

The Corporation of the City of Kawartha Lakes

By-Law 2022 -

A By-law to Amend the Township of Verulam Zoning By-law No. 6-87 to Rezone Land within the City Of Kawartha Lakes

[File D06-17-024, Report PLAN2022-030, respecting Lot 63 Registrar's Compiled Plan 551; Part of Lot 13, Concession 2, Geographic Township of Verulam, identified as Vacant Land on North Bayou Road – Boehm]

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 residential uses 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 2022-__.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Lot 63 Registrar's Compiled Plan 551; Part of Lot 13, Concession 2, Geographic Township of Verulam, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 6-87 of the Township of Verulam is further amended to add the following section to Section 18.3:

'18.3.18 Open Space Exception Eighteen (OS-18) Zone

Notwithstanding the permitted uses and zone requirements for the OS zone, on land zoned OS-18, the following shall apply:

- i) Permitted uses:
 - a) Single detached dwelling
 - b) Seasonal dwelling
 - c) Neighbourhood park or parkette
- ii) Minimum lot area 2,150 sq. m.
- iii) Minimum lot frontage 12 m.
- iv) Minimum water frontage 12 m.
- v) Building setbacks:
 - a) Front yard (minimum) 7.5 m
 - b) Exterior side yard (minimum) 7.5 m
 - c) Interior side yard (minimum) 3.0 m

d)	Rear yard (minimum)	5.0 m
e)	Water setback (minimum)	30 m
f)	Setback to OS zone (minimum)	3 m
vi)	Building area (minimum)	60 sq. m.
vii)	Minimum landscaped open space	30%
viii)	Maximum lot coverage	25%
ix)	Building height (maximum)	10.5 m
x)	Maximum dwelling units per lot	1
xi)	Minimum opening elevation of buildings	248.70 masl
xii)	Accessory uses, parking, etc. are in accordance with the provisions of Section 5 hereof.'	

- 1.03 **Schedule Amendment:** Schedule 'A' to By-law No. 6-87 of the Township of Verulam is further amended to change the zone category from the 'Open Space (OS) Zone' to the 'Open Space Exception Eighteen (OS-18) Zone' for the land referred to as 'OS-18', 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 ***, 2022.

Andy Letham, Mayor

Cathie Ritchie, City Clerk