

Submission #8 to North Kawartha PAC

by Ambrose Moran Dated Feb 19 2009

Subject **Existing Undersized Lot**

BACKGROUND

Burleigh Anstruther ByLaw 2-1979 had a provision¹ to **recognized existing undersized lots.**

Draft Comprehensive Bylaw for North Kawartha does not appear to have a provision to recognized Existing Undersized Lots. It may have been intended to be in a section 3.16 b - current draft numbering goes from 3.16 a) to 3.16c)

Havelock Belmont Methuen current zoning bylaw² has requirement that existing undersized lot must be 66% of lot requirement to be build able.

COMMENT

I think I raised this matter before with Burleigh Anstruther Township and do not have good records of the mater other than what appears to be as a proposed zoning bylaw to amend bylaw No 66-1996 to include sub subsection 3.1.6(b) Existing Undersized Lots – copy attached 2 pages without schedules and included some of my personal notations

RECOMMENDATION

That a review be made to determine if currently a provision exist in the 66-1996 bylaw to recognize undersized lots

and

That careful consideration be given to including provisions for undersized existing lots in the new North Kawartha Zoning Bylaw:

- taking into account and policies in the County of Peterborough Official Plan³ and-**
- any restriction related to at capacity lakes or lakes within the categories of Highly or Moderately sensitive Lake Trout Lakes**
- and recognizing the sized of existing lots within the townships**

For the assistance of the committee I am attaching info from Township of Muskoka Zoning bylaw⁴ dealing with Existing Undersized lot of record and Enlargements to existing lots

Ambrose Moran

¹ Comprehensive Zoning Bylaw-The Corporation of the Townships of Burleigh and Anstruther Feb 1979 Section 2 General Provisions 2.4 Existing Undersized Lots Page 3

² Comprehensive Zoning Bylaw Section Page

³ County of Peterborough Official Plan Consolidated October 2008 7.8 Page 7-12

⁴ Comprehensive Zoning Bylaw for Township of Muskoka Lakes General Provisions 7.3 Page 68

