

The Corporation of the City of Kawartha Lakes

By-Law 2021 -

A By-Law To Amend The Township of Emily Zoning By-Law No. 1996-30 To Rezone Land Within The City Of Kawartha Lakes

File D06-2020-016, Report PLAN2021-035, respecting Block C, Plan 507, geographic Township of Emily, Westview Drive – Rowles

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 residential detached dwelling on 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 Block C, Plan 507, geographic Township of Emily, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 1996-30 of the Township of Emily is further amended to add the following section to Section 12.3:
 - 12.3.14 **RURAL RESIDENTIAL TYPE THREE EXCEPTION FOURTEEN (RR3-14) ZONE**
 - 12.3.14.1 Notwithstanding Sections 3.13, 3.18.1.1 and 12.2.1.2, lands zoned “RR3-14” shall also be subject to the following provisions:
 - (a) Lot Frontage (min.) along Westview Drive 8.0 m
 - (b) The zone boundary between the “RR3-14” and “EP” zones shall not be considered a lot line for the purposes of interpreting and applying the “zone” and “general provisions” of the By-law.

- 1.03 **Schedule Amendment:** Schedule 'A' to By-law No. 1996-30 of the Township of Emily is further amended to change the zone category from the Community Facility Exception One (CF-1) Zone to the Rural Residential Type Three Exception Fourteen (RR3-14) Zone and to the Environmental Protection (EP) Zone for the land referred to as 'RR3-14' and 'EP', 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 _____

