

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 D01-2022-006, Report PLAN2022-071, respecting Part of Lot 16, Concession 1, Geographic Township of Verulam, 96 County Road 30 – Fisher]

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 policies to include a Special Policy which facilitates the creation of two (2) residential lots by consent under Section 53 of the Planning Act to the property known municipally as 96 County Road 30.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 48.

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 Lot16, Concession 1, Geographic Township of Verulam, now in the City of Kawartha Lakes, 96 County Road 30.
- 1.02 **Amendment:** Amendment No. 48 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 13th day of December, 2022.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk

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

The Corporation of the City of Kawartha Lakes

Amendment No. 48 To The Official Plan – The City of Kawartha Lakes

Part A – The Preamble

A. Purpose

The purpose of the official plan amendment is to create a special policy which allows for lot creation in the “Rural” designation of the City of Kawartha Lakes Official Plan. The land is also subject to two applications for consent.

The effect of the change would permit two consents to create two (2) residential lots within the “Rural” designation of the subject land.

B. Location

The subject land has a lot area of approximately 39.57 hectares and is located between Hickory Beach Road and Sturgeon Point Road, in the Geographic Township of Verulam. The portion of the subject land affected by this application has an area of approximately 0.81 hectares and is located along the eastern portion of the property near the intersection of Hickory Beach Road and Kawartha Lakes Road 30. The property is legally described as Part of Lot 16, Concession 1, Geographic Township of Verulam, now City of Kawartha Lakes and identified as 96 County Road 30.

C. Basis

Council has enacted this official plan amendment in response to an application submitted by Clark Consulting Services on behalf of the owner to permit the creation of two (2) residential lots 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 two concurrent applications for the creation of two (2) rural residential lots under Section 53 of the Planning Act for the subject land known municipally as 96 County Road 30.

The land is designated “Rural” and “Environmental Protection” with “Significant Woodlands” as shown on Schedules “A-5” and “B-5” respectively, of the City of Kawartha Lakes Official Plan. The land is also subject to two applications for consent.

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 use 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. 48 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.

16.4 Special Provisions:

- “16.4.7 Notwithstanding Sections 16.3.5 through 16.3.9 of this Plan, on Part of Lot 16, Concession 1, Geographic Township of Verulam, on lands designated as Rural, a maximum of two (2) rural residential lots may be established. The retained lands shall not be reduced below 38.7 hectares.”
2. Schedule ‘A-5’ of the City of Kawartha Lakes Official Plan is hereby amended by inserting a note that the lot is subject to Special Policy 16.4.7 of the Official Plan, as shown on Map ‘A’ as ‘Subject to Special Policy 16.4.7’.

F. Implementation and Interpretation

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