

# The Corporation of the City of Kawartha Lakes

## By-Law 2024-

### 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 D06-2024-001, Report PLAN2024-064, respecting Plan 8P, Part of Park Lot L1, Part of Park Lot B1, Part of North Mary Street, North of Mary Street, East of Brock Street (57R-9232 Part of Part 1) identified as 203, 207, 213 Highway 36 South, Former Town of Lindsay, now City of Kawartha Lakes]

#### Recitals:

1. Sections 34 and 36 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 specific parcels of land to permit residential uses on the subject lands.
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 Plan 8P, Part of Park Lot L1, Part of Park Lot B1, Part of North Mary Street, North of Mary Street East of Brock Street (57R-9232 Part of Part 1) identified as 203, 207, 213 Highway 36 South, Former Town of Lindsay, now City of Kawartha Lakes.

**1.02 Textual Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended to add the following section to Section 8.3:

'8.3.30 R3-S27(H)

Notwithstanding the permitted uses and zone requirements of the R3 zone, on land zoned R3-S27(H), the following requirements shall also apply:

- the minimum front yard setback shall be 6.0 m
- the minimum rear yard setback shall be 6.0 m
- the minimum interior side yard setback shall be 1.2 m
- the maximum gross floor area as a percentage of lot area for a single detached dwelling unit shall not apply

- the maximum lot coverage for all buildings shall be 45%
- In the case of a corner lot, the minimum setback from the main wall of the dwelling unit to a daylight triangle shall be a minimum of 1.5 m and the minimum setback from a porch to a daylight triangle shall be a minimum of 0.2 metres
- All other provisions of By-law 2000-75 shall continue to apply

Notwithstanding the permitted uses and zone requirements for the R3 zone, on land zoned R3-S27(H), the removal of the (H) Holding symbol shall be in accordance with the following:

- The applicant has entered into a subdivision agreement to the City's satisfaction, and;
- The City has confirmed an adequate supply of municipal water and sewer servicing is available to service the subject land.

**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:

From the Future Residential (FR) Zone to the Residential Three Special Exception Twenty-Seven Zone (R3-S27(H)) with a Holding Provision 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 \_\_\_ day of \_\_\_, 2024.

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Douglas J.F. 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 \_\_\_\_\_

