

# The Corporation of the City of Kawartha Lakes

## By-Law 2026-XXX

### A By-Law to Amend the City of Kawartha Lakes Official Plan to Redesignate Lands within the City of Kawartha Lakes

[File D01-2026-002, Report PLAN2026-023 respecting Part Lots 23 and 24 Concession 4, geographic Township of Ops, now City of Kawartha Lakes - Tribute (Lindsay 1) Limited]

#### Recitals:

1. Sections 17 and 22 of the Planning Act, R.S.O. 1990, c. P.13, authorize Council to consider the adoption of an amendment to an Official Plan.
2. Council has received an application to amend the City of Kawartha Lakes Official Plan (Lindsay Secondary Plan) to redesignate certain lands north of the Sylvester Drive extension from “General Commercial” to “Residential” as well as redesignate certain lands south of the Sylvester Drive extension from “Residential” to “General Commercial”. The amendment will result in a larger consolidated commercial block which will facilitate development of a proposed department store.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 26/63.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2026-XXX.

#### Section 1.00 Official Plan Amendment Details

- 1.01 **Property Affected:** The property affected by this By-law is described as Part Lots 23 and 24 Concession 4, geographic Township of Ops, now City of Kawartha Lakes.
- 1.02 **Amendment:** Amendment No. 63 to the City of Kawartha Lakes Official Plan, attached hereto as Schedule ‘A’ and forming a part of this By-law is hereby adopted.

#### Section 2.00 Effective Date

- 2.01 **Force and Effect:** This By-law shall come into force and take effect on the date it is finally passed, subject to the approval of the City of Kawartha Lakes in accordance with the provisions of Section 17 and 22 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] day of April, 2026.

---

Douglas J.F. Elmslie, Mayor

---

Cathie Ritchie, City Clerk

DRAFT

# Schedule 'A' to By-law No. 2026-XXX

The Corporation of the City of Kawartha Lakes

## Amendment No. 63 To The Official Plan – The City of Kawartha Lakes

### Part A – The Preamble

#### A. Purpose

The purpose of the official plan amendment is to redesignate certain lands north of the Sylvester Drive extension from “General Commercial” to “Residential” as well as redesignate certain lands south of the Sylvester Drive extension from “Residential” to “General Commercial”.

The effect of the change would be the creation of a larger consolidated general commercial block which will in turn facilitate development of a proposed department store.

#### B. Location

The subject land is legally described as Part Lots 23 and 24 Concession 4, geographic Township of Ops, now City of Kawartha Lakes.

The subject land has a lot area of approximately 73.6 hectares and is located east of Highway 35, south of Jennings Creek and west of the current limits of Sylvester Drive, David Drive and Richard Avenue.

#### C. Basis

Council has enacted this official plan amendment in response to an application submitted by The Biglieri Group Limited (applicant) on behalf of Tribute (Lindsay 1) Limited (owner) to permit a larger consolidated general commercial block which will in turn facilitate development of a department store.

The subject lands are also the subject of a related application for Zoning By-law Amendment and a redline revision to the approved Draft Plan of Subdivision.

The subject lands as a whole are designated “Residential”, “Parks and Open Space – New Park”, “Institutional & Community Facilities”, “General Commercial”, and “Policy Area #2” in the Lindsay Secondary Plan.

The proposed use and amendment to the City of Kawartha Lakes Official Plan (Lindsay Secondary Plan) are justified and represent good planning for the following reasons:

1. The proposed development is consistent to relevant provincial policy documents and is consistent with the Provincial Planning Statement (2024).

2. The proposed development conforms to the goals and objectives of the *Residential* and *General Commercial* designations as set out in the Lindsay Secondary Plan.
3. The revisions to the Draft Plan of Subdivision are compatible and integrate well with the surrounding area.
4. The applicant has submitted supporting background reports as required in the Official Plan which demonstrate the appropriateness of the proposed development with respect to matters of land use planning, servicing, traffic, retail market analysis, and urban design.

## **Part B - The Amendment**

### **D. Introductory Statement**

All of this part of the document entitled Part B – The Amendment, consisting of the following text and the attached map constitutes Amendment No. 63 to the City of Kawartha Lakes Official Plan.

### **E. Details of the Amendment**

The Official Plan for the City of Kawartha Lakes is hereby amended as follows:

1. Schedule 'F-1' of the City of Kawartha Lakes Official Plan (Lindsay Secondary Plan) is hereby amended by redesignating certain lands north of the Sylvester Drive extension from *General Commercial* to *Residential*, as shown on Map 'A' to this By-law.
2. Schedule 'F-1' of the City of Kawartha Lakes Official Plan (Lindsay Secondary Plan) is hereby amended by redesignating certain lands south of the Sylvester Drive extension from *Residential* to *General Commercial*, as shown on Map 'A' to this By-law.

### **F. Implementation and Interpretation**

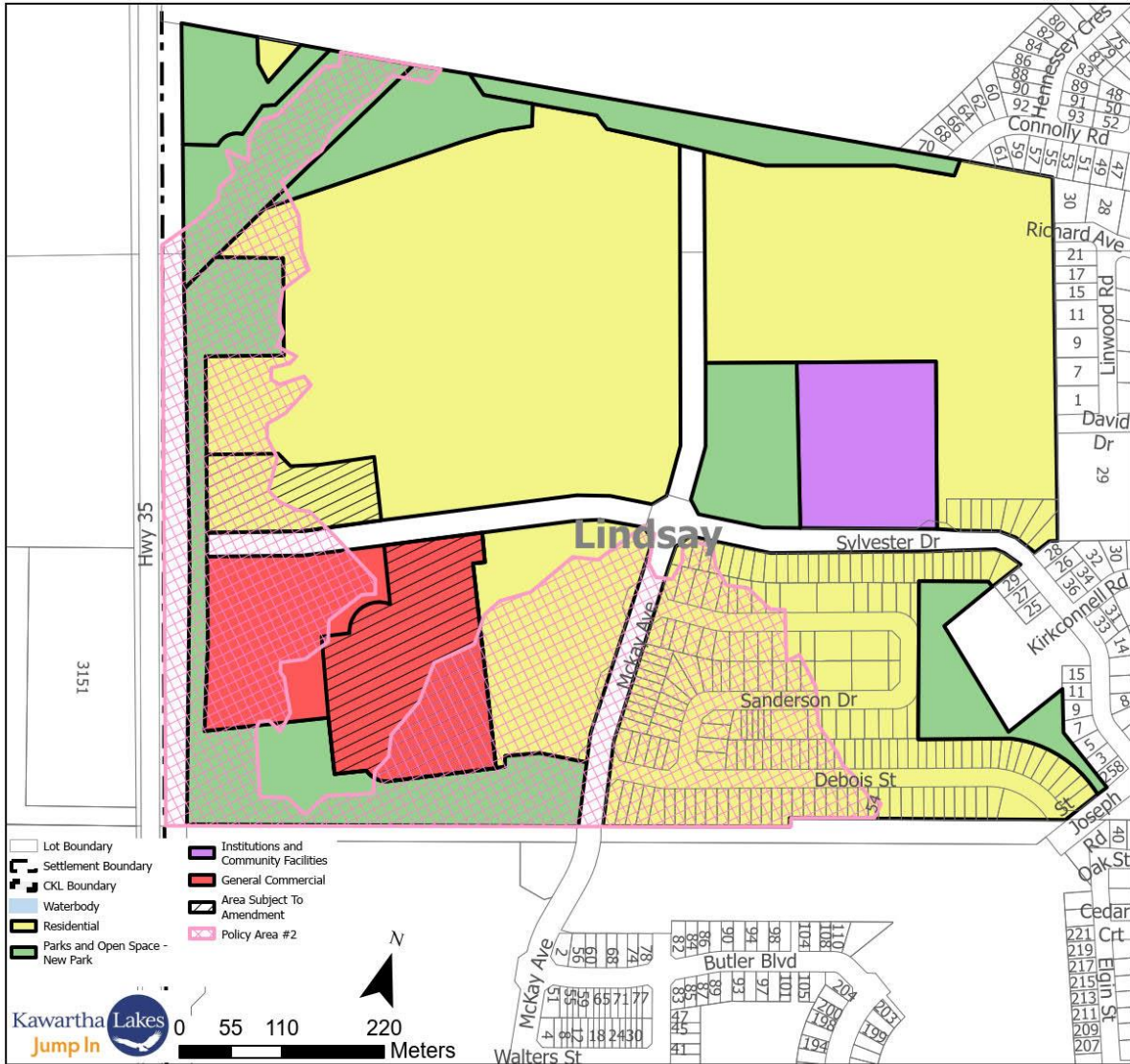
The implementation and interpretation of this amendment shall be in accordance with the relevant policies of the Official Plan.

THE CORPORATION OF THE CITY OF

# KAWARTHA LAKES

Map 'A' to Amendment No. \_\_\_\_

To the \_\_\_\_\_



March 17, 2026

D01-2025-002; D06-2025-011; D05-2025-003 SRQ-40624