

# 368-388

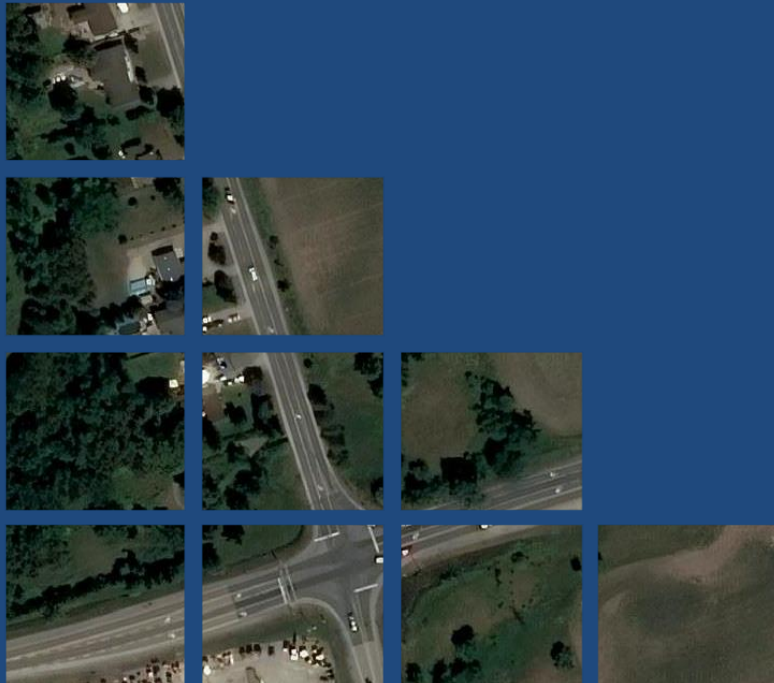
# Angeline Street South

Lindsay, Kawartha Lakes

Electronic Public Meeting

Zoning By-law Amendment

September 14<sup>th</sup> 2022



Source: Microsoft, 2022

**BIGLIERI**  
**GROUP.**

# SUBJECT SITE

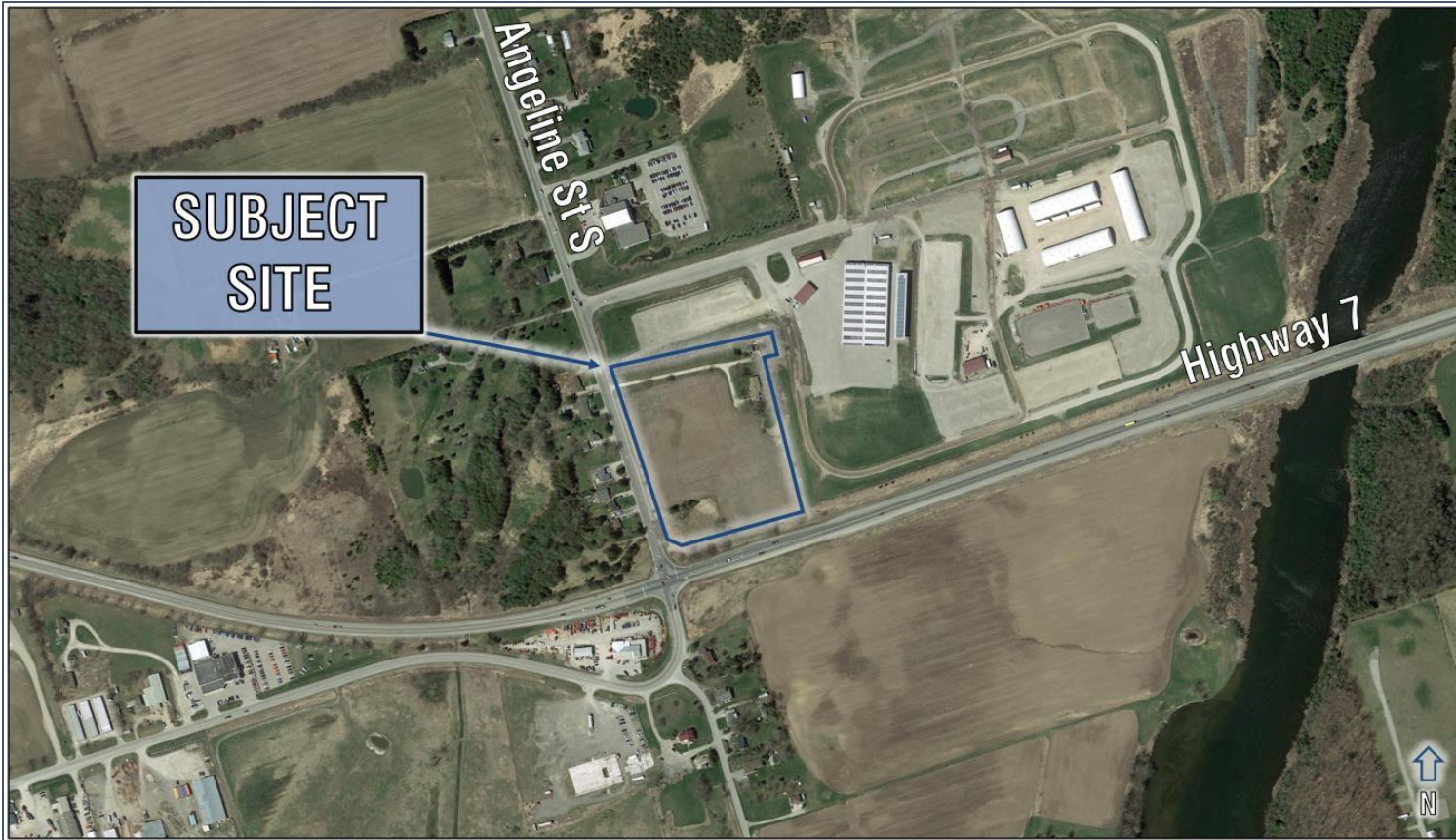


Source: Google Maps, 2021

- 32,395m<sup>2</sup> (~3.2ha; ~8ac)
- N.E. corner Angeline Street South & Highway 7
- Two Buildings & Vacant/Agricultural Lands
- Surrounding context:
  - North: Lindsay Fairgrounds, Office Building, Low Density Residential
  - East: Lindsay Fairgrounds
  - South: Agricultural, Low Density Residential, Commercial Businesses
  - West: Agricultural, Low Density Residential, Open Space Lands
- Initial submission made in April 2022



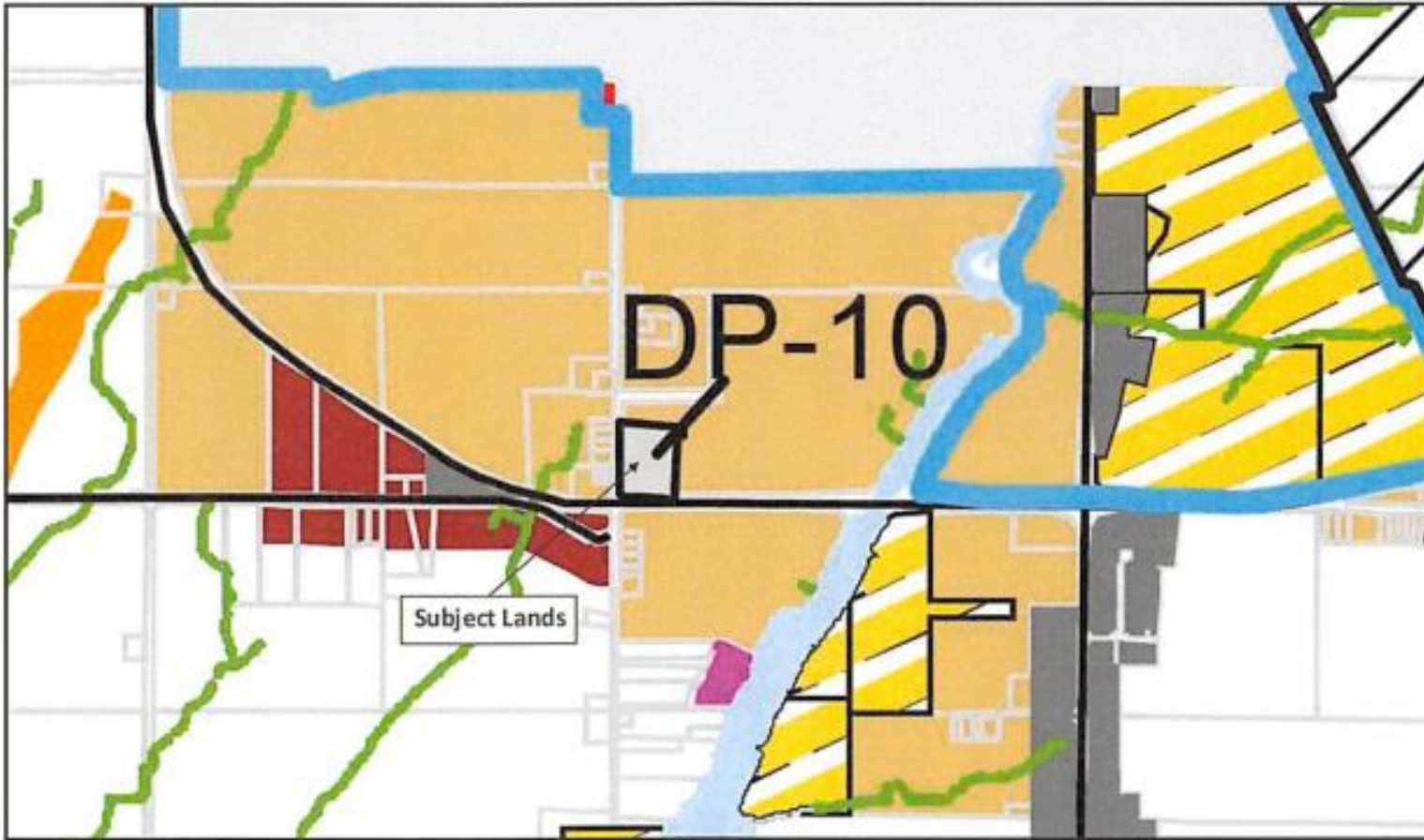
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# PLANNING POLICY CONTEXT



- Official Plan (CKL 2012)
  - “Development Plan Area 10”
  - Directs lands to be zoned to a “Highway Commercial Zone”
  - Requires full services, archaeological work, adequate access and transportation improvements
- Zoning (Ops By-Law 93-30)
  - Agricultural (A) Zone
  - Requires re-zoning to conform to DP-10 direction

Source: Figure 2 – City of Kawartha Lakes Official Plan Excerpt



# PROPOSAL



Source: Greystone drawing A1.0, May 4, 2022

## ➤ Commercial Plaza

### ➤ Phase 1

- **Four Buildings:** Auto Service Station + Carwash, Restaurant, Other Commercial

### ➤ Phase 2

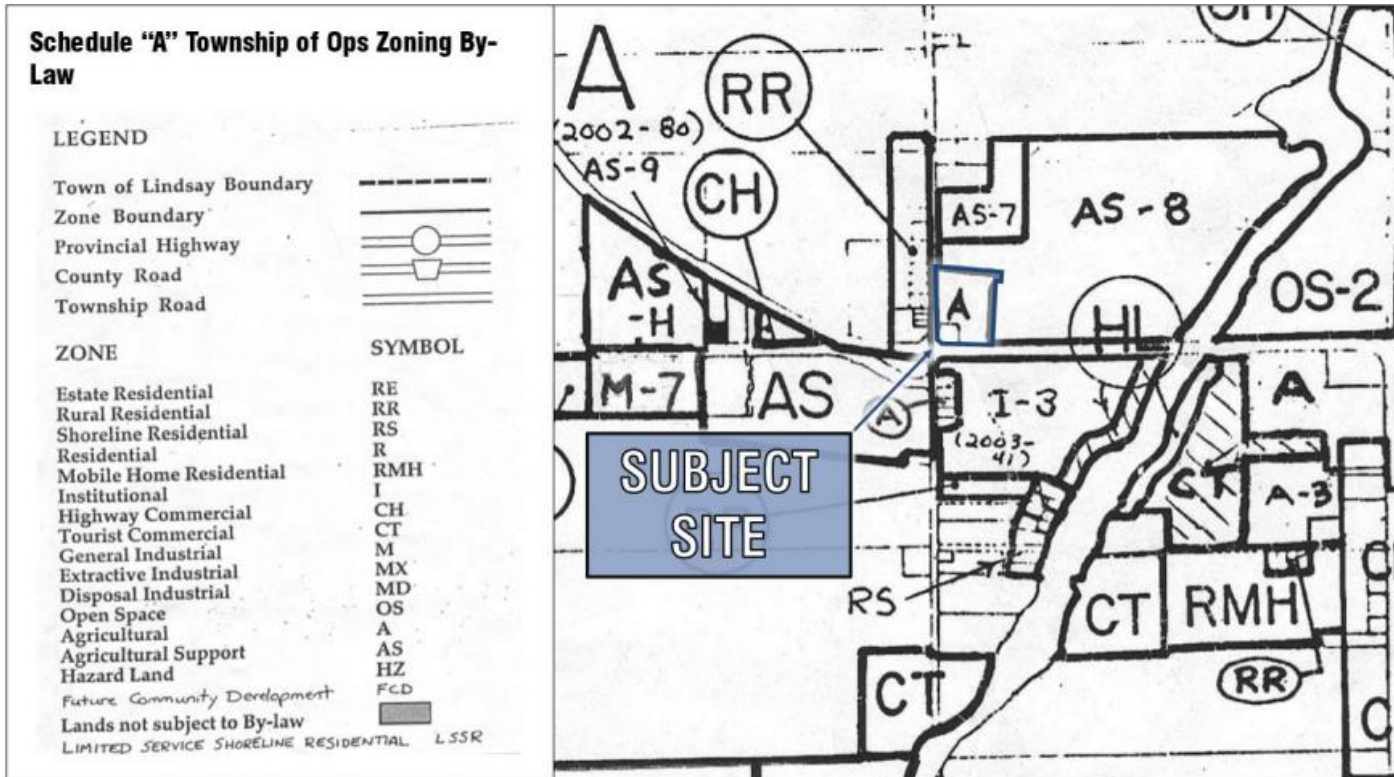
- **Three Buildings:** Hotel, Restaurant, Other Commercial

### ➤ Parking: 248 Spaces

### ➤ Access

- Through fairgrounds entrance (Future Public Road)
- Ri-Ro on Angeline

# REQUIRED AMENDMENTS – Zoning By-law Amendment



Source: Township of Ops Zoning By-Law, 2012

- Re-Zone
  - to Highway Commercial (CH)
- Site Specific Amendments:
  - Include all uses permitted in the "CH" zone
  - Include all uses permitted per the CKL 2012 Official Plan
  - Retail and hotel parking standards per Lindsay Zoning By-law (not Ops)
  - Permit drive throughs associated with the proposed restaurants



# QUESTIONS?

**BIGLIERI**  
**GROUP**

Source: Microsoft, 2022