

The Corporation of the City of Kawartha Lakes

By-Law 2020-

A By-law to Amend the City of Kawartha Lakes Official Plan to Add a Special Provision to Land within the City of Kawartha Lakes

[File D01-2020-001, Report PLAN2020-012, respecting Part Lot 5, Concession 4, former Township of Verulam, now in the City of Kawartha Lakes and identified as 2152 City Road 36 – Parkbridge Lifestyle Communities Inc.]

Recitals

1. Sections 17 and 22 of the Planning Act, R.S.O. 1990, c. 13, authorize Council to consider the adoption of an amendment to an Official Plan.
2. Council has received an application to amend the City of Kawartha Lakes Official Plan to add a Special Provision to "Rural" designation to facilitate a residential lot severance on the property known municipally as 2152 City Road 36.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 36.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2020-__.

Section 1.00: Official Plan Amendment Details

- 1.1 **Property Affected:** The property affected by this By-law is described as Part Lot 5, Concession 4, former Township of Verulam, now in the City of Kawartha Lakes and identified as 2152 City Road 36.
- 1.2 **Amendment:** Amendment No. 36 to the City of Kawartha Lakes Official Plan, attached hereto as Schedule 'A' and forming a part of this By-law is hereby adopted.

Section 2.00: Effective Date

- 2.01 **Force and Effect:** The By-law shall come into force and take effect on the date it is finally passed, subject to approval of the City of Kawartha Lakes in accordance with the provisions of Section 17 and 22 of the Planning Act, R.S.O. 1990, c.13.

By-law read a first, second and third time, and finally passed, this ** day of **, 2020.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

Schedule 'A' to By-law No. 2020-**

The corporation of the City of Kawartha Lakes

Amendment No. 36 to the City of Kawartha Lakes Official Plan

Part A – The Preamble

A. Purpose

The purpose of the Official Plan Amendment is to add a Special Provision to facilitate a severance of a residential lot in the “Rural” designation of the City of Kawartha Lakes Official Plan. The land is also subject to an application for Zoning By-law Amendment.

B. Location

The subject land is located at the corner of City Road 36 and Cedar Glen Road in the former Township of Verulam. The subject land is legally described as Part of Lot 5, Concession 4, former Township of Verulam, now the City of Kawartha Lakes and identified as 2152 City Road 36.

C. Basis

Council has enacted this Official Plan Amendment in response to an application submitted by EcoVue Consulting on behalf of the owner to facilitate a severance of an existing dwelling from the existing commercial recreational uses on the property.

The land is designated “Rural” as shown on Schedule “A” to the City of Kawartha Lakes Official Plan. The land is also subject to an application for Zoning By-law Amendment to permit an approximately 1.8 ha residential lot.

The amendment to the City of Kawartha Lakes Official Plan is justified and represents good planning for the following reasons:

1. The proposed development is consistent with the Provincial Policy Statement, 2020, and conforms and does not conflict with provincial policy documents being A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019.
2. The proposed development conforms to the goals and objectives of the “Rural” designation as set out in the City of Kawartha Lakes Official Plan.
3. The proposed severance would not facilitate additional non-agricultural uses.
4. The applicant has submitted background material that demonstrates the appropriateness of the severance with respect to the protection of human health and safety, and the protection of the environment.

Part B – The Amendment

D. Introductory Statement

All of this part of the document entitled Part B – The Amendment constitutes Amendment No. 36 to the City of Kawartha Lakes Official Plan.

E. Details of the Amendment

1. Section 16.4.4. of the City of Kawartha Lakes Official Plan is hereby amended by adding the following text:

- 16.4.4. Notwithstanding any other provisions of this Plan, land designated Rural and described as Part Lot 5, Concession 4, former Township of Verulam, and known as 2152 City Road 36 may be severed to create a residential lot with an existing single detached dwelling that has a maximum lot area of 1.8 ha.

F. Implementation and Interpretation

The implementation and interpretation of this amendment shall be in accordance with the relevant policies of the Official Plan.