

# The Corporation of the City of Kawartha Lakes

## By-Law 2025 - XX

### 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 D06-2024-020, Report PLAN2025-024, respecting Part Lot 21, Concession 4 (being Part 5, RP 57R-7657), former Township of Ops, City of Kawartha Lakes, identified as 370 Kent Street West, Lindsay – 1193017 Ontario Inc.]

#### 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 expanded commercial uses and remove existing restrictions on certain categories of commercial uses.
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-XX.

#### Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part Lot 21, Concession 4 (being Part 5, RP 57R-7657), former Township of Ops, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 2000-75 of the Town of Lindsay is amended by adding the following section to Section 18 Special Purpose Commercial Zone:

18.8 Special Purpose Commercial Zone 3 (SPC-3)

##### 18.8.1 Permitted Uses

Notwithstanding any other provisions of the By-law to the contrary, on lands zoned SPC-3 only the following uses shall be permitted:

- a. Animal Hospital or Veterinary Clinic
- b. Automated teller / Banking machine
- c. Bake shop (with or without a Bakery)
- d. Beer, Liquor or Wine Store
- e. Home Improvement Store
- f. Bus or taxi depot
- g. Convenience Retail Establishment
- h. Commercial Training Centre
- i. Drug Store or Pharmacy
- j. Dry Cleaning Depot
- k. Eating Establishment
- l. Financial Institution
- m. Food/Grocery store having a maximum *Gross Leasable Floor Area* of 3000 m<sup>2</sup>
- n. Gym or Fitness Facility
- o. Laundromat
- p. Medical Clinic
- q. Office Uses
- r. Personal Service Establishment
- s. Pet Store / Pet Supply store
- t. Place of Assembly
- u. Recreational Activity Establishment
- v. Rental Establishment
- w. Retail Establishment having a maximum *Gross Leasable Floor Area* of 3000 m<sup>2</sup>
- x. Service or Repair Shop
- y. Tavern or entertainment lounge
- z. Video rental and sales store

### 18.8.2 Performance Standards

The following standards shall apply to lands zoned SPC-3:

Minimum Lot Frontage	300 m
Minimum Lot Area	36,570 m <sup>2</sup>
Minimum Lot Depth	121.9 m
Maximum Lot Coverage	50%
Minimum Front Yard	15 m
Minimum Interior Side Yard	4.5 m
Minimum Exterior Side Yard	15.0 m
Minimum Rear Yard Setback	15.0 m
Maximum Building Height	10.5 m
Maximum Gross Leasable area as % of lot area	50%
Maximum gross leasable floor area of any single retail commercial use	3000 m <sup>2</sup>

1.03 **Schedule Amendment:** Schedule 'A' to Zoning By-law 2000-75 of the Town of Lindsay is further amended to change the 'Special Purpose Commercial (SPC) Zone' of the subject lands located at Part Lot 21, Concession 4 (being Part 5, RP 57R-7657), former Township of Ops at 370 Kent Street West, Lindsay, to the 'Special Purpose Commercial Three (SPC-3) Zone', as shown on Schedule 'A' attached hereto and forming part of 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 22nd day of April, 2025.

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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 \_\_\_\_\_ 2025.

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

