

**The Corporation of the City of Kawartha Lakes** toREPORT PLAN2024-019**By-Law 2024 -**

FILE NO: D06-2022-021

**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 D06-2022-021, Report PLAN2024-019, Part Lot 22, Concession 4, Geographic Township of Ops, Former Town of Lindsay, identified as 158 Colborne Street West – Francoeur]

**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. Council has received an application to amend the categories and provisions relating to a specific parcel of land to permit 3 townhouses on a portion of the subject land with site specific development standards and facilitate the severance of the land.
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 2024-\_\_.**

**Section 1:00 Zoning Details**

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part Lot 22, Concession 4, Geographic Township of Ops, Former Town of Lindsay, identified as 158 Colborne Street West, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended by adding Section 9.3.21 as follows:

**“RM1-S20 Zone**

Notwithstanding the permitted uses and zone requirements of the RM1 zone, on lands zoned RM1-S20 a maximum of 3 townhouses are permitted, subject to the following provisions:

For all townhouse lots:

- |                              |       |
|------------------------------|-------|
| a. Minimum rear yard setback | 5.8 m |
|------------------------------|-------|

For the inner (middle) townhouse lot:

- |                                       |            |
|---------------------------------------|------------|
| a. Minimum lot area per dwelling unit | 146 sq. m. |
| b. Maximum lot coverage               | 46%        |

- c. Maximum gross floor area as a % of lot area 74%

All other provisions of this By-law shall continue to apply.”

1.03 **Textual Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended by adding Section 7.3.48 as follows:

**“R2-S43 Zone**

Notwithstanding the definition of “Lot Line, Front” in Section 4, Colborne Street West shall be considered the front lot line. Notwithstanding the permitted uses and zone requirements of the R2 zone, on lands zoned R2-S43, the following requirements shall also apply:

- a. Minimum rear yard setback 5.56 m

All other provisions of this By-law shall continue to apply.”

1.04 **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 Two (R2) Zone to the Residential Multiple One Special Twenty (RM1-S20) Zone and from the Residential Two (R2) Zone to the Residential Two Special Forty-Three (R2-S43) 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 Section 34 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 \*\*\*, 2024.

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Doug Elmslie, 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 \_\_\_\_\_ 2024.

MAYOR \_\_\_\_\_ CLERK \_\_\_\_\_

WALKER ST



'Lindsay'

Lot 22

RM1-S20

Concession 4

R2-S43

COLBORNE ST W