

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

## **By-Law 2022-XXX**

### **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 D06-2021-029, 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. 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 redevelop the site and construct a convenience store with gas bar and restaurant, and a detached automatic car wash.
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-XXX.**

#### **Section 1:00 Zoning 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, 69-71 Lindsay Street South.

1.02 **Textual Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended by repealing Section 15.3.7 and inserting Section 15.3.8 as follows:

“15.3.8 LOCAL COMMERCIAL EXCEPTION EIGHT (LC-S8) ZONE

Notwithstanding Sections 5.12, 15.1 and 15.2, the following zone provisions shall apply:

- i. A Motor Vehicle Washing Establishment is permitted as a second building or structure in the LC-S8 Zone.
- ii. The minimum parking space requirement is 16.
- iii. On land zoned LC-S8(H), the removal of the Holding (H) symbol shall be in accordance with the 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 of the subject land from Local Commercial Exception Seven (LC-S7) Zone to Local Commercial Exception Eight – Holding (LC-S8(H)) zone 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 27<sup>th</sup> day of September, 2022.

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Andy Letham, Mayor

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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 \_\_\_\_\_

