

The Corporation of the City of Kawartha Lakes

By-Law 2025- XXX

A By-Law to Amend the City of Kawartha Lakes Official Plan to Re-designate Land within the City of Kawartha Lakes

[File D01-2025-008, Report PLAN2025-016, respecting 2475 Housey's Rapids Road, Conc. 13, Part Lot 31 Registered Plan: 57R-9199 Part 1, Township of Dalton, City of Kawartha Lakes –Andrew & Carolyn Faria]

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 removes a portion of the subject land from the applicable requirements of Section 20.4.2, to address minimum lot area and minimum lot frontage requirements to facilitate the creation of one (1) residential lot by consent for severance under Section 50 and 53 of the Planning Act to portions of the property known municipally as 2475 Housey's Rapid Road.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 58.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2025-XXX.

Section 1:00 Official Plan Amendment Details

- 1.01 **Property Affected:** The property affected by this By-law is described as Conc. 13, Part Lot 31 Registered Plan: 57R-9199 Part 1, Township of Dalton, now in the City of Kawartha Lakes, 2475 Housey's Rapids Road.
- 1.02 **Amendment:** Amendment No. 58 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 18th day of March, 2025.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk

Schedule 'A' to By-law No. 2025-***

The Corporation of the City of Kawartha Lakes

Amendment No. 58 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 Area to permit lot creation within the Waterfront Designation with a minimum lot area of 4,000 square metres and a minimum lot frontage of 31.35 metres on the portion of the Subject Land that is proposed to be severed.

The effect of the change would permit a contemplated land severance creating a new lot intended for the purpose of a single residential dwelling via a future consent application.

B. Location

The subject land has a lot area of approximately 5.53 hectares and is located between Housey's Rapids Road and Black River Road, in the geographic Township of Dalton. The south portion of the subject land affected by this application has an area of approximately 0.4 ha. and is located north of Black River Road. The property is legally described as Concession 13, Part Lot 31 Registered Plan: 57R-9199 Part 1, Township of Dalton, City of Kawartha Lakes and identified as 2475 Houseys Rapids Road.

C. Basis

Council has enacted this official plan amendment in response to an application submitted by Kevin M. Duguay on behalf of the owner to permit a contemplated land severance creating a new lot intended for the purpose of a single residential dwelling via a future consent application. It is intended that a special policy be incorporated into the City of Kawartha Lakes Official Plan to facilitate a concurrent application for the creation of a residential lot for a portion of the subject land known as 2475 Houseys Rapids Road.

The land is designated "Rural", "Waterfront" and "Environmental Protection" as shown on Schedule "A-8" of the City of Kawartha Lakes Official Plan. The land is also subject to an application for zoning by-law amendment.

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 use/development conforms to the goals and objectives of the "Waterfront" designation as set out in the City of Kawartha Lakes Official Plan.

2. The proposed use/site concept is compatible and integrates well with the surrounding area.

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. 58 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.

20.7 Special Provisions:

- “20.7.9. Notwithstanding the provisions of Section 20.4.2, the southwesterly part of the property known municipally as 2475 Housey’s Rapids Road (Dalton), shall have a minimum lot area of 4,000 square metres and a minimum lot frontage of 31.35 metres.
2. Schedule ‘A-8’ of the City of Kawartha Lakes Official Plan is hereby amended by inserting a note that the area is subject to Special Policy 20.7.9 of the Official Plan, as shown on Map ‘A’ as ‘Subject to Special Provision 20.7.9’.

F. Implementation and Interpretation

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

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

Map 'A' to Amendment No. 58

To the City of Kawartha Lakes Official Plan

