

The Corporation of the City of Kawartha Lakes

By-Law 2025 - [REDACTED]

A By-law to Amend the Township of Eldon Zoning By-law No. 94-14 to Rezone Land within the City Of Kawartha Lakes

[File D06-2025-005, Report PLAN2025-031, respecting Vacant Land, North Portage Range Pt S Pt Lots 43 and 45 and Pt Lot 44 and 46 Concession North of Portage Road (NPR), Geographic Township of Eldon, City of Kawartha Lakes - 2474798 Ontario Inc. c/o Angelo Antonangeli]

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 Lands from the 'Community Facility (CF)' Zone to a site-specific 'Hamlet Residential Exception Five (HR-5)' Zone. This would fulfill a condition of provisional consent for Consent Application D03-2023-037, to facilitate the lot severance and recognize the lot frontage deficiency on the severed lands.
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 Vacant Land, North Portage Range Pt S Pt Lots 43 and 45 and Pt Lot 44 and 46 Concession North of Portage Road (NPR), Geographic Township of Eldon, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 94-14 of the Township of Eldon Zoning By-law is further amended by adding the following section to Section 9.3.

'9.3.5 Hamlet Residential Exception Five (HR-5) Zone

Notwithstanding subsection 9.2.1.2, on land zoned HR-5, the minimum frontage shall be that which exists on the date of the passing of this By-law'

1.03 **Schedule Amendment:** Schedule 'B' to By-law No. 94-14 of the Township of Eldon is further amended to change the zone category from the 'Community Facility (CF)' Zone to the 'Hamlet Residential Exception Five (HR-5)' Zone for

the land referred to as 'HR-5', 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 24th day of June, 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 _____

