

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

BY-LAW 2017 -

A BY-LAW TO AMEND THE UNITED TOWNSHIPS OF LAXTON, DIGBY AND LONGFORD ZONING BY-LAW NO. 32-83 TO REZONE LAND WITHIN THE CITY OF KAWARTHA LAKES

File D06-17-001, Report PLAN2017-023, respecting Part of the South Half of Lot 2, Concession 11, geographic Township of Laxton, identified as 7244 Highway 35 - MOORE

Recitals:

- 1. Section 34 of the *Planning Act* authorizes Council to determine the appropriate zoning categories and provisions assigned to land.
- 2. The Committee of Adjustment has required, as a condition of two provisional consent applications that the land in Section 1.01 of this By-law be the subject of a zoning by-law amendment, and Council has received an application to amend the categories and provisions relating to a specific parcel of land to permit the creation of two (2) residential lots.
- 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

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part South Half Lot 2, Concession 11, geographic Township of Laxton, City of Kawartha Lakes, 7244 Highway 35.
- 1.02 **Textual Amendment:** By-law No. 32-83 of the United Townships of Laxton, Digby, and Longford is further amended to add the following section to Section 5.3:

- “5.3.3 LIMITED SERVICE RESIDENTIAL EXCEPTION THREE (LSR-3) ZONE
- Notwithstanding Sections 5.2(a), 5.2(b), and 5.2(g), on land zoned LSR-3 the following provisions shall apply:
 - a. Minimum lot area 3000 sq. m
 - b. Minimum lot frontage 30 m
 - c. Minimum water setback 30 m
 - d. Land within the minimum water setback shall be subject to the following additional requirements:
 - (i) All land within the minimum water setback shall be maintained as a natural vegetation buffer. Within the natural vegetation buffer no maintenance, including cutting, shall occur to the existing lawn in order to permit the natural regeneration of vegetation to facilitate ecological succession.
 - (ii) Notwithstanding 5.3.3(d)(i) an area comprising a length no greater than 25% of the shoreline lot frontage, and a depth the span of the minimum water setback may be maintained as landscaped open space in order to provide recreational amenity space and access to Shadow Lake.

- (iii) Septic systems are not permitted within the minimum water setback.
- (iv) Section 18.1(e) shall only apply to permit the erection of one (1) dock within the landscaped open space area identified within 5.3.3(d)(ii)."

1.03 **Textual Amendment:** By-law No. 32-83 of the United Townships of Laxton, Digby, and Longford is further amended to add the following definition to Section 19:

“NATURAL VEGETATION BUFFER means an area comprised of natural vegetation that shall not be disturbed by human landscape management or horticultural activities save and except for the removal of dead trees, which are in an unsafe condition.”

1.04 **Schedule Amendment:** Schedule ‘A’ to By-law No. 32-83 of the United Townships of Laxton, Digby and Longford is further amended to change the zone category on a portion of the Property from Limited Service Residential (LSR) Zone to Limited Service Residential Exception Three (LSR-3) Zone for the land referred to as ‘LSR-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*.

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

Andy Letham, Mayor

Judy Currins, City Clerk