

The Corporation of the City of Kawartha Lakes

By-Law 2021 -

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 D06-2021-002, Report PLAN2021-011, respecting Part Lot 54, Front Range, geographic Township of Somerville, identified as 41 Shadow Lake Road 16.

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.
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 2021-__.

Section 1.00: Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part Lot 54, Front Range, 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 by adding the following subsection to 9.3:

“9.3.8 Rural General Exception Eight (RG-8) Zone

 - a. Notwithstanding the definition of front lot line within Section 19, the lot line abutting Base Line Road shall be the front lot line.
 - b. Notwithstanding article 9.2 a, the minimum lot size shall be 5 hectares.

All other provisions of the RG Zone and By-law apply.”
- 1.03 **Textual Amendment:** By-law No. 78-45 of the Township of Somerville is further amended by adding the following subsection to 5.3:

“5.3.17 Limited Service Residential Exception Sixteen (LSR-16) Zone

 - a. Notwithstanding the definition of a street, road or highway within Section 19, on land zoned “LSR-16”, a private right-of-way shall not be defined as a street, road, or highway.
 - b. Notwithstanding article 5.2 b, the minimum lot frontage is 21 metres.

- c. In addition to the requirements in subsection 5.2, the following article applies:
 - i. Minimum setback requirement from Shadow Lake Road 16 7.5 m
- d. Notwithstanding article 18.1.2 (a), an accessory building may be erected within a front yard.
- e. In addition to the applicable General Provisions and LSR Zone requirements an accessory building shall comply with article 5.3.17 c. All other provisions of the LSR Zone and By-law apply.”

1.04 **Textual Amendment:** By-law No. 78-45 of the Township of Somerville is further amended by adding the following subsection to 5.3

“5.3.18 Limited Service Residential Exception Seventeen (LSR-17) Zone

- a. Notwithstanding subsection 5.1, land zoned “LSR-17” shall only be used for uses, buildings, and structures accessory to a dwelling on land zoned “RG-8”.
- b. Notwithstanding the definition of a lot in Section 19, land zoned “LSR-17” Zone shall be considered a lot for the purposes of applying the applicable Zone and By-law provisions.
- c. Notwithstanding subsection 5.2, land zoned “LSR-17” shall be subject to the following requirements:
 - i. Minimum lot area 300 sq.m
 - ii. Minimum lot frontage 6 m
 - iii. Minimum side yard 1.2 m
 - iv. Maximum number of accessory buildings 2

All other provisions of the By-law apply.”

1.05 **Schedule Amendment:** Schedule ‘A’ to By-law No. 78-45 of the Township of Somerville is further amended to change the zone category on the property from Limited Service Residential (LSR) Zone and Rural General (RG) Zone to Limited Service Residential Exception Sixteen (LSR-16) Zone, Limited Service Residential Exception Seventeen (LSR-17) Zone and Rural General Exception Eight (RG-8) Zone for the land referred to as LSR-16, LSR-17, and RG-8, 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 _____, 2021.

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 _____ 2021.

MAYOR _____ CLERK _____

