

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

## **By-Law 2019 -**

### **A By-law to Amend the Township of Somerville Zoning By-law No. 78-45 to Rezone Land within the City Of Kawartha Lakes**

[File D06-2019-016, Report PLAN2019-043, respecting Concession 12 Part of Lot 3, Geographic Township of Somerville, identified as 121 Cowpath Trail – Burke]

#### **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 mix of residential and environmental protection uses 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 2019-\_\_.**

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

1.01 **Property Affected:** The Property affected by this by-law is described as Concession 12, Part of Lot 3, Geographic Township of Somerville, City of Kawartha Lakes.

1.02 **Textual Amendment:** By-law No. 78-45 of the Township of Somerville is further amended to add the following section to Section 5.3:

5.3.16 LIMITED SERVICE RESIDENTIAL EXCEPTION FIFTEEN (LSR-15)  
ZONE  
(121 Cowpath Trail)

Notwithstanding article 18.18 a. and subsections 5.2 d. and 5.2 f., the following zone provisions shall apply to land zoned LSR-15:

- a. The minimum rear yard setback shall be 0 m; and
  - b. The minimum water setback shall be 30 m.
- All other provisions of the LSR zone shall apply.

1.03 **Schedule Amendment:** Schedule 'A' to By-law No. 78-45 of the Township of Somerville is further amended to change the zone category from the Environmental Protection (EP) Zone to the Limited Service Residential

Exception Fifteen (LSR-15) Zone for the portion of the land referred to as 'LSR-15', 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 \*\*\*, 2019.

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Andy Letham, Mayor

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Cathie Ritchie, City Clerk