

# **The Corporation of the City of Kawartha Lakes**

## **By-Law 2021 -**

### **A By-law to Amend the Township of Ops Zoning By-law No. 93-30 to Rezone Land within the City Of Kawartha Lakes**

[File D06-2021-003, Report PLAN2021-015, respecting Registered Plan 383, Lots 61 to 68, 80 to 91, 94 to 116, 142 to 152 and Part of Lot 93, designated as Part 208, 57R-9054; Part of Lot 25, Concession 5, Geographic Township of Ops, identified as Vacant Land on Carew Boulevard – Burcar Investments Ltd.]

#### **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 amend the development standards for lot coverage and front yard setback on the subject 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 Registered Plan 383, Lots 61 to 68, 80 to 91, 94 to 116, 142 to 152 and Part of Lot 93, designated as Part 208, 57R-9054; Part of Lot 25, Concession 5, Geographic Township of Ops, City of Kawartha Lakes.

1.02 **Textual Amendment:** By-law No. 93-30 of the Township of Ops is further amended to add the following section to Section 7.3:

‘7.3.5 Residential Exception Five (R-5) Zone

Notwithstanding the zone provisions in the Residential (R) Zone, on lands zoned Residential Exception Five (R-5) Zone, the following shall apply:

#### **Zone Provisions**

Lot Area (minimum)	360 sq. m.
Lot Frontage (minimum)	12.0m
Min. Front Yard Setback	6.0m
Min. Exterior Side Yard Setback	3.0m
Min. Interior Side Yard Setback	1.25m

Min. Rear Yard Setback	7.5m
Maximum Building Height	10.5m
Maximum Lot Coverage for all Buildings	45%

In all other respects the provisions of the Residential (R) Zone shall apply.'

- 1.03 **Schedule Amendment:** Schedule 'A' to By-law No. 93-30 of the Township of Ops is further amended to change the zone category from the 'Residential Exception Two Holding Two [R-2(H2)] Zone' to the 'Residential Exception Five (R-5) Zone' for the land referred to as 'R-5', 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.

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Andy Letham, Mayor

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Cathie Ritchie, City Clerk