

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

## **By-Law 2018 -**

### **A By-Law To Amend The Township of Verulam Zoning By-Law No. 6-87 To Rezone Land Within The City Of Kawartha Lakes**

[File D06-17-021, Report PLAN2018-003, respecting Concession 3 Part of Lot 4, Geographic Township of Verulam, identified as Vacant Land on Rehill Drive – Gurr]

#### **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 the severance of 5 residential lots 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 Concession 3 Part of Lot 4, Geographic Township of Verulam, City of Kawartha Lakes.

1.02 **Textual Amendment:** By-law No. 6-87 of the Township of Verulam is further amended to add the following section to Section 8.3:

“8.3.26 On land zoned R1-26, the following requirements shall supersede the requirements of the R1 zone:

- |    |                      |           |
|----|----------------------|-----------|
| a. | Minimum Lot Area     | 4000 sq.m |
| b. | Minimum Lot Frontage | 29 m      |

All other requirements of the R1 Zone shall continue to apply.”

1.03 **Textual Amendment:** By-law No. 6-87 of the Township of Verulam is further amended to add the following section to Section 19.3:

“19.3.19 On land zoned A1-19, the following requirements shall supersede the requirements of the A1 zone:

- a. Minimum Lot Area
  - i. farm 8.0 ha
  - ii. other uses 4000 sq.m
  - with a maximum lot area of 1 hectare used for residential purposes
- b. Minimum Lot Frontage
  - i. farm 26 m
  - ii. other uses 26 m

All other requirements of the A1 Zone shall continue to apply.”

1.04 **Schedule Amendment**: Schedule ‘B’ to By-law No. 6-87 of the Township of Verulam is further amended to change the zone category from the “General Rural (A1) Zone” to the “Residential Type One Exception Twenty-Six (R1-26) Zone”, “General Rural Exception Nineteen (A1-19) Zone”, and “Open Space (OS) Zone” for the land referred to as ‘R1-26’, ‘A1-19’, and ‘OS’ respectively, 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