

# **The Corporation of the City of Kawartha Lakes**

## **By-Law 2022-0XX**

### **A By-Law to Amend the Town of Lindsay Official Plan to permit the redevelopment of land within the City of Kawartha Lakes**

[File D01-2022-001, Report PLAN2022-053, respecting Plan Town Plot, Lot 1 and Part of Lot 2, South of Melbourne Street, Geographic Town of Lindsay, 69-71 Lindsay Street South – Metro Buildtech Inc.]

#### **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 permit two commercial buildings at 69-71 Lindsay Street South.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 63.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2022-0XX.

#### **Section 1:00      Official Plan Amendment Details**

- 1.01 **Property Affected:** The property affected by this By-law is described as Plan Town Plot, Lot 1 and Part of Lot 2, South of Melbourne Street, Geographic Town of Lindsay, now in the City of Kawartha Lakes, identified as 69-71 Lindsay Street South.
- 1.02 **Amendment:** Amendment No. 63 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.

By-law read a first, second and third time, and finally passed, this 27th day of September, 2022.

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Andy Letham, Mayor

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Cathie Ritchie, City Clerk

## **Schedule 'A' to By-law No. 2022-0XX**

The Corporation of the City of Kawartha Lakes

### **Amendment No. 63 to the Official Plan for the Town of Lindsay**

#### **Part A – The Preamble**

##### **A. Purpose**

The purpose of the official plan amendment is to create a Special Provision within the “Local Commercial” land use designation to permit the construction of a second commercial building on the lands identified as 69-71 Lindsay Street South. The lands are also subject to an application for zoning by-law amendment.

The effect of these changes would permit an automatic car-wash to be constructed.

##### **B. Location**

The subject land has a lot area of approximately 0.32 hectares and is legally described as Plan Town Plot, Lot 1 and Part of Lot 2, South of Melbourne Street, geographic Town of Lindsay, now City of Kawartha Lakes and identified as 69-71 Lindsay Street South.

##### **C. Basis**

Council has enacted this Official Plan Amendment in response to an application submitted by Urban & Environmental Management Inc. on behalf of the owner to permit the redevelopment of the subject site. The land is designated “Local Commercial” as shown on Schedule A of the Town of Lindsay Official Plan. The lands are also subject to an application for a Zoning By-law Amendment.

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 use 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 use conforms to the goals and objectives of the “Local Commercial” designation, as amended with a site-specific policy as set out in the Town of Lindsay Official Plan.
3. The proposed use is compatible and integrates well with the surrounding area.
4. The applicant has submitted background reports to demonstrate the appropriateness of the proposed use with respect to servicing and traffic.

## **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. 63 to the Official Plan for the Town of Lindsay.

### **E. Details of the Amendment**

The Town of Lindsay Official Plan and Schedule 'A' are hereby amended by adding a special provision to the subject lands illustrated on Schedule 'A' and designated as "Local Commercial" as follows:

Section 4.3.6.6.a. On land designated Local Commercial, described as Plan Town Plot, Lot 1 and Part of Lot 2, South of Melbourne Street, geographic Town of Lindsay, now City of Kawartha Lakes, and comprised of approximately 0.32 ha in area, a second commercial building may be permitted as an automatic car-wash.

### **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. 63

To the Town of Lindsay Official Plan

