

The Corporation of the City of Kawartha Lakes

Planning Committee Report

Report Number PLAN2016-021

Date: April 6, 2016
Time: 1:00 p.m.
Place: Council Chambers
(Regular meeting)

Ward Community Identifier: 14

Subject: Zoning By-law Amendment (D06-15-008) Application to permit portions of the existing 299 trailer park sites for seasonal use, internal road and ancillary uses located on the property and to facilitate a new multi-purpose recreational building on a portion of the property identified as 2346 Pigeon Lake Road (567957 ONTARIO LIMITED)

for

Author/Title: Mark LaHay, Planner II

Signature:

SAE

Recommendations:

RESOLVED THAT Report PLAN2016-021, "567957 ONTARIO LIMITED – D06-15-008", be received;

THAT a Zoning By-law Amendment respecting application D06-15-008, substantially in the form attached as Appendix 'F' to Report PLAN2016-021, be approved and adopted by Council; and

THAT the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this application.

Department Head:

Chris Hall

Corporate Services Director / Other:

Chief Administrative Officer:

R. J. C.

Background:

At the Council Meeting of September 22, 2015, Council adopted the following resolution:

Moved by Mayor Letham, seconded by Councillor Miller,
RECOMMEND THAT Report PLAN2015-076, 567957 Ontario Limited and Belmac Estate Properties Inc. - D06-15-008, be received; and
THAT the application respecting the proposed amendment to the Township of Emily Zoning By-law be referred back to staff for further review and processing to allow additional time to address comments raised by abutting residents.

CARRIED PC2015-048

This report addresses that direction.

To address public concern with the rezoning of the abutting waterfront lot at the southeast corner, identified as 284 Lakeshore Drive (owned by Belmac Estate Properties Inc.), the applicant has revised the application to delete this property. Instead, the proposed multi-purpose recreation building is now proposed to be located on land already zoned Campground Commercial (C4). Refer to Appendix "B". The application proposes to apply the C4 Zone to the portions of the lot previously developed by the existing 299 trailer sites for seasonal use, internal road, ancillary uses and to facilitate a new multi-purpose recreation building. The owner has agreed to and staff recommends a Holding (H) provision to ensure the development of the multi-purpose recreation building is subject to site plan control.

Proposal:	The application was originally presented to change a portion of the "Agricultural (A1) Zone" to "Campground Commercial (C4) Zone" and the "Limited Service Residential (LSR) Zone" and a portion of the "Campground Commercial (C4) Zone" to "Campground Commercial Exception Three - Holding (C4-3)(H)" Zone to recognize the existing seasonal trailer park and ancillary uses and to permit a new multi-purpose recreation building on a portion of the property zoned LSR.
Amendment:	The owner has amended the application to remove the portion of the property zoned LSR and to relocate the proposed multi-purpose recreation building onto land now zoned C4, between the existing swimming pools and administration office/store.
Owners:	567957 Ontario Limited and Belmac Estate Properties Inc.
Agent:	T.M. Robinson Associates, Tom Robinson
Legal Description:	Part of Lots 22 & 23, Concession 14, Geographic Township of Emily
Official Plan:	"Rural", "Environmental Protection" and "Waterfront" in the City of Kawartha Lakes Official Plan.

	"Significant Woodland" Natural Heritage Feature.
Zoning:	"Campground Commercial (C4) Zone", "Recreation Commercial (C3) Zone", "Limited Service Residential (LSR) Zone" and "Agricultural (A1) Zone" in the Township of Emily Zoning By-law 1996-30.
Site Size:	38.29 ha. (94.61 ac. - MPAC) – total land holding
Site Servicing:	Communal well and septic systems
Existing Uses:	Agricultural, forest, wetland
Adjacent Uses:	North: Rural/Agricultural East: Pigeon Lake, Happy Days house boat rental/marina South: Rural residential and Lakeview Arts Barn West: Rural/Agricultural

Rationale:

The subject land is located at 2346 Pigeon Lake Road, which is located at the southeast quadrant of the Pigeon Lake Road and Colony Road intersection, with approximately 663 metres of frontage along Pigeon Lake. Just over half of the total land holding is occupied by the existing 299 trailer sites. The "Lonesome Pine Resort" also provides various ancillary facilities including pools, beaches, playgrounds, sports field, pavilion, docking, laundry, store, office and an area for maintenance and storage buildings.

The current zoning does not recognize a portion of the existing "Lonesome Pine Resort" seasonal trailer park use, which is legal non-conforming on the portion of the property currently zoned "Agricultural (A1) Zone". The southeast waterfront portion of the abutting Belmac Estate Properties Inc. property which is zoned "Limited Service Residential (LSR)" has been removed from the application and the proposed multi-purpose recreation building will now be located on a portion of land currently zoned C4, which is proposed to be rezoned to C4-3(H). The recreation building will contain washrooms, laundry facilities, a reception area and store, an open air patio style facility for group functions and community gatherings and an office to serve the patrons of the campground. As such, the applicant has applied for rezoning and provided a supporting rationale to facilitate the zone change, as amended.

Supporting Documents

The applicant has submitted the following reports and plans in support of the application, which have been circulated to various City Departments and commenting Agencies for review:

1. Planning Justification Report prepared by T.M Robinson Associates, dated April 2015. The report discusses and assesses the proposal in context of the 2014 Provincial Policy Statement, Growth Plan, and the Council adopted City of Kawartha Lakes Official Plan.

2. Functional Servicing Report prepared by C.C. Tatham and Associates, Consulting Engineers, dated May 2, 2014. The report addresses sanitary servicing, water supply and distribution, access, drainage and utilities. The report concluded that the existing resort is adequately equipped with appropriate servicing and utilities.
3. York North Archaeological Assessment and Supplementary Documentation (Stage 1-2), dated July 2014. The Stage 1 Background Study was conducted to analyse and determine the overall archaeological potential of the development property. The Stage 2 Property Assessment was conducted to test and sample the areas of high archaeological potential for the presence of any prehistoric or historic archaeological resources.
4. York North Archaeological Assessment and Supplementary Documentation (Stage 3), dated August 2014. The Stage 3 Site Specific Assessment was conducted as a result of the presence of cultural materials uncovered during the Stage 2 survey. The Stage 3 Assessment recommended that no further fieldwork or investigation be conducted for the specific identified site and that the entire study area be cleared of archaeological conditions.
5. Acceptance letters from the Ministry of Tourism, Culture and Sport dated December 24, 2014 with respect to the review of the Stage 1-2 and Stage 3 Reports.
6. Site Plan prepared for Parkbridge Lifestyle Communities Inc. (PLCI), dated July 2014. The Plan illustrates the layout of the trailer park resort and general location of proposed recreational building and also illustrates the areas proposed to be rezoned.
7. Elevation Survey prepared by Eagle Mapping Ltd., dated May 23, 2014.
8. Revised Site Plan prepared for PLCI, dated July 2014 and revised June 9, 2015. The Plan illustrates the layout of the trailer park resort along with a revised and reoriented general location of proposed downsized recreational building.
9. Revised Site Plan prepared for PLCI, dated July 2014 and revised January 12, 2016. The Plan illustrates the layout of the trailer park resort along with a revised location of the proposed recreational building now within the existing C4 Zone.

In addition, Staff have received a Planning Report Addendum prepared by T.M. Robinson Associates, dated March 15, 2016 and an Amended Rezoning Application, dated March 16, 2016.

Staff has reviewed the Planning Justification Report and Planning Report Addendum prepared by T.M. Robinson Associates in support of the revised application to amend the Zoning By-law. Staff concur with the rationale and planning opinion provided.

Applicable Provincial Policies:

Growth Plan for the Greater Golden Horseshoe (Growth Plan):

The location and setting of the Lonesome Pine Resort conforms with the policies of Section 2.2.9 of the Growth Plan for Rural Areas where development outside of settlement areas is permitted by Section 2.2.2.1(i) related to the management or use of resource-based recreational activities.

Provincial Policy Statement (PPS):

The 2014 PPS is an expression of provincial interests in land use planning. This includes matters such as building healthy communities and land use patterns, wise use of resources, protecting public health and safety, and implementation. The recreational residential setting of the Lonesome Pine Resort on Pigeon Lake is consistent with the Rural Lands policies of Section 1.1.5 which permits resource-based recreational uses and promotes recreational, tourism and other economic opportunities. In addition, development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

Official Plan Conformity:

The subject land is designated "Rural", "Environmental Protection" and "Waterfront" on Schedule "A" in the City's Official Plan. A small area of the property is identified as "Significant Woodland" on Schedule "B" in the City's Official Plan.

The new location of the proposed recreation building is within the "Rural" designation which permits uses such as active and passive recreation uses and facilities. Although the "Rural" land use designation policies are generally directed toward more traditional rural and agricultural uses, certain recreational activities such as golf courses and ski resorts are also permitted.

Prior to the adoption of the City of Kawartha Lakes Official Plan (2012), the Victoria County Official Plan designated the majority of the subject lands as "Shoreline", which permitted trailer park facilities. As such, the "Existing Uses" policies of Section 34.1 of the City's Official Plan recognize the existing trailer park as a permitted use in this location and conforms with the Official Plan.

Zoning By-law Compliance:

The subject land is zoned "Campground Commercial (C4) Zone", "Recreation Commercial (C3) Zone", and "Agricultural (A1) Zone" in the Township of Emily Zoning By-law 1996-30. The development of the new recreation building is proposed within the current C4 Zone area and the existing trailer park development is within the C4 and A1 Zones as illustrated on the site plan attached as Appendix "B". The existing C4 zone permits a trailer camp or park, a public or private park, ancillary retail uses, and a dwelling unit accessory to the

above permitted uses, is subject to the RR2 zone setback and yard requirements.

The applicant has submitted a revised application to amend the Zoning By-law, for consideration. The application proposes to apply the Campground Commercial (C4) Zone to the portions of the existing trailer park that are presently zoned A1; and to permit a new recreation building on lands zoned C4. An exception zone will be added to more specifically refine the by-law requirements for the recreation building and a Holding (H) provision will apply to ensure the portion of the trailer park facility proposed for development of the new recreational building is subject to site plan control.

Other Alternatives Considered:

No other alternatives have been taken into consideration.

Financial Considerations:

There are no financial considerations for the City, unless the application was to be appealed to the Ontario Municipal Board.

Relationship of Recommendations To The 2016-2019 Strategic Plan:

The Council Adopted Strategic Plan identifies these Strategic Goals:

- A Vibrant and Growing Economy
- An Exceptional Quality of Life
- A Healthy Environment

This application aligns with the exceptional quality of life strategic goal as it promotes and provides recreational opportunities.

Review of Accessibility Implications of Any Development or Policy:

All site and building accessibility matters will be addressed through site plan approval. The Site Plan Agreement will address all external accessibility requirements of the Building Code, if required. The site plan application will be circulated to the City's Accessibility Advisory Committee for comment.

Servicing Comments:

The private water and wastewater systems are subject to the approval and requirements of the Ministry of Environment and Climate Change (MOECC).

Consultations:

Notice of this application was previously circulated in accordance with the requirements of the *Planning Act*. Notice of this application was circulated to the prescribed persons within 500 metres, agencies and City Departments. A sign advertising the public meeting held on June 10, 2015 was erected on the Pigeon Lake Road property frontage. To date we have received the following comments:

Agency Review Comments: (from initial circulation of recreation building location)

Kawartha Lakes Fire & Rescue indicated that a Fire Route will be required from Pigeon Lake Road to the proposed recreation centre conforming to the requirements of the Ontario Building Code.

Engineering had concerns with the property owner retaining a legal right-of-way to Lakeshore Drive for the property that was to be rezoned from Limited Service Residential (LSR) to Campground Commercial (C4) as it will be using the existing access to Pigeon Lake road. Although the existing right-of-way to Lakeshore Drive is not intended to be used, Engineering was concerned about the potential for a future commercial access for the entire site if this right-of-way access is retained on title. With respect to the requirement for a consolidated stormwater management/drainage plan, Engineering has agreed to defer this to the Site Plan stage.

The Public Works Water/Wastewater Division has no concerns but requests further detail and clarification with respect to the Functional Servicing Report (FSR) at the Site Plan Stage. Private water and wastewater systems are subject to the approval and requirements of the Ministry of Environment and Climate Change (MOECC).

The Kawartha Region Conservation Authority (KRCA) has confirmed that all of the existing trailers and the location for the proposed recreation building are situated outside of the Pigeon Lake floodplain (i.e. above the 246.9 mASL flood contour). The KRCA has further advised that based on their site observations, that the proposed recreation building may be able to proceed in the location currently proposed without resulting in a negative impact on the adjacent fish habitat provided that appropriate construction mitigation measures are implemented and a maximized vegetative buffer area is established between the building and the shoreline. In this regard a detailed Environmental Impact Study (EIS) would be necessary during the detailed design stage (through site plan approval) to assess the sensitivity of the adjacent fish habitat and identify measures specific to the site and the development proposed that will adequately ensure no negative impact.

The Building Division anticipates that the proposed recreation centre building will fall under Part 3 of the Ontario Building Code and will likely require the provision of on site water for fire fighting.

The Hiawatha First Nation and Alderville First Nation have advised the proposal will have little impact on their First Nation's traditional territory and/or rights. They wish to be kept apprised of any updates, archaeological findings and/or environmental impacts, should they occur.

Enbridge Gas Distribution does not object to the rezoning application.

Parks Canada – Trent Severn Waterway requests to be circulated on the site plan application for this property as their interests relate to a minimum 30 metre setback from the water and naturalization of the shoreline.

Public Comments: (from initial circulation and recreation building location)

The owners of 280 and 282 Lakeshore Drive to the south of the portion of the subject lands that was proposed for the recreational building, expressed concern with noise, privacy, proximity and access potential through an existing right-of-way that was originally established to provide access to 284 Lakeshore Drive. Larry McLaughlin provided one combined written submission in opposition outlining the concerns of several local residents relating to the status of the right of way, access for construction traffic, proximity of the proposed community building to residential neighbours, noise, increased vehicular traffic, potential for problematic behaviour and environmental concerns, which was distributed to Committee members prior to the public meeting.

The owner of 2352 Pigeon Lake Road expressed concern as the extent of his property was not properly illustrated on the site plan drawing circulated with the notice. The owner of 89 Colony Road inquired whether the remaining agricultural land will be for camping use and whether additional campsites or campers will be permitted. He had concerns with additional traffic and noise. He also wanted to know whether the Kawartha Region Conservation Authority (KRCA) reviewed the proposed recreational building.

At the Public Meeting on June 10, 2015, the Planning Committee was advised by the author of receipt of several comments by telephone regarding potential future expansion of the park, noise and traffic concerns with respect to an existing right of way that could provide access

The Owner's Planning Consultant, Tom Robinson, of T.M. Robinson Associates noted that in response to comments received from neighbours, the proposed site plan was being revised to incorporate the following: corrected property entrance location, reduced size of proposed recreation building and relocation of the recreation building away from residential properties. He stated that there is no intended use of the existing right of way by the resort now or in the future and that there is no proposal for future expansion of the operation.

Four residents made deputations at the Public Meeting, including the owner of 282 Lakeshore Drive, and the co-owners of 278 Lakeshore Drive, 221 Crosby Drive and 45 Colony Road who reiterated concerns related mainly to proximity, noise, potential expansion of the facility, traffic, fencing and the potential use of the existing right-of-way for access to/from Lakeshore Drive.

At the September 9, 2015 Planning Committee Meeting, the owner's Planning Consultant, Tom Robinson was a deputation as well as Larry McLaughlin, a resident of 278 Lakeshore Drive, who spoke on behalf of several local residents outlined in the correspondence he provided at that meeting. Mr. McLaughlin expressed concern related to the deeded access (right-of-way) to Lakeshore Drive and requested that the minimum setback be increased to 40 metres from any property line, expressing concern regarding noise, trespassing and privacy. Mr. Robinson's confirmed his client agreed to have the matter referred back to staff in order to address outstanding matters, including issues identified by neighbouring residents.

Agency Review Comments: (circulation of revised recreation building location)

The Building Division advise that although not a requirement of the rezoning, issues with respect to spatial separation to the (LSR) lot boundary will need to be addressed. As a result, the 4.5m setback illustrated will need to be increased.

Engineering notes this parcel does not have frontage on a municipally maintained road and access is limited to a registered right-of-way.

The Kawartha Region Conservation Authority advised that their previous comments (above) will still apply.

Parks Canada – Trent Severn Waterway advised they are pleased to see the building located a greater distance from the water. During the demolition of the identified two existing buildings, it is strongly recommended that the mature trees located in close proximity are not removed, nor harmed by this work. With this rejuvenation of resort facilities, and given the extent of development within the subject property, there is also an opportunity to rehabilitate the shoreline in this location with plantings of native vegetation to support the health of Pigeon Lake.

Kawartha Lakes Fire and Rescue has no concerns at this time.

Development Services – Planning Division Comments:

The appropriate background studies have been submitted to support the application and the revised application. These reports and background studies and revised plans have been circulated to the appropriate Agencies and City Departments for review and comment. Comments have been received from the circulated Agencies and City Departments, including the KRCA, Trent-Severn Waterway, Building, Engineering and Public Works.

It is appropriate to apply the Campground Commercial (C4) Zone to the entire existing "Lonesome Pine Resort" seasonal trailer park use. This use has already been established for a number of years and no additional impact is anticipated.

The portion of the land including the recreation building is to be rezoned to Campground Commercial Exception Three (C4-3) with a (H) Holding symbol. The purpose of the Holding Zone is to ensure that a site plan is registered on the property along with a detailed Environmental Impact Study (EIS). The EIS will

ensure appropriate construction mitigation measures are implemented between the building and the shoreline so that there is no negative impact on the adjacent fish habitat. Some of the other issues the site plan process will address are:

- the siting of the recreational building and its elevations;
- site servicing;
- stormwater management;
- lot grading and drainage;
- driveway location and access;
- noise attenuation;
- illumination;
- landscaping; and
- site signage.

Staff will ensure through this process that the construction and development respects the environment and adjacent residential properties. The "Campground Commercial Exception Three (C4-3) Zone" will only permit access to these lands over existing land zoned C4 from Pigeon Lake Road. The proposal will comply with all required yard setback requirements. In addition, the proposed recreation building will be limited in height to a one-storey building and will not be permitted to be used as a wedding or banquet facility.

The proposed zoning by-law recognizes that the only access to the resort and recreational amenity area is from Pigeon Lake Road. No other alternative or secondary access is intended or proposed. As the separate property known as 284 Lakeshore Drive, owned by Belmac Estate Properties Inc., is no longer part of the application, it is not subject to the rezoning and will not be merged together with the larger holdings.

In summary, the revised location for the proposed recreation building to the existing C4 zone is appropriate as it will provide increased distance and visual separation from neighbouring residential properties and would appear to be situated approximately 40 m. from neighbouring properties to the east and south. This new location should alleviate the proximity concerns raised by the neighbouring residents.

Conclusions:

The application has been reviewed in consideration of comments from the neighbouring residents, circulated agencies, relevant provincial policies, the City of Kawartha Lakes Official Plan, and the Township of Emily Zoning By-law. In consideration of the comments contained in this report, Staff respectfully recommends that the proposed rezoning application be approved by Council.

Attachments:



Appendix 'A'.pdf



Appendix 'B'.pdf



Appendix 'C'.pdf



Appendix 'D'.pdf

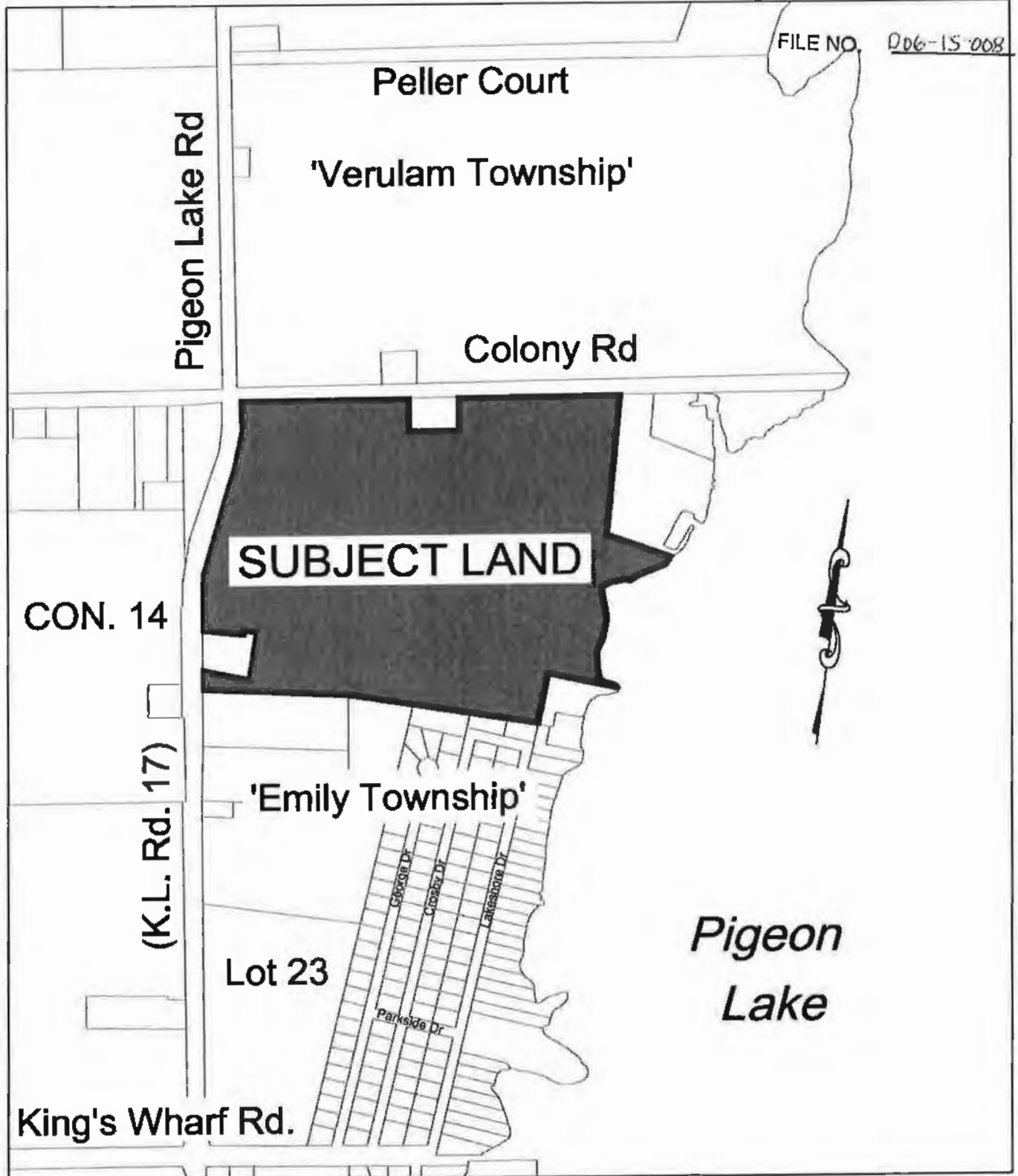


Appendix 'E'.pdf

Appendix "A" – Location Map
Appendix "B" – Revised Site Plan and Enlargement
Appendix "C" – Preliminary Building Elevations
Appendix "D" – Aerial Photo
Appendix "E" – Draft Zoning By-law

Phone:	705-324-9411 ext. 1324 or 1-888-822-2225 ext. 1324
E-Mail:	mlahay@city.kawarthalakes.on.ca
Department Head:	Chris Marshall
Department File:	D06-15-008

FILE NO. 006-15-008



APPENDIX B
 to
 REPORT PLAN 2016-021
 FILE NO. D06-15-008

No.	Date	Description	By
1	JAN. 12/16	ISSUED FOR RECORD	SP
2	JAN. 6/16	ISSUED FOR RECORD	SP
3	FEB. 2/16	ISSUED FOR RECORD	SP
4	MAY 12/16	ISSUED FOR RECORD	SP
5	AUG. 1/16	ISSUED FOR REVIEW	SP

REVISIONS

Do not scale drawings.
 Contractor is to check all dimensions and
 report any variations or discrepancies
 to the designer before proceeding
 with construction.

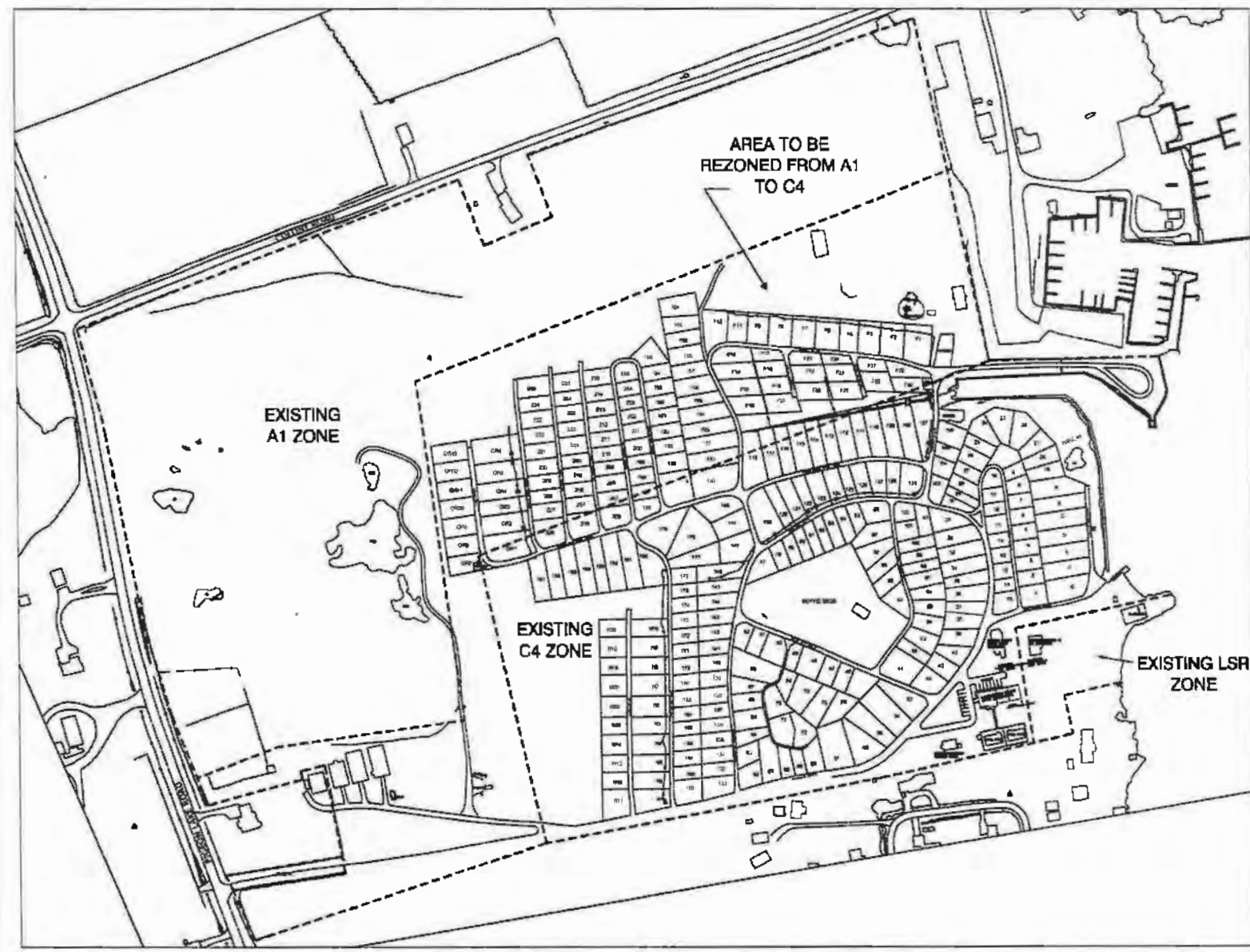

Parkbridge
LANDSCAPE ARCHITECTS

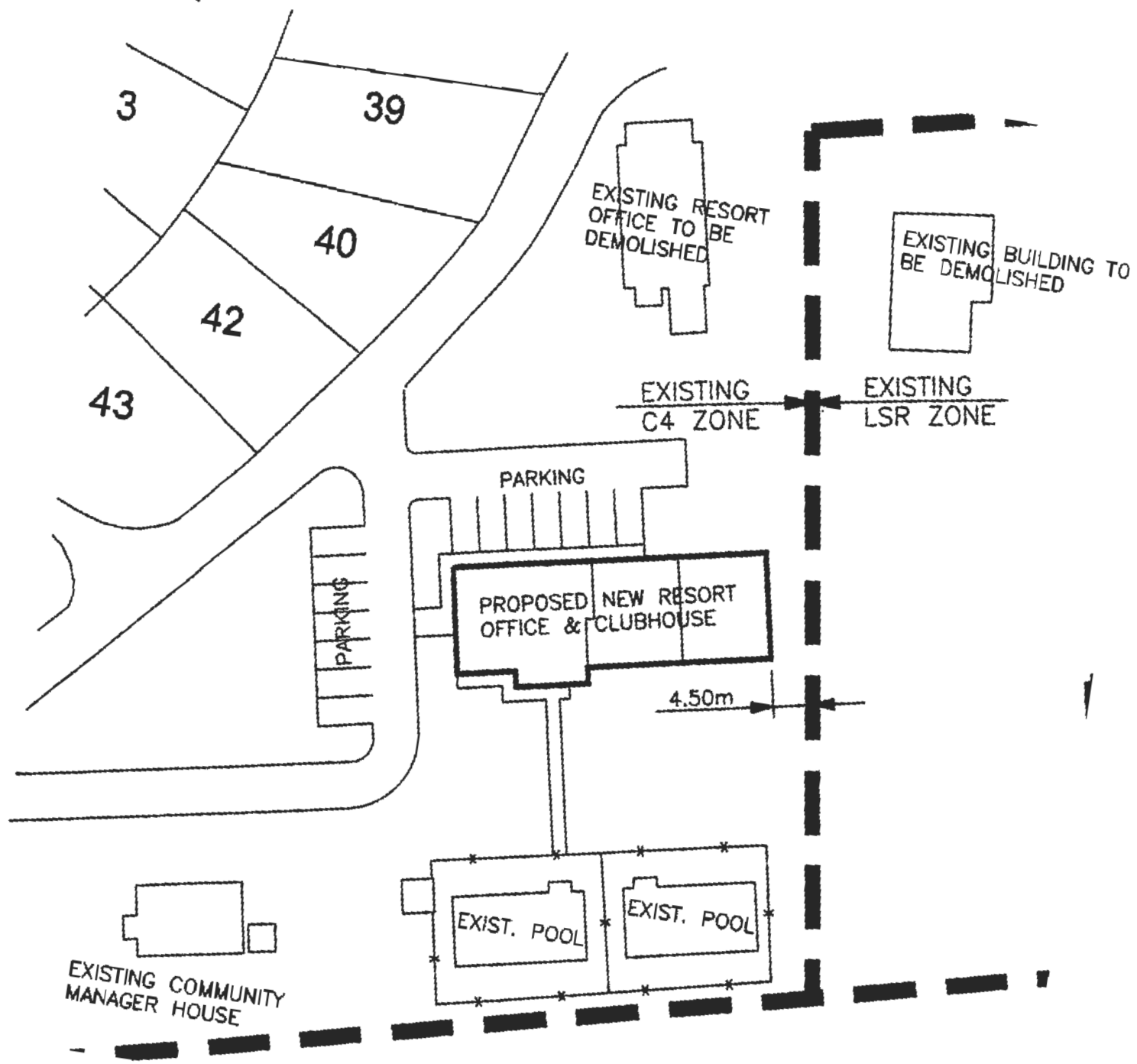
Date: APR 2016
 Title: SP
 Drawn:
 Checked:
 Scale:
 CAD Version:

LONESOME PINE
2346 PIGEON
LAKE ROAD
 BURBANK, ON

SITE PLAN

Date: APR 2016 Revision:
 Project No: Drawing No: **SP1**





APPENDIX C

DRAWING NOTES

REPORT PLAN 2016-021
 FILE NO. D06-15-008

DATE FOR REVIEW	DATE FOR REVIEW
REVISION	REVISION
REVISION	REVISION
REVISION	REVISION
REVISION	REVISION
REVISION	REVISION

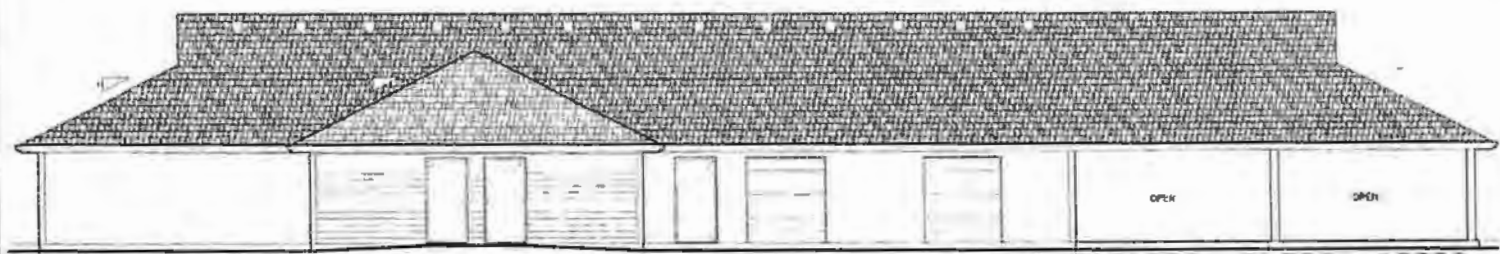
Brian Awde Architect

NEW CLUBHOUSE
 10000000 PAVES
 10000000 LAGE ROAD
 10000000 ONTARIO

PRELIMINARY
 ELEVATIONS

DATE: 10/10/15

SK-2



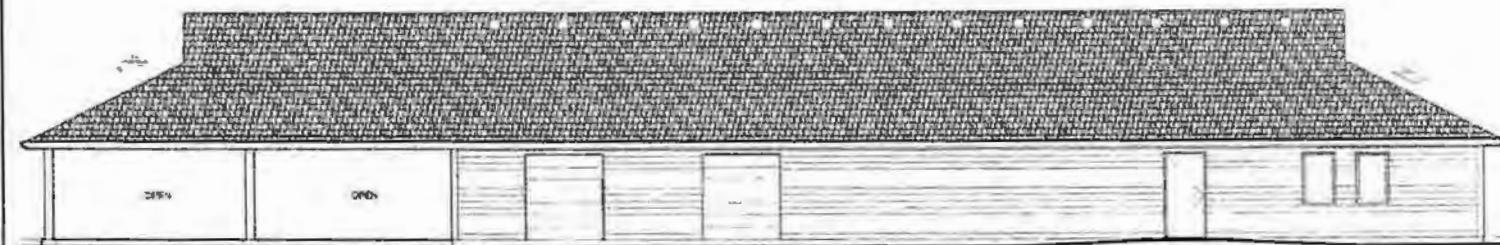
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

2346 Pigeon Lake Road (Emily)



Legend

- Road Centreline
- Upper Municipalities
- Property ROLL#
- Lots and Concessions
- Petroleum Well
- Wetlands
 - Locally Significant Wetlands
 - Provincially Significant Wetlands
 - Unevaluated Wetlands
- Water Body
 - Waterbodies
 - Woodland
 - CKL_River_Buff15m
 - KRCA Regulated Areas

APPENDIX "D"
to
REPORT PLAN 2016-021
FILE NO. D06-15-008

Notes

D06-15-008

0.38

Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

THE CORPORATION OF THE CITY OF KAWARTHA LAKES REPORT PLAN2016-021

BY-LAW 2016 -

FILE NO. D06-15-008**A BY-LAW TO AMEND THE TOWNSHIP OF EMILY ZONING BY-LAW NO. 1996-30
TO REZONE LAND WITHIN THE CITY OF KAWARTHA LAKES**

[File D06-15-008, Reports PLAN2015-052, PLAN2015-076 and PLAN2016-021, respecting Part of Lots 22 & 23, Conc. 14, identified as 2346 Pigeon Lake Road-567957 ONTARIO LIMITED]

Recitals:

1. Section 34 of the *Planning Act* 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 recognize the existing development of 299 trailer park sites for seasonal use, ancillary uses and permit a new multi-purpose recreation building on a portion of the land. A Holding symbol (H) shall be applied to ensure that a portion of the property is subject to site plan control.
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 2016-__.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part of Lots 22 & 23, Conc. 14, Geographic Township of Emily, City of Kawartha Lakes, 2346 Pigeon Lake Road.
- 1.02 **Textual Amendment:** By-law No. 1996-30 of the Township of Emily is further amended to add the following section to Section 17.3:
 - "17.3.3 Campground Commercial Exception Three (C4-3) Zone.
 - 17.3.3.1 Notwithstanding subsection 17.1.1, on land zoned C4-3, the permitted uses shall include a recreation building with a maximum floor area of 415 sq. m., containing enclosed and unenclosed gathering areas accessory to a C4 zoned area to be used by trailer park residents and their guests, in addition to existing ancillary uses, and associated parking and driveway areas. A dwelling unit will continue to be permitted on land zoned C4-3. A wedding and/or banquet facility use are not permitted.
 - 17.3.3.2 Notwithstanding any other zoning by-law requirement to the contrary, access to lands zoned C4-3 shall only be obtained over abutting land zoned C4 from Pigeon Lake Road.
 - 17.3.3.3 Notwithstanding subsection 17.2.1.5, the maximum building height for a recreation building shall not exceed one-storey.
 - 17.3.3.4 All other applicable requirements of Section 17.1 and Section 17.2 will continue to apply.
 - 17.3.3.5 On land zoned C4-3, the removal of the (H) Holding Symbol shall be in accordance with the following:
 - (a) completion of an Environmental Impact Study to the satisfaction of the City; and

(b) the owner shall enter into a site plan agreement with the City for any development on land zoned C4-3."

- 1.03 **Schedule Amendment:** Schedule 'A' to By-law No. 1996-30 of the Township of Emily is further amended to change the zone categories from the "Agricultural (A1) Zone" to "Campground Commercial (C4) Zone" and "Campground Commercial (C4) Zone" to "Campground Commercial Exception Three (C4-3)(H) Holding Zone" on a portion of the land for the land referred to as 'C4' and 'C4-3(H)', 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 and 36 of the *Planning Act*.

By-law read a first, second and third time, and finally passed, this ** day of ***, 2016.

Andy Letham, Mayor

Judy Currins, City Clerk

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2016.

MAYOR _____

CITY CLERK _____

