

The Corporation of the City of Kawartha Lakes

By-Law 2022-

A By-Law to Amend the City of Kawartha Lakes Official Plan to Re-designate Land within the City of Kawartha Lakes

[File D01-2022-005, Report PLAN2022-051, respecting Part of Lot 24, Front Range, Geographic Township of Somerville, 103 Driftwood Village Drive – Phillips]

Recitals:

1. Sections 17 and 22 of the Planning Act, R.S.O. 1990, c. P.13, authorize Council to consider the adoption of an amendment to an Official Plan.
2. Council has received an application to amend the City of Kawartha Lakes Official Plan to amend the land use designation and policies to include a Special Policy which removes the subject land from the applicable requirements of Section 20.4.2, to facilitate the creation of one (1) residential lot by consent to sever under Section 53 of the Planning Act on the property known municipally as 103 Driftwood Village Drive.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 47.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2022-***.

Section 1:00 Official Plan Amendment Details

- 1.01 **Property Affected:** The property affected by this By-law is described as Part of Lot 24, Front Range, Geographic Township of Somerville, now in the City of Kawartha Lakes, 103 Driftwood Village Drive.
- 1.02 **Amendment:** Amendment No. 47 to the City of Kawartha Lakes Official Plan, attached hereto as Schedule 'A' and forming a part of this By-law is hereby adopted.

Section 2:00 Effective Date

- 2.01 **Force and Effect:** This By-law shall come into force and take effect on the date it is finally passed, subject to the approval of the City of Kawartha Lakes in accordance with the provisions of Section 17 and 22 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

Schedule 'A' to By-law No. 2022-***

The Corporation of the City of Kawartha Lakes

Amendment No. 47 To The Official Plan – The City of Kawartha Lakes

Part A – The Preamble

A. Purpose

The purpose of the official plan amendment is to amend the land use designation to “Waterfront” and to create a special policy which reduces the minimum lot frontage and area requirements for lot creation on the property identified as 103 Driftwood Village Drive, in the “Waterfront” designation of the City of Kawartha Lakes Official Plan. The land is also subject to an application for zoning by-law amendment.

The effect of the change would permit a consent to sever to create one (1) residential lot within the “Waterfront” designation of the subject land, with minimum lot areas of 0.4 hectares and minimum lot frontages of 30 metres on an unassumed, unimproved public road.

B. Location

The subject land has a lot area of approximately 1.0 hectares and is located between Driftwood Village Drive and Juniper View Drive, in the Geographic Township of Somerville. The property is legally described as Part of Lot 24, Front Range, Geographic Township of Somerville, now City of Kawartha Lakes and identified as 103 Driftwood Village Drive.

C. Basis

Council has enacted this official plan amendment in response to an application submitted by EcoVue Consulting Services Inc. on behalf of the owner to permit the creation of one (1) residential lot on a portion of the subject land. It is intended that a special policy be incorporated into the City of Kawartha Lakes Official Plan to facilitate a future application for the creation of one (1) residential lot under Section 53 of the Planning Act for a portion of the subject land known municipally as 103 Driftwood Village Drive.

The land is designated “Rural” as shown on Schedule “A-7” of the City of Kawartha Lakes Official Plan. The land is also subject to an application for zoning by-law amendment.

The proposed use and amendment to the City of Kawartha Lakes Official Plan are justified and represent good planning for the following reasons:

1. The proposed development conforms to relevant provincial policy documents being the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.

2. The proposed development conforms to the goals and objectives of the “Waterfront” designation as set out in the City of Kawartha Lakes Official Plan.
3. The proposed site concept is compatible and integrates well with the surrounding area.
4. The applicant has submitted background reports to demonstrate the appropriateness of the proposed development with respect to servicing and the protection of the environment.

Part B - The Amendment

D. Introductory Statement

All of this part of the document entitled Part B – The Amendment, consisting of the following text and the attached map constitutes Amendment No. 47 to the City of Kawartha Lakes Official Plan.

E. Details of the Amendment

1. The Official Plan for the City of Kawartha Lakes is hereby amended to add the following subsection.

20.7 Special Provisions:

- “20.7.8 Notwithstanding Sections 20.4.2 and 34.5 of this Plan, on Part of Lot 24, Front Range, Geographic Township of Somerville, on lands designated as Waterfront, the creation of one (1) residential lot, with a minimum lot area of 0.4 hectares, may be established. The severed and retained lots will not require frontage on an assumed public road, and will be zoned as Limited Service Residential Exception.”
2. Schedule ‘A-7’ of the City of Kawartha Lakes Official Plan is hereby amended by changing the designation from ‘Rural’ to ‘Waterfront’ and inserting a note that the lot is subject to Special Policy 20.7.8 of the Official Plan, as shown on Map ‘A’ as ‘Land to be Designated Waterfront – Subject to Special Policy 20.7.8’.

F. Implementation and Interpretation

The implementation and interpretation of this amendment shall be in accordance with the relevant policies of the Official Plan.