

The Corporation of the City of Kawartha Lakes

By-Law 2019 -

A By-Law To Amend The Township of Verulam Zoning By-Law Number 6-87 To Rezone Land Within The City Of Kawartha Lakes

File D06-2019-033, Report PLAN2019-071, respecting Part Lot 10, Concession 3, Behind Plan 145, Lots 7 and 8, geographic Township of Verulam, City of Kawartha Lakes, identified as land behind 19 and 21 Kenhill Beach Road - Lamanna and Hartley

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 (1) permit it to be subdivided into two parcels that can be individually owned by 19 and 21 Kenhill Beach Road, (2) allow the two parcels to be used accessory to the dwellings across the road at 19 and 21 Kenhill Beach Road and (3) establish applicable development standards on the two parcels for the residential accessory uses.
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 Part Lot 10, Concession 3, Behind Plan 145, Lots 7 and 8, geographic Township of Verulam, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law Number 6-87 of the Township of Verulam is further amended to add the following section to Section 8.3:

8.3.27 Residential Type One (R1-27) Zone

Notwithstanding the definition of Accessory, General Provisions Sections 5.1.2, 5.1.3, 5.1.4, and R1 Zone Sections 8.1 and 8.2, the following definitions, uses and provisions apply:

8.3.27.1 R1-27 DEFINITIONS

“Accessory”, when used to describe a use, building or structure, means a use, a building or a structure that is incidental subordinate and exclusively devoted to a main use,

building or structure located on an adjacent developed residential lot with water frontage.

8.3.27.2 R1-27 USES PERMITTED

- a. Accessory uses
- b. Neighbourhood park or parkette

8.3.27.3 R1-27 PROVISIONS

- a. Minimum Lot Area 700 square metres
- b. Minimum Lot Frontage 22 metres
- c. Minimum Front Yard Depth 12 metres
- d. Minimum Interior Side Yard Depth 1.2 metres
- e. Minimum Rear Yard Depth 1.2 metres
- f. Minimum Landscaped Open Space 30%
- g. Maximum Lot Coverage 22.5 %
- h. Maximum Number of Accessory Buildings 2
- i. Minimum Spatial Separation Between Accessory Buildings 1.2 metres

- 1.03 **Schedule Amendment:** Schedule 'A' to By-law Number 6-87 of the Township of Verulam is further amended to change the zone category from Residential Type One (R1) Zone to Residential Type One Exception Twenty-Seven (R1-27) Zone for the land referred to as 'R1-27', 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.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

THE CORPORATION OF THE CITY OF
KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED
THIS _____ DAY OF _____ 2019.

MAYOR _____ CITY CLERK _____

Sturgeon Lake

