

The Corporation of the City of Kawartha Lakes

By-Law 2024 - XXX

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 D06-2024-015, Report PLAN2024-051, respecting Part of Lot 17 and 18, Concession 2, Township of Somerville in the City of Kawartha Lakes, identified as 1062 3rd Concession and 1691 County Road 121.

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 rezone a portion of the 'Subject Land' from 'Rural General (RG)' to 'Campground Commercial (C4-XX) Exception Zone' for the lands to be added via the lot line adjustment to permit a septic system serving the existing campground use. A 'Holding' provision will be included on the C4-XX rezoning to prohibit any potential expansion of additional uses on the campground site until Site Plan Control approval is attained to remove the holding.
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 a portion of Part of Lot 17 and 18, Concession 2, Township of Somerville in the City of Kawartha Lakes, identified as 1062 3rd Concession and 1691 County Road 121.

1.02 **Text Amendment:** By-law No. 78-45 of the Township of Somerville is further amended to add the following section to Section 13.3:

'13.3.3 CAMPGROUND COMMERCIAL EXCEPTION X (C4-XX(H))'

- a. Notwithstanding subsection 13.1 and 13.2, land zoned "C4-XX(H)" shall permit a septic system expansion to service the existing campground uses.
- b. A 'Holding' provision shall be included on the zone to prohibit any potential expansion of additional uses on the campground site until Site Plan Control approval is attained to remove the holding.

1.03 **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 'Campground Commercial with a Holding (C4-XX(H))' Zone for a portion of the 'Subject Lands', as shown as 'C4-XX(H)' 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.

Douglas J.F. 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 _____ 2023.

MAYOR _____ CLERK _____

