindsay, now City of Kawartha Lakes and identified as Vacant Land on Logie Street.

C. Basis

Council has enacted this official plan amendment in response to an application submitted by KLM Planning Partners Inc. on behalf of Lepha Properties Inc. and The City of Kawartha Lakes to permit the creation of a residential plan of subdivision including the entire property and abutting property, consisting of three (3) blocks, with one (1) block containing the forty-five (45) residential units. It is intended that the proposed development will also include a plan of common element condominium to create the internal road network, allow for services and utilities, visitor parking spaces, and amenity space.

The land is designated 'Parks and Open Space' and 'undesignated' as shown on Schedule 'A' of the Town of Lindsay Official Plan. The land is also subject to applications for zoning by-law amendment and draft plan of subdivision. The development will be subject to site plan approval and individual lot creation will be facilitated by lifting of part lot control. The development will be registered by way of parcels of tied land (POTLs).

The proposed use and amendment to the Town of Lindsay Official Plan are justified and represent good planning for the following reasons:

1. The proposed development conforms to relevant provincial policy documents being the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.
2. The proposed development conforms to the goals and objectives of the "Residential" designation as set out in the Town of Lindsay Official Plan.
3. The proposed site concept is compatible and integrates well with the surrounding area.
4. The applicant has submitted background reports to demonstrate the appropriateness of the proposed development with respect to servicing and the protection of the environment and the Kawartha Region Conservation Authority is satisfied with the Environmental Impact Study.

Part B - The Amendment

D. Introductory Statement

All of this part of the document entitled Part B – The Amendment, consisting of the following text and the attached map constitutes Amendment No. 61 to the Town of Lindsay Official Plan.

E. Details of the Amendment

1. Schedule 'A' of the Town of Lindsay Official Plan is hereby amended by changing the land use designation from the 'Parks and Open Space' designation and the undesignated lands to the 'Residential' designation, as shown on Map 'A' as 'Land to be Re-Designated Residential'.

F. Implementation and Interpretation

The implementation and interpretation of this amendment shall be in accordance with the relevant policies of the Official Plan.

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

Map 'A' to Amendment No. 61

To the Town of Lindsay Official Plan

