

# The Corporation of the City of Kawartha Lakes

## By-Law 2026 - XXX

### 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 D06-2025-011 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. 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 and to permit an expanded general commercial block south of the Sylvester Drive extension and associated re-lotting of the surrounding draft plan of subdivision.
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 2026-XXX.

#### Section 1.00 Zoning 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 **Text Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended to add the following text to Paragraph 2 of Section 16.3.15:  
'...
  - v) Children's amusement centre
  - vi) Convenience retail establishment
  - vii) Department store
  - viii) Drug store
  - ix) Dry cleaning depot
  - x) Electric vehicle charging station
  - xi) Gas bar
  - xii) Medical, dental and pharmaceutical services
  - xiii) Banking, financial, and real estate services
  - xiv) Day nursery or day care centre
  - xv) Office
  - xvi) Optical facility and optometrist services

- xvii) Personal service establishment
- xviii) Pet grooming establishment
- xix) Pharmacy
- xx) Retail establishment
- xxi) Specialty food store
- xxii) Travel agency'

1.03 **Text Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended to add the following text to Paragraph 3 of Section 16.3.15:

'...

- viii) Minimum setback of a water chamber enclosure: 1.0 m from any lot line.
- ix) Notwithstanding clause (v), the maximum height of a structure shall be 12 metres.'

1.04 **Text Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended to add the following text to Section 16.3.15:

'Notwithstanding Provision 16.1, a convenience retail establishment, drug store, personal service establishment, and pharmacy shall be exempt from the provision limiting convenience commercial uses to a maximum of 15% of the gross leasable floor area per lot.

Notwithstanding any other provision in this By-law to the contrary, on lands zoned GC-S14, a department store may include any other use or uses otherwise permitted on such lands.

Notwithstanding the requirements provided for in subclause 5.12(k)(ii), on lands zoned GC-S14, the Minimum Non-residential Parking Spaces Required shall be 3.0 spaces per 100 square metres of gross floor area.

Notwithstanding the requirements provided for in clause 5.13(a), on lands zoned GC-S14, the minimum Loading Space Width shall be 3.35 metres.

Notwithstanding the requirements provided for in clauses 5.14(c) and 5.14(e), on lands zoned GC-S14, for the purpose of facilitating a truck turning area, no landscaped strip is required along the southern lot line of the commercial block beginning approximately 115.9 metres west of the south-eastern corner of the lot, thence approximately 28.1 metres along the curved portion of the southern lot line to where the curve terminates, approximately 138.5 metres west of the eastern lot line.

Notwithstanding the definitions provided for in Section 4, on lands zoned GC-S14, the following definitions shall also apply:

- i) Banking, financial, and real estate services: means a building or part of a building used for the purposes of administering or providing a range of financial and real estate services to the public, other than exclusively through an automated banking machine.
- ii) Children's amusement centre: means a building or part of a building used for an indoor play area for children.

- iii) Department Store: means a retail commercial establishment where a wide range of merchandise is sold, including but not limited to at least one or more of the following: general merchandise, clothing, household goods, appliances, drugs and medicines, beer and wine, and which may include a supermarket which carries a general range of grocery products including but not limited to fresh produce, fresh meat, fresh dairy products, prepared food products, baked goods, deli products, and frozen foods in addition to packaged and bulk goods and other household items. A Department Store use may also include e-commerce storage and distribution facilities, temporary soil staging areas in conjunction with a garden centre, and vending machines.
- iv) Electric vehicle charging station: means a facility, structure, or area used for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle. This may include charging equipment and associated components such as meters, connectors, mounting structures, and signage.
- v) Medical, dental and pharmaceutical services: means a building or part of a building where medical professionals provide medical, dental and pharmaceutical services for the general public without overnight accommodation and may include such uses as reception areas, office areas, and treatment space.
- vi) Optical facility and optometrist services: means a building or part of a building where professionals provide optical-related services and where optical products are sold.
- vii) Pet grooming establishment: means a building or part of a building where pet grooming services are offered. Does not include overnight accommodation of pets.
- viii) Specialty food store: means a building or part of a building, such as a bakery, butcher shop, delicatessen, fish shop, gourmet or cheese shop, or bulk food store, where a specific type or class of foods is sold.
- ix) Travel agency: means a building or part of a building where service and sales related to travel are provided to the general public.'

1.05 **Schedule Amendment:** Schedule 'A' to By-law No. 2000-75 of the Town of Lindsay is further amended to change the zone categories as follows, as shown on Schedule 'A' to this By-law:

- Change 'Residential Multiple Two Special 25 (RM2-S25) Zone' to 'Residential Multiple One Special 27 (RM1-S27) Zone';
- Change 'General Commercial Special 14 (GC-S14) Zone' to 'Residential Multiple One Special 27 (RM1-S27) Zone';
- Change 'Residential Multiple One Special 26 (RM1-S26) Zone' to 'General Commercial Special 14 (GC-S14) Zone';
- Change 'Residential Multiple One Special 27 (RM1-S27) Zone' to 'General Commercial Special 14 (GC-S14) Zone'; and,
- Change 'Residential Multiple One Special 27 (RM1-S27) Zone' to 'Residential Three Special 24 (R3-S24) Zone'.

1.06 **Visual Aid:** Map "B" to this By-law depicts the general configuration of the truck turning area described in Section 1.04 of this By-law. It has been included as a

visual aid for reference purposes only, and does not form part of the amendments to By-law No. 2000-75 of the Town of Lindsay.

## **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] day of [MONTH], 2026.

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Douglas J.F. Elmslie, Mayor

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Cathie Ritchie, City Clerk

DRAFT

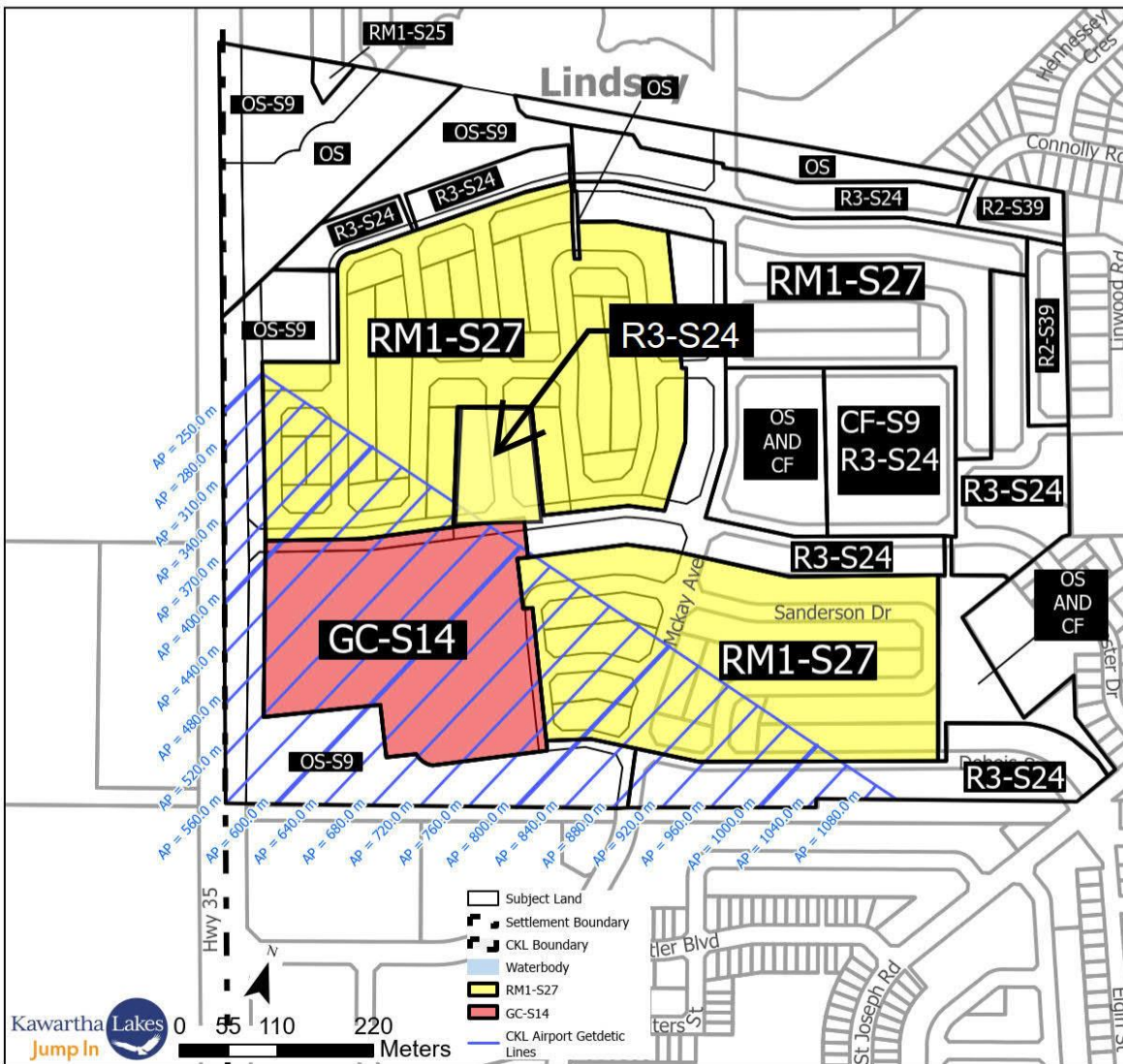
THE CORPORATION OF THE CITY OF

# KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW \_\_\_\_\_ PASSED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

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



THE CORPORATION OF THE CITY OF

# KAWARTHA LAKES

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

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

