

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

BY-LAW 2017 -

A BY-LAW TO AMEND THE TOWNSHIP OF BEXLEY ZONING BY-LAW NO. 93-09
TO REZONE LAND WITHIN THE CITY OF KAWARTHA LAKES

[File D06-17-006, Report PLAN2017-014, respecting Part of Lot 34, North West Bay Range, geographic Township of Bexley, identified as 1115 North Bay Drive – ISNAR.]

Recitals:

1. Section 34 of the *Planning Act* 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 Rural Residential Type Three uses and to amend development standards on a portion of 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 2017-__.

Section 1:00 Zoning Details

Property Affected: The Property affected by this by-law is described as Part of Lot 34, North West Bay Range, 57R-242 Part 12, 12A and 12B, 57R-9630 Part 1, geographic Township of Bexley, City of Kawartha Lakes.

- 1.02 **Textual Amendment:** By-law No. 93-09 of the Township of Bexley is further amended by deleting Section 12.3.7.1 and replacing it with the following:

- “12.3.7.1 Notwithstanding subsection 12.2.1.3, land zoned “RR3-7” shall be subject to the following zone provisions:
In addition to the minimum interior side yard provisions in 12.2.1.3(b), a vacation dwelling or single detached dwelling shall be no closer than 7.5 m. to an abutting rear lot line.
- 12.3.7.2 Notwithstanding articles 3.1.2.1 and 3.1.2.2, on land zoned "RR3-7", an accessory building may be constructed in the front yard, and such building shall be no closer than 4.0 m. to an abutting rear lot line.”

- 1.03 **Schedule Amendment:** Schedule ‘A’ to By-law No. 93-09 of the Township of Bexley is further amended to change the zone category from the Rural Residential Type Three (RR3) Zone to the Rural Residential Type Three Exception Seven (RR3-7) Zone for the land referred to as ‘RR3-7’; and to change the zone category from the Rural Residential Type Three Exception Seven (RR3-7) Zone to the Environmental Protection (EP) Zone for the land referred to as ‘EP’, 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*.

By-law read a first, second and third time, and finally passed, this ** day of ***, 2017.

Andy Letham, Mayor

Judy Currins, City Clerk