

# **The Corporation of the City of Kawartha Lakes**

## **By-Law 2018-**

### **A By-Law To Amend The Township of Ops Zoning By-Law No. 93-30 To Rezone Land Within The City Of Kawartha Lakes**

[File D06-15-014, Report PLAN2015-075 and PLAN2018-011, respecting Lots 1-11, Plan 57M-793, geographic Township of Ops, identified as 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, & 105 Cook Street – multiple landowners]

#### **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 specific parcels of land to permit the construction of and/or recognize the development of larger open uncovered elevated decks on the lots, within the minimum 7.5 metre rear yard setback on the subject land.
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 2018-\_\_.**

#### **Section 1:00 Zoning Details**

- 1.01 **Property Affected:** The Property affected by this by-law is described as Lots 1-11, Plan 57M-793, geographic Township of Ops, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 93-30 of the Township of Ops is further amended by deleting Section 7.3.3 and replacing it with the following:

##### **“7.3.3 Residential Exception Three (R-3) Zone**

Notwithstanding subsection 7.1.1, land zoned R-3 may only be used for a single detached dwelling.

Notwithstanding subsection 7.2, land zoned R-3 shall be subject to the following zone provisions:

|                                    |            |
|------------------------------------|------------|
| Minimum Lot Area                   | 360 sq. m. |
| Minimum Lot Frontage               | 12.0 m.    |
| Minimum Front Yard Setback         | 6.0 m.     |
| Minimum Exterior Side Yard Setback | 3.0 m.     |
| Minimum Interior Side Yard Setback | 1.25 m.    |
| Minimum Rear Yard Setback          | 7.5 m.     |

|                                       |         |
|---------------------------------------|---------|
| Maximum Building Height               | 10.5 m. |
| Maximum Lot Coverage of all Buildings | 45%     |

An open uncovered deck equal to or greater than 0.6 m. above average finished grade and not more than 3 m. in height may extend not more than 4.25 m. into a rear yard setback and in no case shall have a rear yard setback of less than 3.25 m.

Notwithstanding the minimum setback provisions of the By-law, steps, decks and/or porches, which are not covered or enclosed and less than 0.6 m. from average finished grade, may be permitted in the front, rear, side yard and exterior side yard setback areas, provided they comply with all other provisions of the By-law.

Notwithstanding any other provision of this By-Law to the contrary, the zone boundary between the R-3 Zone and the R2-S35 Zone (Town of Lindsay) does not constitute a lot line boundary for applying applicable zone provisions.

In all other respects, the provisions of the Residential (R) Zone shall apply.”

- 1.03 **Schedule Amendment:** Schedule ‘A’ to By-law No. 93-30 of the Township of Ops is further amended for the land referred to as ‘R-3’, 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 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 of \*\*\*, 2018.

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Andy Letham, Mayor

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Cathie Ritchie, City Clerk