

The Corporation of the City of Kawartha Lakes

By-Law 2022 -

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 D06-2022-023, Report PLAN2022-051, respecting Part of Lot 24, Front Range, Geographic Township of Somerville, identified as 103 Driftwood Village Drive – Phillips]

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 facilitate the severance of one residential lot for an existing second dwelling 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 Part of Lot 24, 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 to add the following section to Section 5.3:

‘5.3.19 Limited Service Residential Exception Eighteen (LSR-18) Zone

Notwithstanding subsection 5.2 a., 5.2 b. i., and the definition of ‘Front Lot Line’, land zoned LSR-18 shall be subject to the following:

- a. Minimum lot area 5,500 sq. m.
- b. Minimum lot frontage 60 m.
- c. The front lot line shall be the lot line where access is provided from Driftwood Village Drive on the northern portion of the lot.

All other provisions of the LSR zone shall apply.’

1.03 **Textual Amendment:** By-law No. 78-45 of the Township of Somerville is further amended to add the following section to Section 5.3:

‘5.3.20 Limited Service Residential Exception Nineteen (LSR-19) Zone

Notwithstanding subsection 5.2 a., 5.2 b. i., and the definition of 'Front Lot Line', land zoned LSR-19 shall be subject to the following:

- a. Minimum lot area 4,200 sq. m.
- b. Minimum lot frontage 60 m.
- c. The front lot line shall be the lot line where access is provided from Juniper View Drive on the eastern portion of the lot.

All other provisions of the LSR zone shall apply.'

- 1.04 **Schedule Amendment:** Schedule 'A' to By-law No. 78-45 of the Township of Somerville is further amended to change the zone category from the 'Rural General (RG) Zone' to the 'Limited Service Residential Exception Eighteen (LSR-18) Zone' and the 'Limited Service Residential Exception Nineteen (LSR-19) Zone' for the land referred to as 'LSR-18' and 'LSR-19' respectively, 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