

The Corporation of the City of Kawartha Lakes

By-Law 2025 - [REDACTED]

A By-law to Amend the Township of Dalton Zoning By-law No. 10-77 to Rezone Land within the City Of Kawartha Lakes

[File D06-2024-023, Report PLAN2025-016, respecting 2475 Houseys Rapids Road (Concession 13, Part Lot 31 Registered Plan: 57R-9199 Part 1, Township of Dalton, City of Kawartha Lakes, identified as 2475 Houseys Rapids Road – Andrew & Carolyn Faria]

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 the 'Limited Service Residential Exception One (LSR-1) Zone' to a 'Limited Service Residential (H) (LSR (H)) Zone' with a holding provision, a portion of the land from the Rural General (RG) Zone' to a 'Limited Service Residential Exception (H) (LSR (H)) Zone' with a holding provision, and from the Rural General (RG) Zone' to a site specific 'Rural General Exception 9 (H) (RG-9 (H)) Zone' with a holding provision.
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 2025-[REDACTED].

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Concession 13, Part Lot 31 Registered Plan: 57R-9199 Part 1, Township of Dalton, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 10-77 of the Township of Dalton is further amended to add the following section to Section 8.3:

'8.3.9 Rural General Exception 9 (H) (RG-9 (H)) Zone
 - a. Notwithstanding subsection 8.2, on lands zoned RG-9 (H), the minimum lot area shall be 5.5 ha.
 - b. Where the zone designation on Schedule 'D' is followed by the holding symbol "(H)", the lands are subject to a consent for severance application. Once the consent for severance is granted, no further severances can be made on lands zoned RG-9 (H). At such time as the holding symbol is

removed, by amendment to this By-law, the lot may be used in accordance with the applicable zone provisions.'

By-law No. 10-77 of the Township of Dalton is further amended to add the following section to Section 2.3:

'Limited Service Residential Holding (LSR (H)) Zone:

- a. On the lands municipally known as at 2475 Housey's Rapids Road, where the zone designation on Schedule 'D' is followed by the holding symbol "(H)", the lands are subject to a consent for severance application. At such time as the holding symbol is removed, by amendment to this By-law, the lot may be used in accordance with the applicable zone provisions.'

- 1.03 **Schedule Amendment:** Schedule 'D' to By-law No. 10-77 of the Township of Dalton is further amended to change the zone category from the 'Limited Service Residential Exception One (LSR-1) Zone' to a 'Limited Service Residential (H) (LSR (H)) Zone', from the Rural General (RG) Zone' to a site-specific 'Limited Service Residential (H) (LSR (H)) Zone', and from the Rural General (RG) Zone' to a site specific 'Rural General Exception 9 (H) (RG-9 (H)) Zone', 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 18th day of March, 2025.

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 _____ 2025.

MAYOR _____ CLERK _____

