

The Corporation of the City of Kawartha Lakes

By-Law 2024 - XXX

A By-law to Amend the Town of Somerville Zoning By-law No. 78-45 to Rezone Land within the City Of Kawartha Lakes

File D06-2024-009, Report PLAN2024-036, respecting Plan 105, Part of Lot 1, West of Monck Road, South of Crego Street, Geographic Township of Somerville, City of Kawartha Lakes, identified as 5 Crego Street – Kinmount.

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 the conversion of an existing building previously used as a community facility to a residential dwelling unit and recognize the existing lot deficiencies 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 2024-__.

Section 1:00 Zoning Details

1.01 **Property Affected:** The Property affected by this by-law is described as Plan 105, Part of Lot 1, West of Monck Road, South of Crego Street, Geographic Township of Somerville, City of Kawartha Lakes, identified as 5 Crego Street.

1.02 **Textual Amendment:** By-law No. 78-45 of the Township of Somerville is further amended to add the following section to Section 3.3:

'3.3.8 RURAL RESIDENTIAL TYPE TWO EXCEPTION TEN (RR2-10) ZONE (Part of Lot 1, West of Monck Road, South of Crego Street, Geographic Township of Somerville, City of Kawartha Lakes)

- a. Notwithstanding subsection 3.1, on land zoned RR2-10, the use of a residential dwelling unit shall be permitted.
- b. Notwithstanding the zone requirements, land zoned RR2-10 shall be subject to the following:
 - i. Minimum lot area 742.67 sq.m.
 - ii. Minimum lot frontage 19.79 m
 - iii. Minimum front yard 3.6 m
 - iv. Minimum flankage yard 0.74 m

All other provisions for the RR2 Zone shall apply.'

- c. Prior to the issuance of a building permit, an entrance shall be provided by the property owner to the satisfaction of the City of Kawartha Lakes in accordance with By-law 2017-151 (A By-law to Regulate Access to Municipal Right of Ways in the City of Kawartha Lakes).

- 1.03 **Schedule Amendment:** Schedule 'A3' to By-law No. 78-45 of the Township of Somerville is further amended to change the zone category of the 'Subject Land' from the Community Facility (CF) Zone to the Rural Residential Type Two Exception 10 (RR2-10) Zone for the land referred to as 'RR2-10', as shown in 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 ***, 2024.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk

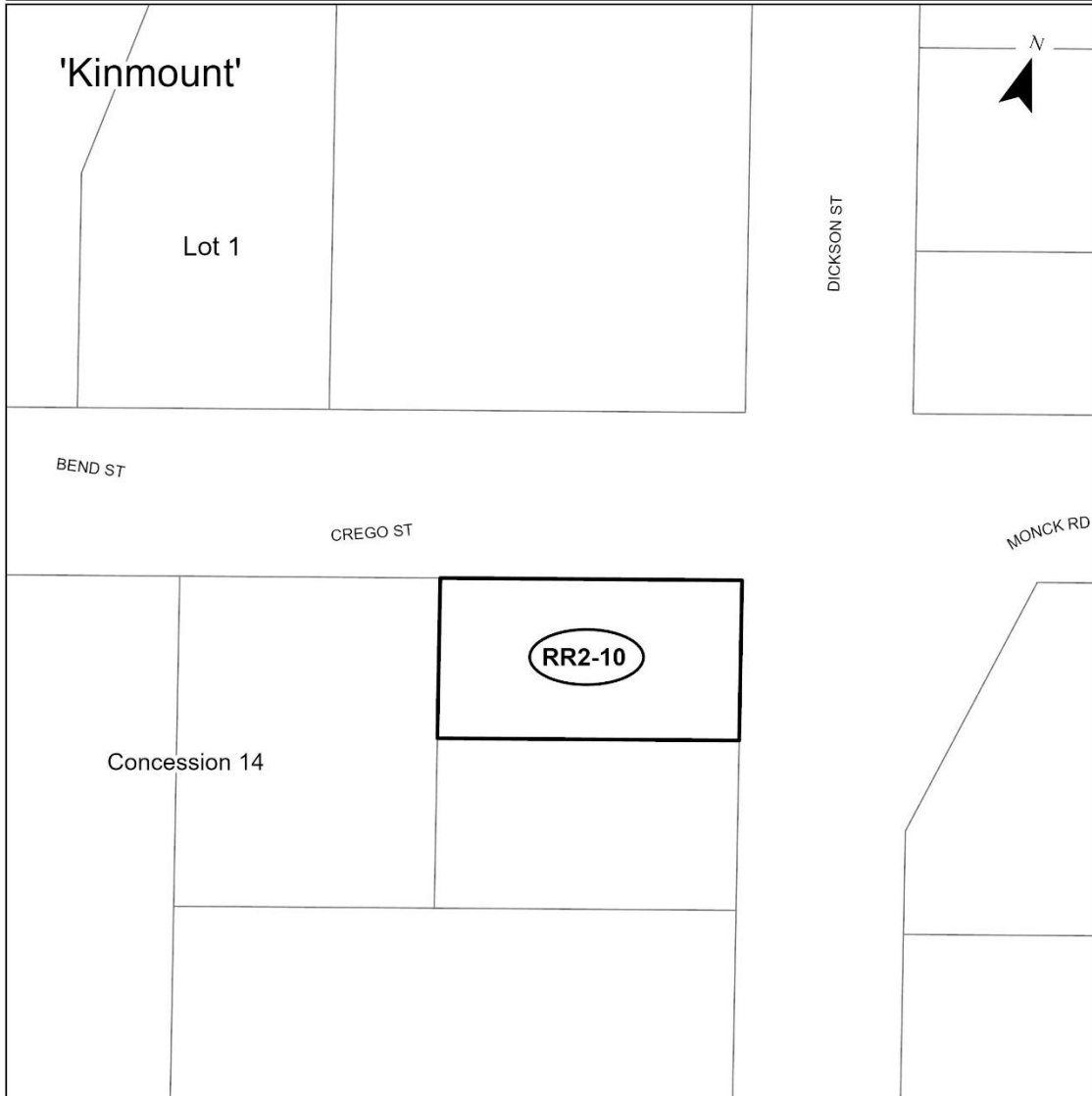
THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2024.

MAYOR _____ CLERK _____



TSK-16764