

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 D06-2018-016, Report PLAN201-052, respecting Part of Lot 6, Concession 3, geographic Township of Verulam, identified as 2017 CKL Road 36

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 a restaurant, take-out restaurant, contractor's yard, and a single detached dwelling.
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 Part of Lot 6, Concession 3, 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 by deleting Section 12.3.3 and replacing it with the following:
- “12.3.3 Highway Commercial Exception Three (C2-3) Zone
- 12.3.3.1 Notwithstanding Section 12.1 the only uses permitted on lands zoned C2-3 shall be the following:
- a. single detached dwelling
- b. restaurant
- c. take-out restaurant
- d. contractor’s yard
- e. golf driving range and miniature golf course
- 12.3.3.2 C2-3 Zone Provisions
- a. Minimum Front Yard Depth 24 m
- b. Minimum Exterior Side Yard Width 40 m
- c. For the golf driving range and miniature golf course use, a minimum of one (1) parking space shall be provided per

four (4) persons design capacity of the establishment with a minimum of twenty (20) parking spaces to be provided.

All other requirements of the C2 Zone shall continue to apply to land zoned C2-3.

12.3.3.3 Notwithstanding the front yard depth and exterior side yard width requirements in Section 12.3.3.2, and the rear yard depth requirement in Section 12.2, the following requirements apply to the contractor's yard use:

- a. Minimum Setback to Front Lot Line 75 m
- b. Minimum Setback to Exterior Side Lot Line 75 m
- c. Minimum Setback to Rear Lot Line 75 m

All other yard requirements of the C2 Zone shall continue to apply."

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.

Andy Letham, Mayor

Cathie Ritchie, City Clerk