

By-Law 2022 -

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 D06-2022-004, Report PLAN2020-013, respecting Part of Park Lots 10 and 11, Plan 15P, former Town of Lindsay, identified as 30 Logie Street – Women’s Resources of Kawartha Lakes.]

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. Section 36 of the Planning Act, R.S.O. 1990, c.P.13 authorizes Council to place a Holding (H) symbol on any zoning category assigned to property. The purpose of the Holding (H) symbol is to restrict specific uses of the property until conditions imposed by Council have been met.
3. Council has received an application to amend the categories and provisions relating to a specific parcel of land to permit a conversion of the existing building on the subject land into a six (6) unit apartment building.
4. A public meeting to solicit public input has been held.
5. Council deems it appropriate to rezone the Property.

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

Section 1:00 Zoning Details

1.01 **Property Affected:** The Property affected by this by-law is described as Part of Park Lots 10 and 11, Plan 15P, 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 10.3:

‘10.3.23 RM2-S23 Zone

Notwithstanding the provisions of this By-law to the contrary, on land zoned RM2-S23, the following shall apply:

- a. The only permitted use shall be a six (6) unit apartment building.

On land zoned RM2-S23(H), the removal of the Holding (H) symbol shall be in accordance with the following:

- Completion and approval of a Functional Servicing Report that confirms the adequacy of sanitary, water and storm services for the use permitted in the RM2-S23 Zone;
- Completion and approval of a Traffic Impact Study that confirms the traffic flow, on-site routing and overall site layout, mitigation measures and external works required, sight line analysis and entrance design, and pedestrian access to the site;
- Completion and approval of a Lot Grading and Drainage Plan that demonstrates no impact to adjacent properties;
- Completion and approval of an archaeological assessment or confirmation that such an assessment is not required; and,
- Completion of site plan approval.”

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 One (R1) Zone’ to the ‘Residential Multiple Two Special Twenty-Three Holding [RM2-S23](H) Zone’ for the land referred to as ‘RM2-S23(H)’, 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 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 ***, 2022.

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 _____ 2022.

MAYOR _____ CLERK _____

