



4. URBAN STRUCTURE AND LAND USE

The goals, principles and objectives of this Plan form the basis for the Town of Lindsay's urban structure. This urban structure is a statement of how the Town will physically develop, redevelop and evolve from land use, urban design and community development perspectives. The policies, organized by land use designation, provide the necessary guidance to promote economic vitality, wise management of the built and natural environment, and the health of the community.

4.1 RESIDENTIAL DESIGNATION

4.1.1 Permitted Uses

The predominant use of land in the Residential designation shall be a variety of dwelling types. In addition to these uses, a home occupation in a dwelling, local places of worship, parkettes/tot lots in accordance with Section 4.6.3.1 of this Plan, neighbourhood parks in accordance with Section 4.6.3.2 of this Plan and neighbourhood commercial uses shall be permitted.

Senior citizens' homes, group homes or similar housing facilities shall be permitted and may be developed in accordance with the policies regulating the development of medium density residential uses as specified under Section 4.1.2.2 of this Plan.

4.1.2 Density

Within the Residential designation there shall be three densities of residential development. In addition to the three densities, mixed density development may also occur. The appropriate density shall be based on the availability of services, compatibility with surrounding uses and locational factors, as set out below.

4.1.2.1 Low Density

Low density residential uses shall include single detached dwellings, semi-detached dwellings, duplex dwellings and similar low-profile residential buildings not exceeding 2.5 storeys in height, and two (2) dwelling units per property.

The maximum density within a low density residential area or the low density residential portion of a draft plan of subdivision shall not exceed 25 dwelling units per gross hectare.



OFFICIAL PLAN

Town of Lindsay

4.1.2.2 Medium Density

Medium density residential uses shall include triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, walk-up apartments and similar medium profile residential buildings not exceeding 4 storeys in height.

The maximum density within medium density residential developments shall not exceed 62 dwelling units per gross hectare.

Medium density residential developments shall be subject to site plan control.

New medium density residential developments shall meet the following criteria:

- a) The density, height and character of the development is in keeping with adjacent uses;
- b) The height and massing of the buildings at the edge of the medium density residential development shall have regard to the height and massing of the buildings in any adjacent low density residential area;
- c) The development shall be encouraged to have direct access to a County, arterial or collector road, where possible and appropriate;
- d) The water mains and sanitary sewers shall be capable of accommodating the development, or the developer has committed to extend services at no expense to the Town, subject to the phasing policies of this Plan;
- e) The development is adequately serviced by parks and school facilities in accordance with Section 4.6.3 of this Plan;
- f) In developments incorporating walk-up apartments, block townhouse dwellings and similar medium-profile residential buildings, on-site recreational facilities or amenities such as playground equipment may be required to service the development;
- g) The development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is minimized; and
- h) Except for a triplex dwelling, fourplex dwelling or other similar small scale developments, a report on the adequacy of the road network to accommodate the expected traffic flows, and the adequacy of water and sewer services shall be prepared by the applicant and approved by the Town Engineer, and in the case of a property adjacent to a County Road,

Urban Structure and Land Use



OFFICIAL PLAN

the County Engineer shall also approve the road network report, as required in this clause.

- i) Notwithstanding the density policy of Section 4.1.2.2, on lands described as 158 William St. North, Part of Lot 6, Registered Plan 1, Block A, in the former Town of Lindsay, now in the City of Kawartha Lakes, the maximum number of dwelling units per gross hectare shall not exceed 100 dwelling units.

4.1.2.2.1 Reserved for Amendment #35 (D01-18-237)

4.1.2.3 High Density

High density residential uses shall include residential apartment buildings and other residential buildings in excess of four storeys in height. In addition, a small commercial facility may be located on the ground floor of a high density residential building to serve the residents of the building and the complex.

The maximum density for high density residential developments shall not exceed 125 dwelling units per gross hectare.

High density residential development shall be subject to site plan control.

The criteria in Section 4.1.2.2 shall also apply to high density residential developments.

4.1.2.4 Mixed Density Residential Development

Developments containing a mix of low density, medium density and high density built forms are permitted, subject to the provisions of Section 4.1.2.2 and subject to site plan control.

Because of the mix of dwelling types, a maximum density for mixed density residential developments cannot be established. When considering this form of development, the proponent and the Town shall have regard to the density limits for the types of development proposed and shall consider the building and community design principles of this Plan.

4.1.3 Home Occupations

A Home Occupation shall not change the appearance of the dwelling as a residence. In addition, the use must be compatible with the surrounding uses and shall not create a parking problem.



OFFICIAL PLAN

Town of Lindsay

4.1.4 Neighbourhood Commercial Uses

Small convenience retail facilities to serve the daily shopping needs of the residents of a neighbourhood, otherwise referred to as Neighbourhood Commercial Uses, shall be permitted within the Residential land use designation.

The following policies shall apply to Neighbourhood Commercial Uses:

- a) No more than one commercial structure or building shall be permitted on any site, and the gross floor area of the commercial use shall not exceed 300 square metres;
- b) Building height shall be limited to one storey unless residential apartments are located on the upper floor(s), in which case the maximum building height will be subject to the appropriate residential density provisions;
- c) Required loading spaces shall be located at the rear of the structure;
- d) Landscaping, fencing, berming and other screening shall be provided adjacent to residential land uses;
- e) All required parking shall be provided on the site, cash-in-lieu of required parking shall not be accepted by the Town;
- f) Driveway access shall be approved by the Town in consultation with the County of Victoria and Province as necessary and appropriate;
- g) The facility shall be located at or in proximity to the intersection of County, arterial or collector roads and shall not be located mid-block within a residential area;
- h) The facility shall be subject to site plan control; and
- i) The facility shall be subject to a public review of the proposed site plan, comprising of official notification to landowners within 120 metres of the proposed facility.

4.1.5 Special Provisions

- a) On land designated Residential and described as Lots 13, 14, and 15, Park Lot H, East of Logie Street, Registered Plan No. 10 and Part of Park Lots Q, H, and A1, West of Brock Street and Part of George Street, Registered Plan No. 8p, former Town of Lindsay, now City of Kawartha Lakes, being Draft Plan of

Urban Structure and Land Use



OFFICIAL PLAN

Subdivision 16T12501, Sections 4.8.2 and 6.3.2 requiring a Southeast Community Development Plan shall not apply.

4.1.6 Special Provisions (Reserved D01-15-002)

4.1.7 Special Provisions (Reserved D01-15-001)

4.2 RESIDENTIAL – COMMERCIAL DESIGNATION

4.2.1 Permitted Uses

The predominant use of land in the Residential-Commercial designation shall be a mix of low profile commercial and residential uses in the same building or in separate buildings.

Single detached dwellings may be converted to multiple dwelling units or to commercial buildings provided the external design of the building does not change.

Commercial uses such as offices, eating establishments, service and convenience retail and similar types of uses are permitted. The residential character of the buildings should be retained.

For the purposes of this Section, service retail shall be defined as those retail establishments that cater to the personal needs of individuals.

Multiple commercial uses on the same property shall not be permitted. Public garages and automobile service stations shall not be permitted.

4.2.2 Site Plan Control

Land within this designation shall be subject to site plan control, in accordance with the provisions of the *Planning Act* and Section 6.2.6 of this Plan. Development within this designation shall provide for the retention of the residential structures, and the sensitive treatment of commercial buildings adjacent to residential properties. Parking shall be directed to the rear yard or side yards. Where new buildings or structures are to be erected, the proponent shall consult with all adjoining residential property owners regarding the proposed landscape treatment. The maximum height of any new commercial building shall be compatible with the adjoining residential uses.



OFFICIAL PLAN

Town of Lindsay

4.2.3 Density

The maximum residential density shall not exceed 25 dwelling units per gross hectare.

The density of commercial uses shall not exceed one and a half (1.5) times the lot area.

4.2.4 Parking

Residential-Commercial development shall generally not be permitted where the required off-street parking, including areas for vehicle turning cannot be provided on the site. Cash-in-lieu for a portion of the required parking may be considered by the Town, if alternative parking opportunities exist within reasonable walking distance of the site.

4.2.5 Location

Residential-Commercial areas, as indicated on Schedule “A”, are limited to those residential or formerly residential areas along County, arterial or collector roads that are in transition from residential to non-residential uses. It is not the intent of the Town to establish new Residential-Commercial areas in existing residential areas along County, arterial or collector roads.

4.2.6 Special Provisions

- a) On land designated *Residential-Commercial*, identified as 24 Mill Street, despite the policies of Section 4.2.1 or any other provisions of this Official Plan, convenience retail uses shall not be permitted.
(B/L 2005-303 – Amend. No. 21)

4.3 COMMERCIAL LANDS

4.3.1 Commercial Structure

There are three distinct but interrelated commercial areas in the Town of Lindsay. These commercial areas include the Downtown Area, Kent Street West (west of Angeline Street) and the Mixed Use Corridors, as identified on Schedule “B”, and generally located on Kent Street West between Angeline Street and Sussex Street, on Lindsay Street South between Glenelg Street and



Town of Lindsay

OFFICIAL PLAN

Mary Street, and on Queen Street between Lindsay Street and St. David Street/St. George Street.

The commercial areas described above are not land use designations, but are identified on Schedule “B” as Policy Areas. They are areas with a known and identifiable character that play a role in defining the overall urban structure of the Town of Lindsay. With the proliferation of new types of commercial operations in the marketplace and the blending of certain types of commercial and industrial uses in employment areas, the traditional commercial hierarchy is less well defined in modern communities. However, in Lindsay, the Downtown Area continues to play a critical role in the Town’s commercial structure. This Plan and the Comprehensive Zoning By-law recognize the unique circumstances and qualities of these areas and will strive to achieve appropriate and flexible land use policies and regulations for these areas. These commercial policy areas are described in Section 4.9.

Five land use designations and associated policies generally apply to the three commercial areas of the Town. These commercial land use designations are as follows:

- a) Central Business District Commercial (Section 4.3.2 of this Plan);
- b) Shopping Centre Commercial (Section 4.3.3 of this Plan);
- c) Special Purpose Commercial (Section 4.3.4 of this Plan);
- d) General Commercial (Section 4.3.5 of this Plan); and
- e) Local Commercial (Section 4.3.6 of this Plan).

The five land use designations are augmented by neighbourhood commercial policies within the Residential designation.

4.3.2 Central Business District Commercial Designation

4.3.2.1 Permitted Uses

The predominant use of land in the Central Business District Commercial (CBD Commercial) land use designation shall be a full range of retail and commercial uses. In addition, residential uses are permitted on the upper storeys of a commercial building or in free standing residential buildings.

Financial institutions shall only be permitted in the CBD Commercial designation.



OFFICIAL PLAN

The CBD Commercial designation is only permitted within the Downtown Area, as defined on Schedule “B” and described in Section 4.9 of this Plan.

4.3.2.2 Policies

The following policies shall apply to the CBD Commercial designation:

- a) The density of commercial buildings or a mixed commercial-residential building on any lot shall not exceed two (2) times the lot area.
- b) The net residential density of a residential building shall not exceed 100 units per gross hectare.
- c) Adequate off-street parking and loading spaces, or cash-in-lieu of parking as provided for in Section 5.1.5, shall be provided.
- d) Any enlargement of an existing or establishment of a new retail use in excess of 3,000 square metres of gross leasable floor space shall require a site specific Zoning By-law Amendment. Prior to consideration of such Zoning By-law Amendment, a Retail Market Analysis Study, prepared in accordance with Section 6.4.3 of this Plan, shall be submitted and approved by the Town. The implementing Zoning By-law to enlarge or establish such retail use, shall establish a specific zone and regulations that shall include, but not be limited to, size (maximum gross leasable floor space), location, performance standards and specific permitted uses.
- e) A Community Improvement Plan shall be undertaken for the Downtown Area, in accordance with Section 6.3.1 of this Plan, with a view to enhancing and improving the Area as a significant and unique mixed commercial, residential, cultural, social and entertainment area.

4.3.3 Shopping Centre Commercial Designation

4.3.3.1 Permitted Uses

The predominant use of land within the Shopping Centre Commercial land use designation shall be a full range of retail and commercial uses, generally contained in one structure on a lot. Other single retail uses in stand-alone buildings may be permitted in addition to the predominant use of the Shopping Centre Commercial designation.

Office space shall be limited to ten percent of the gross leasable floor space in the shopping centre.



OFFICIAL PLAN

Financial institutions shall not be permitted in the Shopping Centre Commercial designation. Automated teller/banking machines shall be permitted in the Shopping Centre Commercial designation.

4.3.3.2 Policies

The following policies shall apply to lands designated Shopping Centre Commercial.

- a) An application to establish a new Shopping Centre Commercial land use designation shall only be permitted on the basis of a site-specific amendment to the Official Plan and Zoning By-law. Prior to consideration of an Official Plan Amendment and Zoning By-law Amendment, a Retail Market Analysis Study shall be required in accordance with Section 6.4.3 of this Plan.

In addition to the Retail Market Analysis Study, when considering an Official Plan Amendment and Zoning By-law Amendment to establish a Shopping Centre Commercial designation the following studies shall be required:

- i) Traffic impact study;
- ii) Urban design plan, respecting the policies of Section 3.2 of this Plan;
- iii) Landscape master plan;
- iv) Comprehensive development plan when dealing with a development comprised of two or more buildings or phases.

The Shopping Centre Commercial designation shall generally be considered in locations characterized by high visibility and accessibility. In evaluating applications to permit a Shopping Centre Commercial designation, the following criteria shall be assessed:

- i) Availability of access to a County, arterial or collector road with appropriate capacity to handle traffic generated by the proposed uses;
- ii) Traffic impacts on adjacent land uses;
- iii) Adequacy of proposed accesses and the impact of the proposed use on the operation of the Town, County and Provincial road networks, where appropriate and applicable;



Town of Lindsay

OFFICIAL PLAN

- iv) Degree of compatibility with adjacent land uses including residential uses in proximity to the proposed uses;
 - v) Urban design impacts of the proposed uses on neighbouring lands.
- b) The Zoning By-law shall establish a specific zone and regulations for Shopping Centre Commercial uses that shall include, but not be limited to, size (maximum gross leasable floor area), location, performance standards and specific permitted uses. An enlargement of an existing shopping centre shall require a site specific amendment to the Zoning By-law. Prior to consideration of a site specific Zoning By-law Amendment for the enlargement of an existing shopping centre in excess of 3,000 square metres, a Retail Market Analysis Study, prepared in accordance with Section 6.4.3 of this Plan, shall be submitted and approved by the Town.
- c) Shopping centres shall be designed as integrated units with contiguous common parking and pedestrian uses.
- d) Adequate off-street parking shall be provided.
- e) Adequate setbacks, buffer planting and/or screening between the Shopping Centre Commercial designation and adjacent residential or other uses shall be provided.

4.3.3.3 Special Provisions

- a) On land designated Shopping Centre Commercial, having a frontage of 239.8 metres on the south side of Kent Street West, a lot area of 6.23 hectares and municipally described as 401 Kent Street West, notwithstanding the policies of Section 4.3.3.1, one financial institution of not greater than 232 square metres of gross floor area shall be permitted in the shopping centre and a supermarket with a gross leasable floor area in excess of 464 m² is not permitted. (OPA No. 03 B/L 2000-83)

4.3.4 Special Purpose Commercial Designation

The Special Purpose Commercial designation shall only apply to land on the north side of Kent Street West, east of St. Joseph Road and west of Angeline Street, known as 370 Kent Street West and having a total frontage of approximately 317 metres on the north side of Kent Street West and an area of approximately 3.949 hectares. The following policies are applicable:

liquor stores use referred to the Ontario Municipal Board



Town of Lindsay

OFFICIAL PLAN

- a) Supermarkets, drug stores, financial institutions, *liquor stores*, department stores and stores primarily selling clothing and/or shoes shall not be permitted;
- b) The facility shall not contain an enclosed common pedestrian mall, nor shall the stores be internally connected;
- c) Not more than 1,951 square metres of the total gross leasable area shall be devoted to those small format Department Store-Type Merchandise uses occupying less than 279 square metres per unit;
- d) General merchandise stores with a gross leasable area of greater than 929 square metres will not be permitted;
- e) No more than 8,361 square metres of gross leasable area shall be devoted to retail (including general merchandise), and eating establishments; and
- f) No more than 1,394 square metres of gross leasable area shall be devoted to personal service shops and office use.

Any increase beyond such amounts of gross leasable area will require an amendment to this Official Plan and shall require that it be justified in a Retail Market Analysis Study as required by Section 6.4.3.

The Special Purpose Commercial designation shall not be considered for any lands other than those presently in this designation.

4.3.4.A Special Purpose Commercial Two Designation

The Special Purpose Commercial Two designation shall only apply to land on the south side of Kent Street West, known as 341-343 Kent Street West, Lindsay, having a frontage of 60.96 (200 ft.) of frontage on Kent Street West and a total area of approximately 0.56 hectares (1.4 ac.). The following policies are applicable:

- a) A single drug store may occupy up to 100% of the total gross leasable floor space that is to be developed on the site and may comprise the sole use of the site.
- b) The policies of Section 4.3.5 (“General Commercial Designation”) shall apply in all other respects. **(B/L 2005-202)**



OFFICIAL PLAN

Town of Lindsay

4.3.5 General Commercial Designation

4.3.5.1 Permitted Uses

The predominant use of land permitted in the General Commercial land use designation shall include those retail establishments and commercial uses that are destination-oriented or intended to serve the travelling public, including automobile service stations, vehicles sales and service, public garages, motels, hotels, eating establishments, establishments such as furniture, appliance, carpet, flooring, home electronics and/or garden centres, automated teller/banking machines, building supply centres, and other similar uses. Such uses shall not predominately be located within a single structure. It is not the intent of this Plan to permit the development of a shopping centre, which includes at least two major anchor tenants and a few specific tenant categories in a single structure with an enclosed common pedestrian mall, in the General Commercial designation.

Large Format Retail uses may also be permitted in the General Commercial designation by amendment to this Plan and in accordance with the policies of Section 4.3.5.2, and shall require a site specific Zoning By-law Amendment. Large Format Retail uses shall be defined as single or multiple businesses or enterprises in excess of 3,000 square metres of gross leasable floor space, engaged in the retailing and/or wholesaling of goods or products which by the nature of their size (and associated parking), market area or sales format, require a relatively large site.

Category specific retail establishments with a gross leasable floor space of less than 3,000 square metres that are not identified as a permitted use in the General Commercial designation, may also be permitted in the General Commercial designation provided they are developed in conjunction with one or more Large Format Retail uses.

Small scale service commercial uses, such as convenience retail stores and personal service shops, may be located within the General Commercial designation provided that they are developed in conjunction with the permitted uses of this designation on the same site, and provided that the total gross leasable floor space of the small scale service commercial uses does not exceed 15% of the total gross leasable floor space that is to be developed.

Financial institutions and offices shall not be permitted in the General Commercial land use designation.



OFFICIAL PLAN

Town of Lindsay

4.3.5.2 Policies

The following policies apply to lands designated General Commercial:

- a) General Commercial areas shall be compatible with surrounding uses and shall be adequately buffered from adjacent residential and other sensitive land uses;
- b) Adequate off-street parking and loading spaces shall be provided;
- c) General Commercial uses shall only locate on County, arterial or collector roads;
- d) Any enlargement of an existing or establishment of a new retail use, in excess of 3,000 square metres and not defined in this Plan as a Large Format Retail use may also be permitted in the General Commercial designation by amendment to this Plan and in accordance with the policies of Section 4.3.5.2 and shall require a site specific Zoning By-law Amendment. Prior to consideration of such Amendments, a Retail Market Analysis Study, prepared in accordance with Section 6.4.3 of this Plan, shall be submitted and approved by the Town. The implementing Zoning By-law for the enlargement or establishment of such retail use shall establish a specific zone and regulations that shall include, but not be limited to, size (maximum gross leasable floor space), location, performance standards and specific permitted uses;

Uses permitted under this subsection shall only be permitted in the General Commercial designation on the basis of a site specific amendment to the Official Plan and Zoning By-law. Prior to consideration of a site specific Official Plan Amendment and Zoning By-law Amendment, a Retail Market Analysis Study shall be completed to the satisfaction of the Town, in accordance with Section 6.4.3 of this Plan.

In addition to the Retail Market Analysis Study, when considering a site specific Official Plan Amendment and Zoning By-law Amendment for uses permitted, the following studies shall be required:

- i) Traffic Impact Study;
- ii) Urban design plan, respecting the policies of Section 3.2 of this Plan;
- iii) Landscape master plan;



Town of Lindsay

OFFICIAL PLAN

- iv) Comprehensive development plan when dealing with a development comprised of two or more buildings or phases.

Uses permitted under this subsection shall generally be directed to locations characterized by high visibility and accessibility. In evaluating applications to permit these uses, the following criteria shall be assessed:

- i) Availability of access to a County, arterial or collector road with appropriate capacity to handle traffic generated by the proposed uses;
 - ii) Traffic impacts on adjacent land uses;
 - iii) Adequacy of proposed accesses and the impact of the proposed use on the operation of the Town, County and Provincial road networks, where appropriate and applicable;
 - iv) Degree of compatibility with adjacent land uses including residential uses in proximity to the proposed uses;
 - v) Urban design impacts of the proposed uses on neighbouring lands.
- e) Large Format Retail uses shall only be permitted in the General Commercial designation on the basis of a site specific amendment to the Official Plan and Zoning By-law. Prior to consideration of a site specific Official Plan Amendment and Zoning By-law Amendment, a Retail Market Analysis Study shall be completed to the satisfaction of the Town, in accordance with Section 6.4.3 of this Plan.

In addition to the Retail Market Analysis Study, when considering a site specific Official Plan Amendment and Zoning By-law Amendment for a Large Format Retail use, the following studies shall be required:

- i) Traffic Impact Study;
- ii) Urban design plan, respecting the policies of Section 3.2 of this Plan;
- iii) Landscape master plan;



OFFICIAL PLAN

- iv) Comprehensive development plan when dealing with a development comprised of two or more buildings or phases.

Large Format Retail uses shall generally be directed to locations characterized by high visibility and accessibility. In evaluating applications to permit Large Format Retail uses, the following criteria shall be assessed:

- i) Availability of access to a County, arterial or collector road with appropriate capacity to handle traffic generated by the proposed uses;
- ii) Traffic impacts on adjacent land uses;
- iii) Adequacy of proposed accesses and the impact of the proposed use on the operation of the Town, County and Provincial road networks, where appropriate and applicable;
- iv) Degree of compatibility with adjacent land uses including residential uses in proximity to the proposed uses;
- v) Urban design impacts of the proposed uses on neighbouring lands.

The Zoning By-law shall establish a specific zone and regulations for Large Format Retail uses that shall include, but not be limited to, size (maximum gross leasable floor space), location, performance standards and specific permitted uses.

Prior to consideration of a site specific Zoning By-law Amendment for the enlargement of an existing Large Format Retail use in excess of 3,000 square metres, a Retail Market Analysis Study, prepared in accordance with Section 6.4.3 of this Plan, shall be submitted and approved by the Town.

4.3.5.3 Special Provisions

- a) On land designated General Commercial, known as 86 Angeline Street South, and described as Part of Lot 'J', Plan 8P being part of Part 1 of 57R-4523, the only permitted use shall be a medical clinic along with health support services and a drug dispensary.



Town of Lindsay

OFFICIAL PLAN

- b) On the lands designated General Commercial, having a frontage of approximately 301 metres on the north side of Kent Street West and a frontage of approximately 204 metres on the west side of St. Joseph Road, legally described as Part 2, Reference Plan 57R-8709, Part of South Half of Lot 21, Concession 4 and Parts 2 and 3 of Reference Plan 57R-7657, Part of Lot 21, Concession 4, Town of Lindsay (formerly Township of Ops), now in the City of Kawartha Lakes, in accordance with Section 4.3.5.1 and Section 4.3.5.2, Large Format Retail uses and category specific retail establishments are permitted in addition to the primary uses permitted in the General Commercial designation, and subject to the following limitations:
- i) One Large Format Retail use shall be permitted, which shall not exceed 12,000 m² of gross leasable floor area and containing no more than 6,968 m² of gross leasable floor area devoted to the sale of food, 3,252 m² of gross leasable floor area limited to the sale of department store type merchandise, and 1,780 m² of gross leasable floor area limited to accessory in-store goods and services.
 - ii) In addition to the Large Format Retail use, outlined in i) above, an additional 5,512 m² of Category Specific retail establishments shall be permitted in a separate building from the Large Format Retail use. There shall be a maximum of three Category Specific Retail Establishments with no individual establishment having a gross leasable floor area greater than 3,000 m² and less than 1,700 m².
- (B/L 2006-275 – OPA No. 14)
- c) On land designated General Commercial on the south side of Durham Street West, east of Albert Street South and west of Hamilton Street, known as 75, 77 & 79 Durham Street West and having a total frontage of 97.7 metres (320.5 ft) on the south side of Durham Street West, the list of uses permitted will be restricted to: automobile service station, marine and recreational vehicle sales and service, wholesale and retail establishments such as furniture, appliances, carpet and flooring, garden centre, flea market, beer store and a building centre, provided that:
- i) No open storage, except for the temporary storage of vehicles as an activity intrinsic to the primary use of the property as a public garage, is permitted;
 - ii) Nowhere on the lands will there be outdoor retail sales and/or outdoor retail display; and



OFFICIAL PLAN

- iii) All storage activities, except in instances where the exception in (i) applies, are wholly enclosed, regardless of use.
- d) On land designated General commercial, having a frontage of 86 metres on the south side of Kent Street West and a total area of approximately 1.8 hectares, legally described as Part of East ½ of Lot 20, Concession 4, formerly Township of Ops now in the Town of Lindsay, known as a portion of 10 Broad Street, the list of permitted uses shall include a supermarket. (Amendment No. 04 B/L 2000-84)
- e) On land designated General Commercial and described as Block 16, Plan 57M-782, former Town of Lindsay, now in the City of Kawartha Lakes, permitted uses shall include office use, and in particular, a medical office/clinic and lab with ancillary uses. (Amend. No. 45 B/L 2014/284)
- f) On land designated General Commercial, known as 449 Kent Street West, and described as Part of Lot 20, Concession 4, 57R-8206, Part of Part 1, Town of Lindsay (formerly Township of Ops), now in the City of Kawartha Lakes, the list of permitted uses shall include small scale Medical Clinic uses and small scale office uses.

(Amendment No. 49 B/L 2016-090)

4.3.6 Local Commercial Designation

4.3.6.1 Permitted Uses

The predominant use of land within the Local Commercial land use designation shall be convenience-type retail and commercial uses to serve the daily needs of the surrounding neighbourhood. Such uses shall include an office, convenience retail store with or without an associated gas bar, automated teller/banking machine, video rental establishment, dry cleaning depot, laundromat, automobile service station, eating establishment, a personal service shop, and other similar uses.

Residential apartments shall be permitted in the Local Commercial land use designation, provided that such uses are located on the upper floor(s) of buildings containing Local Commercial uses. Notwithstanding this, residential apartments shall not be permitted on the upper floor(s) of an automobile service station or in the Prestige Employment designation.

Financial institutions shall not be permitted in the Local Commercial designation.



OFFICIAL PLAN

Town of Lindsay

4.3.6.2 Policies

The following policies shall apply to lands designated Local Commercial:

- a) Local Commercial uses shall be encouraged to locate in groups and preferably where access to arterial and/or collector roads is available.
- b) No more than one commercial structure or building shall be permitted on any site, and the gross floor area of the commercial use or a group of commercial uses shall not exceed 1,500 square metres;
- c) The maximum gross floor area of any one commercial unit shall not exceed 500 square metres;
- d) Building height shall be limited to one storey unless residential apartments are located on the upper floor (s), in which case the maximum building height shall be no more than 2.5 storeys;
- e) Adequate off-street parking and loading spaces shall be provided;
- f) All required parking shall be provided on site, cash-in-lieu of required parking shall not be accepted by the Town;
- g) Required loading spaces shall be located at the rear of the structure;
- h) Driveway access shall be approved by the Town in conjunction with the County of Victoria and Province as considered to be necessary and appropriate;
- i) Local Commercial uses shall be sited in such a manner to minimize the adverse effects on adjoining residential areas;
- j) Adequate buffer planting shall be provided between any Local Commercial use and any adjacent residential area and such buffer planting may include provisions for grass strips and appropriate planting of trees and shrubs with provision for earthen berms or screen fencing as may be necessary; and
- k) Local Commercial facilities shall be subject to site plan control.

Urban Structure and Land Use



OFFICIAL PLAN

Town of Lindsay

4.3.6.3 Special Provisions

- a) On land designated Local Commercial, described as Block 109 and 113 on Draft Plan of Subdivision 16T-01504 (McLaughlin Road being part of Part Lot 19, Concession IV, Blocks 32 to 37 on Plan 57M-745 and Blocks 14 to 17 on Plan 57M-738, formerly in the Town of Lindsay, now in the City of Kawartha Lakes, *Sensitive Land Uses* as defined in Section 7 of the Town of Lindsay Official Plan shall not be permitted.
- b) Adequate buffering shall be provided between the above noted subject lands and adjacent industrial lands. **(B/L 2002-120 Amendment No. 06)**

4.3.6.4. (deleted by B/L 2012-158)

4.3.6.5 Special Provisions

- (a) On land designated Local Commercial, known as 98 William Street South, and described as being Part of Lot 5, North of Durham Street West, former Town of Lindsay, City of Kawartha Lakes, and comprised of approximately 0.07 ha. (0.17 ac.) in area, a single detached residential use with a commercial parking lot in the rear yard shall be considered permitted uses in addition to those normally permitted in the “Local Commercial” designation. **(B/L 2003-159 Amendment No. 13)**

4.4 EMPLOYMENT LANDS

4.4.1 General

Two employment land use designations (Prestige Employment and General Employment) and associated policies apply to the employment areas of the Town. Each employment land use designation fills a unique role in providing opportunities for employment and economic activity for the businesses and residents of the Town. The policies provide for a broad and flexible range of employment uses, including industrial developments, and commercial and office uses.

4.4.2 Prestige Employment Designation

4.4.2.1 General

Prestige Employment areas are characterized by their high visual profile and accessibility. Prestige Employment areas shall be located along Provincial highways, County, arterial and collector roads. Generally, these areas are expected to accommodate a wide range of users requiring high visibility. High

Urban Structure and Land Use



OFFICIAL PLAN

quality design will be essential in these areas and some restrictions on uses will be applied to ensure attractive streetscapes.

4.4.2.2 Permitted Uses

Within the Prestige Employment designation, the predominant use of land shall be a wide range of employment and office uses. Class I Industrial uses, as defined by Section 7.2 of this Plan, shall be permitted in the Prestige Employment designation. No outside storage of goods or materials shall be permitted in the Prestige Employment designation.

In addition to the uses permitted above, Council may permit the following ancillary uses without an amendment to this Plan:

- a) Parks and Open Space uses;
- b) Institutions and Community Facilities uses, provided they are adequately buffered from uses that produce potential nuisances, such as noise, odour, dust, vibration or heavy traffic, as defined by the Ministry of Environment or other relevant agency;
- c) General Commercial uses, provided that:
 - i) the policies of Section 4.3.5.2 are adhered to where appropriate and applicable,
 - ii) the type of uses and their sizes are appropriate, and
 - iii) the uses are designed to serve the employees in the Prestige Employment areas.

Notwithstanding the uses generally permitted above, the following uses shall not be permitted:

- i) Automobile service stations;
 - ii) Public garages; and
 - iii) Financial institutions.
- d) Local Commercial uses, provided that, based on the type of uses and their sizes, the uses are designed to serve the employees in the Prestige Employment areas. Notwithstanding the uses generally permitted above, the following uses shall not be permitted:
- i) Gas bars;
 - ii) Automobile service stations;



OFFICIAL PLAN

- iii) Residential uses; and
- iv) Financial institutions.

4.4.2.3 Policies

The following policies shall apply to the Prestige Employment designation:

- a) High urban design, landscaping and building standards shall be required in the Prestige Employment designation. These standards shall be secured through the site plan approval process. Buildings shall be designed so that all elevations facing a street present an appropriate front elevation. Loading areas are not considered appropriate in any yard facing a street. The location of loading areas shall be controlled in the Comprehensive Zoning By-law.
- b) Compatibility of uses on an individual property shall be controlled through the Comprehensive Zoning By-law and by the site plan approval process.
- c) Adequate landscaping and buffering shall be provided between the Prestige Employment designation and sensitive land uses, as established by the Ministry of Environment or other relevant agency.
- d) Class I Industrial use buildings shall not locate within 20 metres of any sensitive land use. This separation distance shall be enforced through the Zoning By-law and site plan approval process through the use of a minimum 20 metre building setback applied to any Class I Industrial use building adjacent to an established or approved sensitive land use.

In locating any sensitive land use in the vicinity of any established or approved Class I Industrial use, the Town shall have regard to the 20 metre setback requirement. Deviation from the established separation distance shall require detailed supporting studies of the potential impacts on the sensitive land use by the Class I Industrial use, and vice-versa, and any recommended mitigation measures.

- e) Vehicular access to lots abutting County roads and/or Provincial highways shall generally be from an internal local, collector or arterial road network. Access to Provincial highways and County roads shall be subject to the approval of the appropriate authority.
- f) The Comprehensive Zoning By-law shall establish development standards, permitted uses, and other measures required to support the Prestige Employment policies. Industrial and commercial uses situated



OFFICIAL PLAN

adjacent to provincial highways shall be developed in such a manner to ensure protection and screening of outdoor storage areas from highways.

4.4.2.4 Special Provisions

- a) On land designated Prestige Employment known municipally as 51 Mary Street West, being Parts 1, 2, 3 and 4 of Reference Plan 57R-4805, notwithstanding the policies of Section 4.3.5.1, General Commercial uses shall be permitted in a plaza format within a single structure.

4.4.3 General Employment Designation

4.4.3.1 General

The General Employment areas provide the primary location for business and industrial activities in the Town of Lindsay. The General Employment land use designation permits a broad range of employment uses which, because of their physical and operational characteristics, should be clustered together and separated from sensitive land uses.

4.4.3.2 Permitted Uses

Within the General Employment designation, the predominant use of land shall be for employment uses that require open storage of goods and materials such as manufacturing, processing and warehousing. Class I, II and III Industrial uses, as defined by Section 7.2 of this Plan, shall be permitted subject to the policies of Section 4.4.3.3.

Other uses permitted in the General Employment land use designation may include establishments that may exhibit any or all of the following characteristics:

- a) Physical size of the lot/property/site or facilities must be large;
- b) Outdoor storage of goods and materials;
- c) Large production volumes or large product size;
- d) Frequent shipment of products and/or materials;
- e) Long production hours and shift operations; and
- f) Likelihood of nuisances, such as noise, odour, dust or vibration.



OFFICIAL PLAN

In addition to the uses permitted above, Council may permit the following ancillary uses without an amendment to this Plan:

- i) Parks and Open Space uses;
- ii) Institutions and Community Facilities uses, provided they are adequately buffered from uses that produce potential nuisances, such as noise, odour, dust, vibration or heavy traffic, as defined by the Ministry of Environment or other appropriate agency; and
- iii) General Commercial uses, provided that:
 - a) the policies of Section 4.3.5.2 are adhered to where appropriate and applicable,
 - b) the type of uses and their sizes are appropriate, and
 - c) the uses are designed to serve the employees in the General Employment areas.

Financial institutions shall not be permitted in the General Employment designation.

4.4.3.3 Policies

The following policies shall apply to the General Employment designation:

- a) Industrial uses, categorized by Class in the following table, shall not locate within the separation distance indicated to any sensitive land use. This separation distance shall be enforced through the Zoning By-law and site plan approval process through the use of a minimum building setback applied to any industrial use building adjacent to an established or approved sensitive land use.

In locating any sensitive land use in the vicinity of any established or approved Industrial use, categorized by Class in the following table, the Town shall have regard for the separation distances contained in the table. Deviation from the established separation distances shall require detailed supporting studies of the potential impacts on the sensitive land use by the Industrial use, and vice-versa, and any recommended mitigation measures.

Separation distances between sensitive land uses and Industrial uses categorized in the following table shall be implemented through the Zoning By-law, as a condition of draft plan approval and/or through site plan approval and may include measures such as:



Town of Lindsay

OFFICIAL PLAN

- i) Building orientation, design and setbacks;
- ii) Landscaping and screening;
- iii) Access controls;
- iv) The range of permitted uses; and
- v) Restrictions on outside storage.

Industrial Use Class	Minimum Separation Distance Between Industrial Use and Any Sensitive Land Use
Class I	20 metres
Class II	70 meters
Class III	300 metres

- b) Adequate off-street parking and loading facilities shall be provided for all permitted uses for employees and visitors. Motorized vehicle access shall be oriented such that industry-related traffic will be discouraged from using local roads where other options are available. Pedestrian and cycling access shall be accommodated in a manner that is distinguishable from the access provided to motorized vehicles, and is safe and convenient. Loading facilities and service areas shall be located to avoid conflict between pedestrian circulation, service vehicles and movement along the public rights-of-way. The design of the development shall encourage the use of public transportation services.
- c) The provision of appropriate and adequate landscaping and/or other forms of buffering shall be provided to:
 - i) Enhance all parking lots, and outdoor loading, storage and service areas; and
 - ii) Provide separation between the employment use and any adjacent use, where appropriate.
- d) Industrial and commercial uses situated adjacent to provincial highways shall be developed in such a manner to ensure protection and screening of outdoor storage areas from highways.



OFFICIAL PLAN

Town of Lindsay

4.4.3.4 Special Provisions

- a) On land designated General Employment, known as 50 Mount Hope Street, and described as Part of Lot 10, Plan 377, Geographic Town of Lindsay, now in the City of Kawartha Lakes, and comprised of approximately 0.35ha (0.87 ac.) in area, the sales and service of motor vehicles shall be considered permitted uses in addition to those uses normally permitted in the “General Employment” designation. **(B/L 2003-32 Amendment NO. 10)**

4.4.3.5 Special Provisions

- a) On land designated General Employment, known as 50 Mary Street West, and described as Lots 1 to 28, Part of Lot 30, Lots 32, 59, Part of Lot 60, 61 to 63 Registered Plan 137, Town of Lindsay, now in the City of Kawartha Lakes, and comprised of approximately 2.7 ha. (6.7 ac.) with a frontage of approximately 108 m (354 ft.) along Mary St. W., the retail sale of gently used clothing (thrift shop) shall be considered a permitted use in addition to those uses normally permitted in the “General Employment” designation. **(B/L 2005-235)**

4.5 INSTITUTIONS AND COMMUNITY FACILITIES DESIGNATION

4.5.1 Permitted Uses

Within the Institutions and Community Facilities land use designation, the predominant use of land shall be for public and institutional uses that benefit the residents of the Town of Lindsay and the County of Victoria. These uses shall include major institutional uses as defined by Section 4.5.3 of this Plan, government offices, places of worship, nursing homes, medical clinics, recreational, cultural and educational facilities, cemeteries, fairs or exhibition grounds, other public uses, and uses accessory thereto.

Government buildings deemed to be redundant may be used as offices without an amendment to this Plan, provided that no significant physical changes to the site or structure are required.

In addition to the uses permitted above, Council may permit ancillary Residential, General Commercial, and/or Park and Open Space uses in areas designated Institutions and Community Facilities without requiring an amendment to this Plan, provided that:

- a) The ancillary use is clearly incidental and secondary to, and complementary with the main use; and



OFFICIAL PLAN

- b) The development satisfies the appropriate policies relating to the use.

4.5.2 Policies

The following policies shall apply to the Institutions and Community Facilities designation:

- a) Adequate measures shall be taken to ensure that the permitted uses have no adverse effects on adjacent land uses. Adequate buffer planting shall be provided between any Institutions and Community Facilities use and any adjacent residential area where land use conflicts might be expected, and such buffer planting may include provisions for grass strips and appropriate planting of trees and shrubs, berms or fence screening.
- b) Adequate off-street parking areas shall be provided, and access to parking areas shall be limited and designed to provide maximum safety for pedestrian and vehicular traffic.

4.5.3 Major Institutional Uses

Major institutional uses are defined as those institutional uses where the property is intensely built and attracts high traffic volumes. Major institutional uses shall include colleges, universities and other post-secondary educational facilities, secondary schools and large-scale health care facilities. The following policies apply to such uses, as deemed appropriate by Council.

4.5.3.1 Locational Criteria

Major Institutional uses shall be located where:

- a) There is direct access to a County, arterial or collector road;
- b) Public transportation service can be provided.

4.5.3.2 Policies

Council shall encourage the development of campus master plans for post secondary educational facilities and large scale health facilities which direct the future expansion of the institution to appropriate areas on the campus and facilitate its integration with the surrounding community.



OFFICIAL PLAN

The following guidelines shall be considered when evaluating the proposed design of major institutional developments:

- a) The ability to achieve the Goals, Principles and Objectives of this Plan as well as the general policies outlined in Section 3;
- b) The profile of the development relates to the adjacent buildings and uses and results in a gradual transition in terms of the profile of buildings, where applicable and appropriate;
- c) Vehicle access is oriented so that traffic related to the major institutional use shall be discouraged from using local roads;
- d) The site is designed to be accessible to all persons within the community, including the elderly and those persons with physical disabilities; and
- e) Appropriate landscaping and buffers are provided to enhance the physical separation between the use and adjacent sensitive uses, where applicable and appropriate.
- f)

4.5.4 Special Provisions

- a) On land designated Institutions and Community Facilities Designation described as Block 112 on Draft Plan of Subdivision 16T-01504 (McLaughlin Road) being Part of Lot 19, Concession IV, Blocks 32 to 37 on Plan 57M-745 and Blocks 14 to 17 on Plan 57M-738, formerly in the Town of Lindsay, now in the City of Kawartha Lakes, *Sensitive Land Uses* as defined in Section 7 of the Town of Lindsay Official Plan shall not be permitted.
- b) Adequate buffering shall be provided between the above noted subject lands and adjacent industrial lands. **(B/L 2002-120 Amendment No. 6)**
- c) 30 Peel Street

On land designated Institutions and Community Facilities, described as Town Plan, Part Lot 9, North of Peel Street, former Town of Lindsay, now in the City of Kawartha Lakes and identified as 30 Peel Street, despite the policies of Section 4.5.1 or any other provision of this Official Plan, accessory retail use and other service uses, operated in conjunction with other main uses, by a non-profit, charitable or religious group, may be established and operated. **(B/L 2005-155 Amendment No. 18)**



OFFICIAL PLAN

Town of Lindsay

4.6 PARKS AND OPEN SPACE DESIGNATION

4.6.1 Permitted Uses

Within the Parks and Open Space land use designation the predominant use of land shall be primarily for the preservation and conservation of land and/or environment, as well as for the provision of outdoor recreational and educational opportunities, and should be managed in such a fashion as to complement adjacent land uses and protect such uses from any physical hazards. Uses such as agriculture, forestry, parks and recreation shall be permitted. However, the uses permitted will depend on the particular physical constraints of any given site.

4.6.2 Policies

The following policies shall apply to the Parks and Open Space designation:

- a) Agriculture, parks, recreation and forestry operations on lands designated Parks and Open Space should maintain the unique natural characteristics of such lands, where possible and appropriate.
- b) Lands designated Parks and Open Space shall not contribute to problems of erosion, flooding, pollution or the deterioration of the environment.
- c) Buildings and structures shall be permitted in parks provided that they are clearly incidental and/or accessory to the main permitted use. Structures such as those required for flood consideration, municipal services and/or utilities shall be permitted in areas designated Parks and Open Space, provided engineering studies acceptable to the Town and Conservation Authority indicate that any hazard, natural or otherwise, can be overcome, or if the Conservation Authority determines that the isolated parcel of land is not hazardous. Where major physical alterations are necessary to overcome the hazards, an amendment to this Plan will be required. Where detailed investigation shows that an area is non-hazardous, and provided that the Conservation Authority confirms this in writing, then an alternative use consistent with the surrounding uses may be considered through a Zoning By-law Amendment.
- d) Where Parks and Open Space lands are under private ownership, it shall not be construed that these lands shall be free and open to the general public, nor that they shall be acquired by the Town or any other public agency.
- e) The development of parks shall be subject to Section 4.6.3 of this Plan.



OFFICIAL PLAN

Town of Lindsay

4.6.3 Park Policies

The Town will carry out programs to improve park facilities and provide public parks to meet the needs of the community, as well as augmenting the present park deficiencies. Park needs shall be considered in conjunction with future recommendations and/or improvements to the Scugog River and the lands adjacent to it.

Provision will be made for parks and playgrounds in accordance with the following general standards:

4.6.3.1 Parkettes/Tot Lots

An adequate supply of Parkettes and Tot Lots within neighbourhoods shall be provided where appropriate. These parkettes should be neighbourhood-based and the development and maintenance of these parkettes should be on a volunteer basis involving local residents, where possible.

4.6.3.2 Neighbourhood Parks

General Size:	1.8 to 4.0 ha
Minimum Standard:	1.0 ha per 1,000 population
Minimum Size:	1.8 ha

Neighbourhood parks should be designed to accommodate the recreational needs of local residents. Where there is a majority of young families and/or senior citizens in an area, facilities should be tailored more specifically to the particular needs of these groups. Neighbourhood parks should be centrally located within safe and convenient walking distance of the majority of neighbourhood residents (optimum service radius is 800 metres or a 10 minute walking distance). The park should be designed with extensive street frontage for visibility and safety and should be co-ordinated with public or separate elementary school sites where possible. Neighbourhood parks should be of sufficient size to accommodate a variety of recreational facilities. These may include, but are not limited to junior sports fields (softball, soccer), outdoor rinks, multi-purpose courts, playground equipment, paved areas for informal games and shaded areas for passive recreation.

Neighbourhood parks will be maintained using environmentally sound maintenance practices and will be as biologically productive as possible.



OFFICIAL PLAN

4.6.3.3 Community Parks

General Size:	6.0 to 10.0 ha
Minimum Standard:	1.0 ha per 1,000 population

Community parks should accommodate the social, cultural, education and physical activities of particular interest to several neighbourhoods with emphasis on facilities for organized sports. Smaller areas should be set aside for passive recreation. The community park should be located in a manner which is reasonably central to the service population and directly accessible by automobile and bicycle (optimum service radius is 1.6 km or a 20 minute walking distance). Frontage on a major traffic route is desirable with facilities provided for off-street parking. The provision of community level parks should be co-ordinated with secondary school sites where possible. The parks should be developed as focal points for organized and non-organized team sports, athletic activities and casual recreation. This requires the provision of high quality sophisticated facilities, which may include regulation-size softball and baseball diamonds, soccer fields with night lighting and spectator facilities, major playgrounds, tennis courts, and visitor service centres.

Community parks will be developed with diverse vegetation stands which will contribute to visual and ecological conditions. These types of parks will be managed employing environmentally sound maintenance practices such as naturalization of the landscape, in order to be a biologically productive resource in the Town.

4.6.3.4 Major Parks and Scugog River Parks

General Size: variable depending on the site/landscape conditions.

Approximate

Requirement: areas should be defined considering the bio-physical resources of the site.

Major parks and Scugog River parks should be managed for the enjoyment of a diverse population including individuals, family groups and community organizations. Opportunities for both active and passive recreation, social and cultural activities, and the conservation and preservation of natural environment areas, historic sites and wildlife habitats should be encouraged. Parks located adjacent to the Scugog River should be developed to capitalize on the unique waterfront setting. Facilities for residents and visitors should be provided. Development may include boat docking and launching, seating and boardwalks, playgrounds, informal sports fields, picnic shelters, interpretative features and passive recreation areas.



OFFICIAL PLAN

These parks will be managed to be biologically productive resources that significantly contribute to the environmental quality of the Town. Environmental management will be an important maintenance priority for these areas.

4.6.3.5 Linked Park System

General Size: variable depending on size characteristics generally limited to the former rail right-of-way lands.

Minimum Standard: area will be defined by the rail right-of-way lands and related properties acquired.

It is Council's intention to create a linked park system, where possible through the integration of:

- a) Abandoned rail lines in public ownership;
- b) Existing parkland;
- c) Linkages in subdivision design;
- d) Co-operative effort with private land owners; and
- e) Land acquisition.

Throughout the Town there exists a number of parcels of land that were formerly utilized as railroad transportation corridors. These linear parcels may be linked together as a park and/or continuous recreational trail system. Those lands deemed by the Town to be significant to the linear park system shall be retained in public ownership for the purpose of implementing a linear park system. The Town shall also investigate the feasibility of acquiring portions of the railway corridors currently in private ownership.

In keeping with this general policy, Council shall secure the maximum benefit of Section 42 and 51.1 of the *Planning Act* with respect to land dedication for development. The general aim of the Official Plan is geared to the provision of a balanced park system catering to a wide range of uses. The possibility of providing or developing additional resources for development and maintenance of local parks will be constantly reviewed as neighbourhoods and communities develop. Parkland dedication shall be in accordance with Section 6.8 of this Plan. As a condition of draft plan approval, the proponent shall be required to provide a park facilities design satisfactory to the Town for any park within the plan of subdivision. However, in order to ensure that the size, configuration and orientation of the park is such that it can be programmed in an efficient manner,



OFFICIAL PLAN

it may be necessary to prepare a park facilities design prior to draft plan approval.

The Town shall preserve naturalized and biologically productive areas within parks, where possible.

4.6.4 Special Provisions

- a) On land designated Parks and Open Space, described as Block 110 on Draft Plan of Subdivision 16T-01504 and Parts 1, 2, 3, and 4, Plan 57R-8381, (west side of McLaughlin Road), *Sensitive Land Uses* as defined in Section 7 of the Town of Lindsay Official Plan shall not be permitted.
- b) Adequate buffering shall be provided between the above noted subject lands and adjacent industrial lands. **(B/L 2002-120 Amendment No. 06)**

4.7 FUTURE COMMUNITY DEVELOPMENT DESIGNATION

4.7.1 Permitted Uses

Within the Future Community Development land use designation, the predominant uses of land shall be those uses existing at the date of adoption of this Plan as well as non-intensive agricultural uses, reforestation and public utilities. Public utilities and other uses which would limit the range of options that could be considered when preparing a Community Development Plan for the area shall not be permitted until the Community Development Plan has been prepared.

4.7.2 Policies

The future use of areas designated Future Community Development shall generally be for residential, commercial, institutions and community facilities, environmental, and parks and open space uses.

Those areas designated Future Community Development on Schedule “A” and within a Community Development Area on Schedule “B”, shall be subject to a Community Development Plan in accordance with Section 6.3.2 of this Plan. Those areas designated Future Community Development that are not within a Community Development Area will require an amendment to this Plan prior to development.

Community Development Plans (CDP) shall be incorporated into Volume II of this Plan by way of amendment. The boundary of CDP Areas are illustrated on Schedule “B”.



OFFICIAL PLAN

Town of Lindsay

Future Community Development areas shall be developed on the basis of full municipal services.

4.8 FUTURE RESIDENTIAL DESIGNATION

4.8.1 Permitted Uses

Within the Future Residential land use designation, the predominant uses of land shall be those uses existing at the date of adoption of this Plan, as well as non-intensive agricultural uses, reforestation and public utilities. Public utilities and other uses, which would limit the type of residential uses to be developed in Future Residential areas, shall not be permitted.

4.8.2 Policies

The future use of areas designated Future Residential shall generally be for residential purposes and other uses permitted in the Residential land use designation. Town Council shall consider lands designated Future Residential as logical areas to extend the Residential designation onto, when it has been determined that additional lands are required in the municipality to accommodate future residential growth and development.

Those areas designated Future Residential on Schedule “A” and within a Community Development Area on Schedule “B”, shall be subject to a Community Development Plan in accordance with Section 6.3.2 of this Plan. Those areas designated Future Residential that are not within a Community Development Area will require an amendment to this Plan prior to development.

Future Residential areas shall only be developed on the basis of full municipal services.

4.9 POLICY AREAS

4.9.1 Policy Area – Scugog Cultural Corridor

The Scugog Cultural Corridor as identified on Schedule “B” to the Official Plan reflects an important recreational and cultural focus for the residents of the Town of Lindsay. All proposed development or re-development within the corridor shall be developed in a manner that further promotes the significance of the cultural facilities such as the Wilson Boardwalk and Academy Theatre, and shall ensure continuous open space linkages.

Urban Structure and Land Use



OFFICIAL PLAN

Town of Lindsay

4.9.2 Policy Area – Downtown Area

The Downtown Area, as identified on Schedule “B” is focused on Kent Street West between Sussex Street and Lindsay Street. The Area extends north to Francis Street along the William Street Corridor and south to Glenelg Street along the Lindsay Street South corridor.

While predominantly designated CBD Commercial, the Downtown Area is mixed-use in nature and is also the primary social, cultural and economic node in the Town. The Downtown Area is comprised of unique Victorian architecture and other built forms typically found in a traditional downtown.

A range of residential, commercial, community and employment uses are permitted in the Downtown Area as outlined in Section 4.3.2.

4.9.3 Policy Area – Kent Street West Area

The Kent Street West Area is comprised of those lands focused on Kent Street West and Angeline Street North.

It is recognized that, given traffic volume, accessibility and exposure on Kent Street West and Angeline Street North, expansive retail commercial establishments tend to locate in this area. This area takes the form of an automobile-oriented centre, with large parking facilities, auto-oriented signage and substantial building setbacks. The uses are generally physically separated and the properties are substantial in size.

The area is comprised of shopping centres and plazas, community uses and prestige employment uses.

4.9.4 Policy Area – Mixed Use Corridor Areas

The Mixed Use Corridor Areas are located along Kent Street West, between the Downtown Area and the Kent Street West Area; along Lindsay Street South, between the Downtown Area and Mary Street; and along Queen Street, between the Downtown Area and County Road No. 36.

The Mixed Use Corridor Areas are those corridors along major roads that are generally considered to be older residential areas in transition to mixed commercial and residential use areas. It is the intention that the residential character of the built form in these corridors will be maintained. Low profile commercial and residential buildings in the same areas exist and may be maintained, subject to the policies of this Plan.



Town of Lindsay

OFFICIAL PLAN

The predominant uses in these corridors are low- and medium-density residential dwellings and low-profile commercial developments.