

The Corporation of The City of Kawartha Lakes

By-Law 2023-_____

A By-Law To Amend The Town of Lindsay Zoning By-Law No. 2000-75 To Rezone Land Within The City of Kawartha Lakes

Files D05-17-001 & D06-17-019, Reports Plan 2017-041 and Plan 2023-036, respecting Part Lot 24, Concession 5, Geographic Township of Ops, and being Vacant Land on the West Side of the Future Extension of Victoria Avenue Regis Homes Limited

Recitals:

1. Section 34 of the Planning Act R.S.O. c.P13 authorizes Council to determine the appropriate zoning categories and provisions assigned to land.
2. Council has received an application to amend the categories and provisions relating to a specific parcel of land in a residential plan of subdivision.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to rezone the Property.

Accordingly, the Council of the Corporation of the City of Kawartha Lakes enacts this By-law 2023-_____.

Section 1.00: Zoning Details

- 1.01 **Property Affected:** Part Lot 24, Concession 5, Geographic Township of Ops, and being Vacant Land on the West Side of the Future Extension of Victoria Avenue.
- 1.02 **Textual Amendment:** By-law 2000-75 of the Town of Lindsay is further amended by adding the following subsection 7.3:

7.3.45 R2-S40 Zone

Notwithstanding the zone requirements for the R2 Zone, on land zoned R2-S40 the following requirement shall apply:

- i. The minimum front yard setback shall be 6.0 metres to the portion of the dwelling containing the garage entrance, and 4.5 metres to the balance of the dwelling.
- ii. The maximum lot coverage for all buildings and structures shall be 40%.
- iii. An open terrace, deck or porch with a maximum height of 3.0 metres, may extend not more than 3.5 metres into the rear yard.

- 1.03 **Textual Amendment:** By-law 2000-75 of the Town of Lindsay is further amended by adding the following subsection 7.3:

7.3.46 R2-S41 Zone

Notwithstanding the zone requirements for the R2 Zone, on land zoned R2-S41 the following requirement shall apply:

- i. The minimum front yard setback shall be 6.0 metres to the portion of the dwelling containing the garage entrance, 4.5 metres to the front of the dwelling, and 3.0 metres to the side wall of the dwelling.
- ii. The maximum lot coverage for all buildings and structures shall be 40%.
- iii. An open terrace, deck or porch with a maximum height of 3.0 metres, may extend not more than 3.5 metres into an interior side yard setback area.

- 1.04 **Textual Amendment:**

By-law 2000-75 of the Town of Lindsay is further amended to add the following section to Section 8.3:

8.3.29 R3-S26 Zone

Notwithstanding the zone requirements for the R3 Zone, on land zoned R3-S26 the following requirement shall apply:

- i. The minimum front yard setback shall be 6.0 metres to the portion of the dwelling containing the garage entrance, and 4.5 metres to the balance of the dwelling.
- ii. The maximum gross floor area as a % of the lot area for a semi-detached dwelling shall not apply.
- iii. An open terrace, deck or porch with a maximum height of 3.0 metres, may extend not more than 3.5 metres into the rear yard.

- 1.05 **Textual Amendment:**

By-law 2000-75 of the Town of Lindsay is further amended to add the following section to Section 9.3:

9.3.29 RM1-S28 Zone

Notwithstanding the zone requirements for the RM1 Zone, on land zoned RM1-S28 the following requirement shall apply:

- i. The minimum front yard setback shall be 6.0 metres.
- ii. The minimum interior side yard setback shall be 1.2 metres.
- iii. The maximum gross floor area as a % of the lot area for a townhouse shall not apply.

- iv. The maximum lot coverage for all buildings and structure shall not apply.
- v. An open terrace, deck or porch with a maximum height of 3.0 metres, may extend not more than 3.5 metres into the rear yard.

1.06 **Schedule Amendment:** Schedule 'A' to By-law 2000-75 of the Town of Lindsay is further amended to change the zone categories from the Residential One Special Seventeen Holding (R1-S17)(H) and Residential One Holding One (R1)(H1) Zones to the Residential Two Special 40 (R2-S40), Residential Two Special 41 (R2-S41), Residential Three Special 26 (R3-26) and Residential Multiple One Special 28 (RM1-S28) Zones for the land 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 effect on the date it is finally passed, subject to the provisions of Section 34 of the Planning Act R.S.O. 1990, c.P13.

By-law read a first, second, and third time, and finally passed, this 29th day of August, 2023.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk