

The Corporation of the City of Kawartha Lakes

By-Law 2025-

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 D06-2023-030, Report PLAN2025-007, respecting PLAN 8P, PART OF PARK LOT U1, identified as 139 Verulam Road 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 2025-__.

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 LU1, identified as 139 Verulam Road 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 9.3 Special RM1 Zone Requirements:

'9.3.30 RM1-S29(H)

The lands shown on Schedule A to this By-law shall be deemed to be one lot regardless of the number of buildings and structures erected on a part thereof, and regardless of any conveyances, easements, consents, subdivisions or condominiums made or granted after the date this By-law comes into force and effect:

Notwithstanding the permitted uses and zone requirements of the RM1 zone, on land zoned RM1-S29(H), the following requirements shall also apply:

- the minimum lot area shall be 2.0 ha

- the minimum front yard setback (County Road 36) shall be 3.0m
- the minimum exterior side yard setback shall be 3.0m
- the minimum interior side yard setback shall be 1.5m
- the minimum rear yard setback shall be 3.5m
- the maximum building height shall be 3 storeys or 13m
- the maximum lot coverage for all buildings shall be 45%
- the maximum gross floor area of all buildings as a percentage of the lot area shall not apply

Notwithstanding Section 5.14(e) and (f), for the purpose of the RM1-S29(H) Zone, the landscape buffer requirements shall not apply.

All other provisions of By-law 2000-75 shall continue to apply

Notwithstanding the permitted uses and zone requirements for the RM1 zone, on land zoned RM1-S29(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 Multiple One Special Exception Twenty-Nine (RM1-S29(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 ___, 2025.

Douglas J.F. Elmslie, Mayor

Cathie Ritchie, City Clerk

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2025.

MAYOR _____ CLERK _____

