

# The Corporation of the City of Kawartha Lakes

## By-Law 2025-XX

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

[File D01-2024-010, Report PLAN2025-041, respecting Part Lot 20, Concession 4, Geographic Township of Emily, City of Kawartha Lakes, identified as 54 Loop Line - D.M. Willis Associates Limited]

#### 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 the subject land from the applicable requirements of Section 16.3.8, to address minimum lot area 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 54 Loop Line.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 61.

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

#### Section 1:00 Official Plan Amendment Details

- 1.01 **Property Affected:** The property affected by this By-law is described as Part Lot 20, Concession 4, Geographic Township of Emily, now in the City of Kawartha Lakes, 54 Loop Line.
- 1.02 **Amendment:** Amendment No. 61 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 \*\* day of \_\_\_\_\_, 2025.

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Douglas J.F. Elmslie, Mayor

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Cathie Ritchie, City Clerk

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

The Corporation of the City of Kawartha Lakes

### **Amendment No. 61 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 Rural Designation with a minimum lot area of 31.4 hectares and 3.7 hectares, respectively.

The effect of the change is a new lot intended for the continued use of a single residential dwelling and agricultural use via a concurrent consent application.

##### **B. Location**

The subject land has an area of approximately 35.1 hectares and is located between Highway 7 and Grassy Road, in the geographic Township of Emily. The north portion of the subject land affected by this application has an area of approximately 31.4 ha. and is located at the northern end of Loop Line. The south portion of the subject land affected by this application has an area of approximately 3.7 ha. and is located at the southern end of Loop Line. The property is legally described as Part Lot 20, Concession 4, Geographic Township of Emily, now City of Kawartha Lakes and identified as 54 Loop Line.

##### **C. Basis**

Council has enacted this official plan amendment in response to an application submitted by D.M. Wills Associates Limited. on behalf of the owner to permit a contemplated land severance creating a new lot intended for the continued use of a single residential dwelling and agricultural use via a concurrent consent application.

The land is designated "Rural", "Sand and Gravel Resource" and "Environmental Protection" as shown on Schedules "A-3" respectively, 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 is justified and represents good planning for the following reasons:

1. The proposed use/development conforms to the goals and objectives of the "Rural" designation as set out in the City of Kawartha Lakes Official Plan.
2. The proposed use 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. 61 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 subsections:

#### **16.4 Special Provisions:**

“16.4.11.i Notwithstanding Section 16.3.8, the southern part of the property known municipally as 54 Loop Line (Emily), shall have a minimum lot area of 3.7 hectares.

16.4.11.ii Notwithstanding Section 16.3.8, the northern part of the property known municipally as 54 Loop Line (Emily), shall have a minimum lot area of 31.4 hectares.”

2. Schedule ‘A-3’ of the City of Kawartha Lakes Official Plan is hereby amended by inserting a note that the lot is subject to Special Policy 16.4.11 of the Official Plan, as shown on Map ‘A’ as ‘Land to be Designated Rural – Subject to Special Policy 16.4.11.i and 16.4.11.ii’.

### **F. Implementation and Interpretation**

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

# Map A: Land to be Designated Rural – Subject to Special Policy 16.4.11

