

The Corporation of the City of Kawartha Lakes

By-Law 2020 -

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 D06-2020-006, Report PLAN2020-022, respecting Part Lot 1, Concession 11, Parts 1-4, Plan 57R-8375, geographic Township of Laxton, identified as 7178 Highway 35 – Koster, Sullivan and Ryall

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 facilitate a severance and lot consolidation on the subject land and recognize deficient lot frontage and access to a public street and minimum side yard setbacks.
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 2020-__.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part Lot 1, Concession 11, Parts 1-4, Plan 57R-8375, geographic Township of Laxton, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 32-9 of the United Townships of Laxton, Digby and Longford is further amended to add the following section to Section 12.3:
 - "12.3.3 Notwithstanding subsection 12.2, on land zoned C3-3, the minimum lot frontage shall be 11.56 metres and the minimum south side yard setback shall be 2.8 metres.
 - 12.3.4 Notwithstanding subsection 12.2 and subsection 18.4, on land zoned C3-4, the minimum lot frontage is required to be provided by means of a private right-of-way (easement) with a minimum width of 7.6 metres providing access to a public road, the minimum north side yard setback shall be 3 metres, and despite subsection 18.7, land zoned C3-4 shall be exempt from requiring frontage on a public street."

- 1.03 **Schedule Amendment:** Schedule 'C' to By-law No. 32-83 as replaced by By-law 16-93 of the United Townships of Laxton, Digby and Longford is further amended to change the zone category from the "Commercial Recreation (C3) Zone" to the "Commercial Recreation (C3-3) Exception Zone" and to the "Commercial Recreation (C3-4) Exception Zone" for the land referred to as 'C3-3' and 'C3-4', 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 ***, 2020.

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 _____ 2020.

MAYOR _____ CLERK _____

Lot 1
Concession 11

Hwy 35

C3-3

C3-4

Shadow Lake

Bexley/Laxton Township Line

Shadow Lake Rd 14