

## The Corporation of the City of Kawartha Lakes

### By-Law 2020-

#### **A By-law to Amend The Township of Verulam Zoning By-law No. 6-87 in The City of Kawartha Lakes**

[File D06-2020-003, Report PLAN2020-012, respecting Part Lot 5, Concession 4, geographic Township of Verulam, City of Kawartha Lakes and identified as 2152 City Road 36 – Parkbridge Lifestyle Communities Inc.]

#### **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 1.8 ha residential lot, to restrict a dwelling on the remnant land zoned General Rural (A1) Zone, to delineate the Open Space (OS) Zone boundary in accordance with the floodplain and 30m vegetative buffer, and to recognize the existing dwelling and allow for its expansion in the Open Space Exception 16 (OS-16) Zone.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to amend the zone on the Property.

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

#### **Section 1.00: Zoning Details**

- 1.1 **Property Affected:** The Property affected by this by-law is described as Part Lot 5, Concession 4, geographic Township of Verulam, City of Kawartha Lakes.
- 1.2 **Textual Amendment:** By-law No. 6-87 of the Township of Verulam is further amended by adding Section 19.3.21 with the following:
  - 19.3.21 Notwithstanding subsection 19.1 and 19.2. a. ii., lands zoned A1-21 may only be used for a single detached dwelling and shall be subject to the following zone provision:

a. Maximum lot area	1.8 ha
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All other requirements of the A1 Zone and the By-law shall continue to apply to land zoned A1-21.
- 1.3 **Textual Amendment:** By-law No. 6-87 of the Township of Verulam is further amended by adding Section 19.3.22 with the following:
  - 19.3.22 Despite subsections 19.1 a. and b., on lands zoned A1-22, a dwelling is not permitted. Notwithstanding subsections 19.2 a.i. and

b.i., lands zoned A1-22 shall be subject to the following zone provisions:

- |                         |        |
|-------------------------|--------|
| a. Minimum lot area     | 1.5 ha |
| b. Minimum lot frontage | 90 m   |

1.4 **Textual Amendment:** By-law No. 6-87 of the Township of Verulam is further amended by adding Section 18.3.16 with the following:

18.3.16 Notwithstanding subsections 18.1 and 18.2, on lands zoned OS-16, the single detached dwelling may be enlarged to a maximum gross floor area of 277 sq. m. and shall be subject to the provisions of subsection 19.2.

1.5 **Schedule Amendment:** Schedule 'A' to By-law No. 6-87 of the Township of Verulam is further amended by adding exception zones to the General Rural (A1) Zone to have General Rural Exception 21 (A1-21) Zone and General Rural Exception 22 (A1-22) Zone; and delineate the Open Space (OS) Zone and add Open Space Exception 16 (OS-16) Zone, 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 and Section 36 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 \*\*, 2020.

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Andy Letham, Mayor

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Cathie Ritchie, City Clerk

THE CORPORATION OF THE CITY OF

## KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW \_\_\_\_\_ PASSED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

MAYOR \_\_\_\_\_ CLERK \_\_\_\_\_

