

# **The Corporation of the City of Kawartha Lakes**

## **Planning Advisory Committee Report**

**Report Number PLAN2017-038**

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**Date:** June 7, 2017

**Time:** 1:00 p.m.

**Place:** Council Chamber

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**Ward Community Identifier: Ward 6 - Fenelon**

**Subject:** Official Plan Amendment (D01-17-001) and Zoning By-law Amendment (D06-17-005) Applications to re-designate and rezone a 0.36 ha. portion of the subject land from the "Rural" designation and the "Agricultural (A1) Zone" to "Waterfront" designation with a "Special Area Policy" and to "Limited Service Residential Exception Eleven (LSR-11) Zone" to facilitate a future consent for a lot addition on the property described as Part Lot 25, Concession 8, geographic Township of Fenelon, Potts Shore Road (O'Connor).

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**Author/Title: Mark LaHay, Planner II**

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### **Recommendations:**

**RESOLVED THAT** Report PLAN2017-038, respecting Part Lot 25, Concession 8, geographic Township of Fenelon, "O'Connor – Applications D01-17-001 & D06-17-005", be received;

**THAT** a By-law to implement Official Plan Amendment application D01-17-001 respecting Part Lot 25, Concession 8, geographic Township of Fenelon, now City of Kawartha Lakes, substantially in the form attached as Appendix 'C' to Report PLAN2017-038 be approved and adopted by Council;


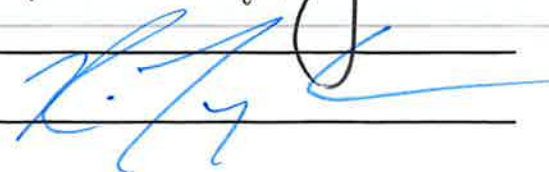
**THAT** a By-law to implement Zoning By-law Amendment application D06-17-005 respecting Part Lot 25, Concession 8, geographic Township of Fenelon, now City of Kawartha Lakes, substantially in the form attached as Appendix 'D' to Report PLAN2017-038 be approved and adopted by Council; and

**THAT** the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of these applications.

**Department Head:**

**Corporate Services Director / Other:**

**Chief Administrative Officer:**

## **Background:**

The statutory public meeting was held by the Planning Committee on March 8, 2017, which adopted the following recommendation:

**Moved By** Councillor Elmslie

**Seconded By** Councillor Macklem

**RECOMMEND THAT** Report PLAN2017-012, **respecting Part Lot 25, Concession 8, geographic Township of Fenelon, O'Connor - Applications D01-17-001 and D06-17-005**, be received;

**THAT** the Application respecting the proposed Amendments to the City of Kawartha Lakes Official Plan and Township of Fenelon Zoning By-law, be referred back to staff for further review and processing until such time that all comments have been received from all circulated Agencies and that any comments and concerns have been addressed.

**CARRIED**

At the Council Meeting of March 21, 2017, Council adopted the following resolution:

**Moved By** Councillor O'Reilly

**Seconded By** Councillor Miller

**RESOLVED THAT** the Minutes of the March 8, 2017 Planning Committee Meeting be received and the recommendations be adopted.

**CARRIED**

This report addresses that direction.

The applicant proposes to re-designate and rezone a 0.36 ha. (0.89 ac.) portion of the subject land from the "Rural" designation and the "Agricultural (A1) Zone" to "Waterfront" designation with a "Special Area Policy" and to "Limited Service Residential Exception Eleven (LSR)-11) Zone" to facilitate a future consent for a lot addition. The official plan and zoning change would permit the severance of a portion of the subject land to be consolidated with a waterfront property identified as 65 Potts Shore Road. The proposed zoning of the land to be severed will not permit a dwelling and will only permit an accessory building (i.e. garage) to a dwelling on 65 Potts Shore Road.

Owner: Laurel O'Connor

Applicant: EcoVue Consulting Services Inc., c/o Kent Randall

Legal Description: Part Lot 25, Concession 8, geographic Township of Fenelon

Designation:	"Rural" with "Significant Woodland" Natural Heritage Feature, City of Kawartha Lakes Official Plan		
Zone:	"Agricultural (A1) Zone" on Schedule 'A' of the Township of Fenelon Zoning By-law No. 12-95		
Lot Area:	0.36 ha. (0.89 ac.) [severed]; ~0.78 ha. (~1.9 ac.) [retained]; 0.16 ha. (~0.40 ac.) – GIS; 0.133 ha (~0.33 ac.) [benefitting lands] - MPAC		
Site Servicing:	No servicing proposed on severed lands; Private individual on-site sewage disposal and well on benefitting lands		
Existing Uses:	Severed and Retained land - Rural vacant land Benefitting land - Residential waterfront dwelling		
Adjacent Uses:	North and South:	Rural Residential/Rural	
	East:	Shoreline Residential/Cameron Lake	
	West:	Highway 35/Rural-Agricultural	

The owner of 65 Potts Shore Road wants to delineate a portion of the subject property located on the westerly side of Potts Shore Road, directly opposite the owner's non-abutting waterfront property to be used for additional space to construct a proposed garage, which will be accessory to the dwelling on the waterfront property. The garage is proposed to be located on a relatively flat area of the subject property that is open and cleared on soils primarily consisting of historical and recent fill.

### **Rationale:**

The subject property is located on the north side of Bayview Road on the west side of municipally owned and maintained Potts Shore Road. The 0.36 ha portion of the subject property proposed to be redesignated and rezoned to facilitate a future severance for a lot addition will be consolidated with the adjacent 0.16 ha. waterfront parcel to accommodate a proposed garage, as an accessory use to the existing shoreline residential use of 65 Potts Shore Road. Amendments to the Official Plan and Zoning By-law are necessary for the severed land (to be added to the benefitting land), in order to permit the proposed severance and lot addition.

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 EcoVue Consulting Services Inc., dated September 29, 2016. 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. Environmental Impact Study prepared by Cambium Inc., dated September 9, 2016.
3. Stage 1 & 2 Archaeological Assessment prepared by Earthworks Archaeological Services, dated September 18, 2016.
4. Letter from Archaeology Review Officer of the Ministry of Tourism, Culture and Sport dated January 26, 2017 acknowledging the above assessments have been entered into the Ontario Public Register of Archaeological Reports.
5. Proposed Consent Sketch for Lot Addition for OPA & ZBA prepared by EcoVue Consulting Services Inc., dated October, 2016.

Staff has reviewed the Planning Justification Report in support of the proposed amendments and accepts the planning rationale given. The Kawartha Region Conservation Authority has completed their review of the submitted Environmental Impact Study and is satisfied with its conclusions.

### **Provincial Policies:**

#### **Growth Plan for the Greater Golden Horseshoe, 2006:**

The Growth Plan guides land-use planning decisions including resource protection in the interest of promoting economic prosperity. Section 2.2.2 (1)(i) of the Growth Plan directs development to settlement areas except development related to the management or use of resources, resource based recreational activities and rural land uses that cannot be located within settlement areas. The proposed lot addition will facilitate a use that will be accessory to a resource based recreational activity.

Therefore, these applications conform to the policies of the Growth Plan (GP).

#### **Provincial Policy Statement, 2014 (PPS):**

The Provincial Policy Statement (PPS) provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment.

Section 1.1.5 of the PPS provides policy with respect to rural lands and permitted uses, which include resource-based recreational uses (including recreational dwellings). An accessory structure (garage) is proposed to be built on the land proposed to be severed and will be considered accessory to the existing recreational use through the addition of the parcel to the waterfront lot containing the dwelling.

Section 2.1 of the PPS provides policy with respect to the Wise Use and Management of Resources to protect Natural Heritage features, which does not permit development in significant wetlands, significant woodlands, and significant

wildlife habitat or on adjacent lands to these features including fish habitat, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. In addition, development and site alteration shall not be permitted in habitat of endangered species and threatened species.

A scoped Environmental Impact Study (EIS) was submitted in support of the applications, which evaluated the impact of the proposed severance and construction of a garage on the surrounding natural environment. According to the EIS, the mapped significant woodland overlay does not meet the criteria to be classified as significant. This has now been confirmed by the Kawartha Region Conservation Authority (KRCA). There were no observed overland drainage features from the proposed severed area that would appear to impact Cameron Lake and associated fish habitat. With respect to Species at Risk (SAR), no endangered species and threatened species were observed; however the red-headed woodpecker (Special Concern) has been reported to occur in the general area of the site and may find limited suitable habitat, although no woodpecker holes were observed.

The EIS concluded that the construction of a garage would not adversely affect the ecological integrity of the property or surrounding area provided the recommendations contained within Section 5.0 of the EIS are adhered to. These include limiting tree clearing and construction activities to take place outside the bird breeding window of April 15<sup>th</sup> to July 31<sup>st</sup>, implementing recommendations to reduce the likelihood of spreading invasive vegetative species, and should any SAR be subsequently identified on the property, that it be left undisturbed and the Ministry of Natural Resources and Forestry (MNR) be immediately notified as dictated by the Endangered Species Act (ESA), 2007.

Section 2.6 of the PPS does not permit development and site alteration on lands containing archaeological resources or area of archaeological potential unless significant archaeological resources have been conserved. A Stage 1 and 2 Archaeological Assessment was submitted concluding that the subject lands of the proposed consent are free of archeological material and no further assessment is recommended. Confirmation was received that these assessments have now been entered into the Ontario Public Register of Archaeological Reports.

Section 3.1 of the PPS provides policies for protecting public health and safety by directing development away from hazardous lands and sites that may be subject to flooding and/or erosion or human-made hazards. There does not appear to be any natural or human-made hazards associated with these applications.

Therefore, these applications are consistent with the PPS.

### **Official Plan Conformity:**

The land to be severed is designated "Rural" and the benefitting land (65 Potts Shore Road) is designated "Waterfront" in the City's Official Plan (OP). Although

the focus of the rural designation is generally to protect agricultural lands from non-farm activities and preserve and promote the rural character, it also provides for the wise use and management of resource based recreational activities. However, the rural land use policies do not contemplate the type of consent proposed for a lot addition for a resource based recreational use accessory to a waterfront property. As such, the Waterfront designation is considered more appropriate, recognizing this accessory use, which is to be legally associated with the waterfront parcel, which permits a vacation or single detached dwelling.

As there is no wetland between the upland and open water, Section 20.3.4 of the OP supports the Waterfront designation, which will apply if development functionally related to and utilizes recreational features of the lake or river. The proposed lot addition will not alter existing shoreline character nor represent intrusive waterfront development in keeping with Sections 20.3.7 and 20.3.11.

Under Section 33.3.7, consents which have the effect of changing boundary lines and which do not create additional lots, should be evaluated on their own merits. The application proposes a Special Policy for the proposed severed lot to be added to an existing waterfront lot with a waterfront use, which does not have the effect of creating a separate building lot that complies with relevant policies.

### **Zoning By-Law Compliance:**

The land to be severed is zoned "Agricultural (A1) Zone" in the Township of Fenelon Zoning By-law 12-95, which permits agricultural uses, kennels, riding and boarding stables, a single detached dwelling and home occupation amongst other uses. Once severed, the remaining lands, although reduced in lot area, will continue to permit a single detached dwelling, as the remaining lot will be deemed to conform as per provisions in the zoning by-law. The benefitting lot containing the existing recreational dwelling is zoned "Limited Service Residential (LSR) Zone", which permits the existing uses. The applicant has submitted a Zoning By-law Amendment application for consideration to restrict the use of the subject land to accessory residential uses (i.e. garage) to a dwelling located on 65 Potts Shore Road. The application proposes an LSR exception zone category for the proposed severed lot to recognize land use restrictions that will prohibit a residential dwelling or other primary building or structure, to implement the proposed Official Plan Amendment.

### **Other Alternatives Considered:**

No other alternatives have been considered.

### **Financial/Operation Impacts:**

There are no financial impacts unless Council's decision to adopt or its refusal to adopt the requested amendments is appealed to the Ontario Municipal Board. In the event of an appeal, there would be costs, some of which may be recovered from the applicant.

## **Relationship of Recommendations To The 2016-2019 Strategic Plan:**

The City's Strategic Plan outlines Council's vision for the municipality. The vision consists of three main Strategic Goals, namely:

- Goal 1 – A Vibrant and Growing Economy
- Goal 2 – An Exceptional Quality of Life
- Goal 3 – A Healthy Environment

This application aligns with the healthy environment and exceptional quality of life strategic goals by creating a larger property with sufficient land area to support the existing and proposed development without over developing the lakefront.

## **Review of Accessibility Implications of Any Development or Policy:**

There are no accessibility implications for the City.

## **Servicing Comments:**

The vacant land portion to be severed is not serviced and the proposed zoning exception does not permit a residential use. The existing single detached dwelling on the benefitting land is serviced by a private sanitary sewage disposal system and individual well.

## **Consultations:**

Notice of this application was circulated to persons within a 500 metre radius, agencies, and City Departments which may have an interest in the application. To date, we have received the following comments:

### Agency Review Comments:

The Building Division advised on February 13, 2017 that there are no concerns.

The Building Division – Part 8 Sewage Systems advised on February 15, 2017 that there were no issues with these applications.

Development Engineering Division confirmed on February 16, 2017 that they have no objection to or comment on the proposed amendments.

Community Services advised in a letter dated February 16, 2017 and received February 27, 2017 that they have no comments or concerns with the applications.

Parks Canada Trent-Severn Waterway advised in a letter dated March 5, 2017 and received March 6, 2017 that there appears to be no concerns with the applications.

Kawartha Region Conservation Authority advised on March 16, 2017 that they would foresee no issue with the approval of the applications based on their consideration for natural hazards, natural heritage and water quality and quantity protection policies provided the recommendations outlined in Section 5.0 of the Environmental Impact Study (EIS) are adhered to. (These recommendations have been previously discussed under the Provincial Policy Statement section).

### **Development Services – Planning Division Comments:**

The appropriate background studies have been submitted to support the applications for Official Plan and Zoning By-law amendment. These reports and background studies have been circulated to the appropriate Agencies and City Departments for review and comment. The applications conform to the 2006 Growth Plan and are consistent with the 2014 Provincial Policy Statement. Conformity with the City of Kawartha Lakes Official Plan has been demonstrated and staff supports the request to amend Section 20 of the Official Plan to add a special policy to facilitate a lot addition by consent under Section 53 of the Planning Act to the property known municipally as 65 Potts Shore Road. It is appropriate that an accessory building, such as a garage, which is accessory to the primary use on the property known municipally as 65 Potts Shore Road, may be permitted within the provisions of the implementing zoning by-law; however, no dwelling will be permitted on the subject land proposed to be severed.

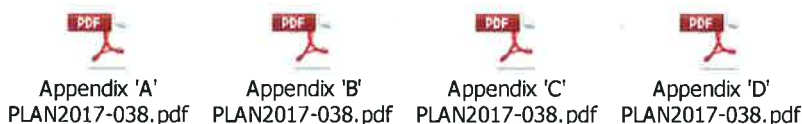
It should also be noted that the existing lot on the west side of Potts Shore Road is considered an existing lot of record and therefore currently eligible for a Building Permit to construct a residential dwelling. Since the lot is being reduced in size through a severance that is in conformity with the Official Plan, the retained lot on Bayview Road would continue to be eligible for a Building Permit to construct a residential dwelling under the zoning by-law.

### **Conclusion:**

Staff supports the applications for Official Plan Amendment and Zoning By-law Amendment based on the information contained in this report and the comments received. Staff respectfully recommends that the applications be referred to Council for Approval.

### **Attachments:**

The following attached documents may include scanned images of appendixes, maps, and photographs. If you require an alternative format, please call Mark LaHay, Planner II, (705) 324-9411 ext. 1324.





Appendix 'A' – Location Map

Appendix 'B' – Sketch for Proposed Amendments for Lot Addition

Appendix 'C' – Draft Official Plan Amendment

Appendix 'D' – Draft Zoning By-law Amendment

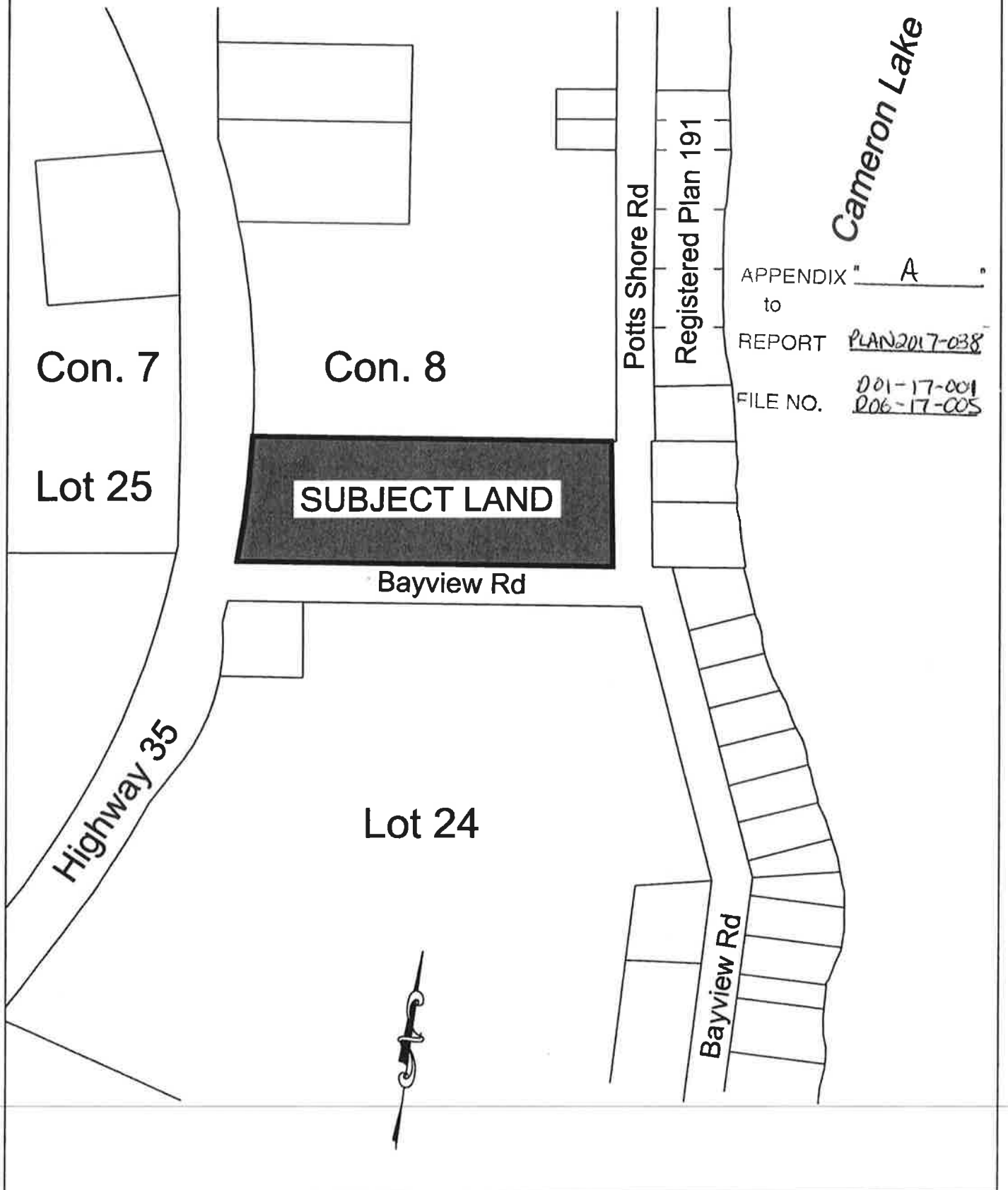
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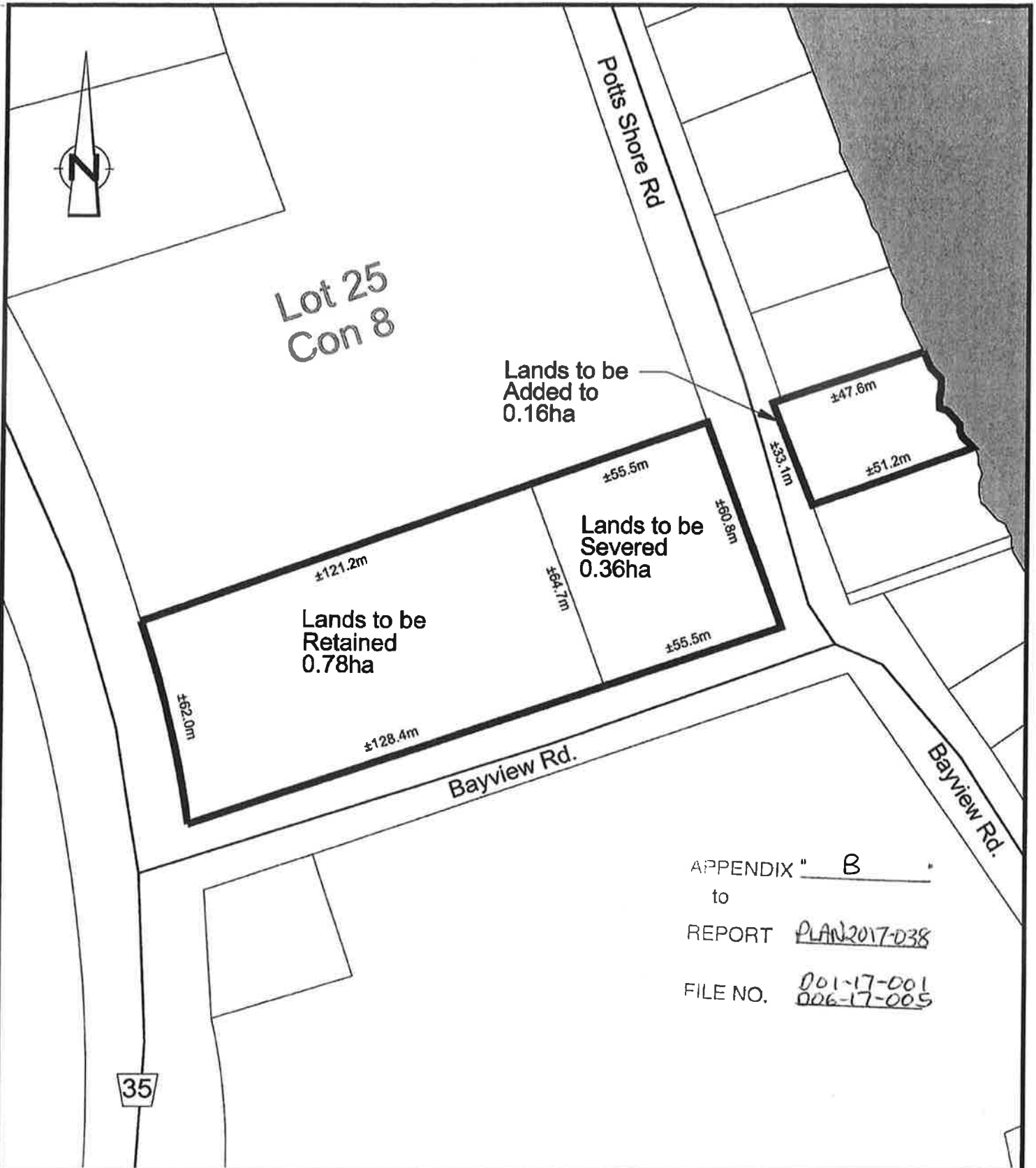
**Department Head E-Mail:** [cmarshall@city.kawarthalakes.on.ca](mailto:cmarshall@city.kawarthalakes.on.ca)

**Department Head:** Chris Marshall

**Department Files:** D01-17-001 & D06-17-005

# Geographic Township of Fenelon





APPENDIX " B " to

REPORT PLAN 2017-038

FILE NO. 001-17-001  
006-17-005



PROJECT NO: 16-1616

DATE: Oct 12 2016

HORIZ. SCALE: 1:1,500

## Figure No. 2 - Consent Sketch

O'Connor GPA/ZBA

65 Potts Shore Road

Part of Lot 25 Con 8

Former Fenelon Township - City of Kawartha Lakes

**The Corporation of the City of Kawartha Lakes**REPORT PLAN2017-038**By-Law 2017 -**FILE NO. D01-17-001  
006-17-005**A By-Law to Amend the City of Kawartha Lakes Official Plan to Redesignate Land within the City of Kawartha Lakes**

[File D01-17-001, Report PLAN2017-038, respecting Part Lot 25, Concession 8, geographic Township of Fenelon, Potts Shore Road – O'Connor]

**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 change the land use designation from "Rural" to "Waterfront" and 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, to facilitate a lot addition by consent under Section 53 of the Planning Act to the property known municipally as 65 Potts Shore Road. An accessory use, such as a garage, that is accessory to the primary use on the property known municipally as 65 Potts Shore Road may be permitted within the provisions of the implementing zoning by-law; however, no dwelling will be permitted on the subject land of the proposed consent.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 25.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2017-\*\*\*.

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

- 1.01 **Property Affected:** The property affected by this By-law is a portion of Part Lot 25, Concession 8, geographic Township of Fenelon, now in the City of Kawartha Lakes, Potts Shore Road.
- 1.02 **Amendment:** Amendment No. 25 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 \_\_\_\_\_, 2017.

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Andy Letham, Mayor

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Judy Currins, City Clerk

## **Schedule 'A' to By-law No. 2017-\*\*\***

The Corporation of the City of Kawartha Lakes

### **Amendment No. 25 To The Official Plan - The City of Kawartha Lakes**

#### **Part A - The Preamble**

##### **A. Purpose**

The purpose of the official plan amendment is to change the land use designation on Schedule 'A-5' in the City of Kawartha Lakes Official Plan on a portion of the subject land from "Rural" to "Waterfront" with a special policy to facilitate a future consent for a lot addition. The land is also subject to an application for zoning by-law amendment.

The effect of the change would permit the severance of a portion of the subject land to be consolidated with a waterfront property identified as 65 Potts Shore Road. The subject land to be severed will not permit a dwelling and will only permit an accessory building or use that is accessory to a dwelling on 65 Potts Shore Road.

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

The subject land has a lot area of approximately 1.14 ha. and is situated in the geographic Township of Fenelon, between Highway 35 and Potts Shore Road. The easterly portion of the subject land affected by this application has an area of approximately 0.36 ha. and is located at the northwest corner of Bayview Road and Potts Shore Road. The property is legally described as Part Lot 25, Concession 8, geographic Township of Fenelon, now City of Kawartha Lakes.

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

Council has enacted this official plan amendment in response to an application submitted by EcoVue Consulting Services Inc. on behalf of the owner to permit the severance of a portion of the subject land to be consolidated with a waterfront property identified as 65 Potts Shore Road for the benefit of the owner. It is intended that a special policy be incorporated into the City of Kawartha Lakes Official Plan to facilitate a subsequent application to add the subject land by consent under Section 53 of the Planning Act to the property known municipally as 65 Potts Shore Road. An accessory building, such as a garage, that is accessory to the primary use on the property known municipally as 65 Potts Shore Road may be permitted within the provisions of the implementing zoning by-law; however, no dwelling will be permitted on the subject land proposed to be severed.

The land is designated "Rural" with "Significant Woodland" Natural Heritage Feature as shown on Schedules "A-5" and "B-5" 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 are justified and represent good planning for the following reasons:

1. The proposed use conforms to relevant provincial policy documents being the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.
2. The proposed use conforms to the goals and objectives of the Waterfront designation as set out in the City of Kawartha Lakes Official Plan.
3. The proposed use is compatible and integrates well with the surrounding area.
4. The applicant has submitted background reports to demonstrate the appropriateness of the proposed use with respect to the protection of the environment and the Kawartha Region Conservation Authority is satisfied with the Environmental Impact Study.

## **Part B - The Amendment**

### **D. Introductory Statement**

All of this part of the document entitled Part B - The Amendment, consisting of the following text constitutes Amendment No. 25 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:**

- “20.7.5. Notwithstanding Section 20 of this Plan, on Part of Lot 25, Concession 8, geographic Township of Fenelon, lands designated as Waterfront may be added by consent under Section 53 of the Planning Act to the property known municipally as 65 Potts Shore Road. Uses that are accessory to the primary use on the property known municipally as 65 Potts Shore Road may be permitted in accordance with the provisions of the implementing zoning by-law. A residential dwelling unit will not be permitted on the subject lands of the proposed consent.”
2. Schedule ‘A-5’ to the Official Plan of the City of Kawartha Lakes is hereby amended by changing the land use designation of a portion of the subject land located at Part of Lot 25, Concession 8, from the “Rural” designation to the “Waterfront” designation as shown on Map ‘A’ attached hereto, as land to be re-designated ‘Waterfront – Subject to Special Policy 20.7.5’.
3. Schedule ‘A-5’ of the City of Kawartha Lakes Official Plan is hereby amended by inserting a note that the lot is subject to Special Policy 20.7.5

of the Official Plan, as shown on Map 'A' as 'Land to be Re-designated Waterfront'.

**F. Implementation and Interpretation**

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



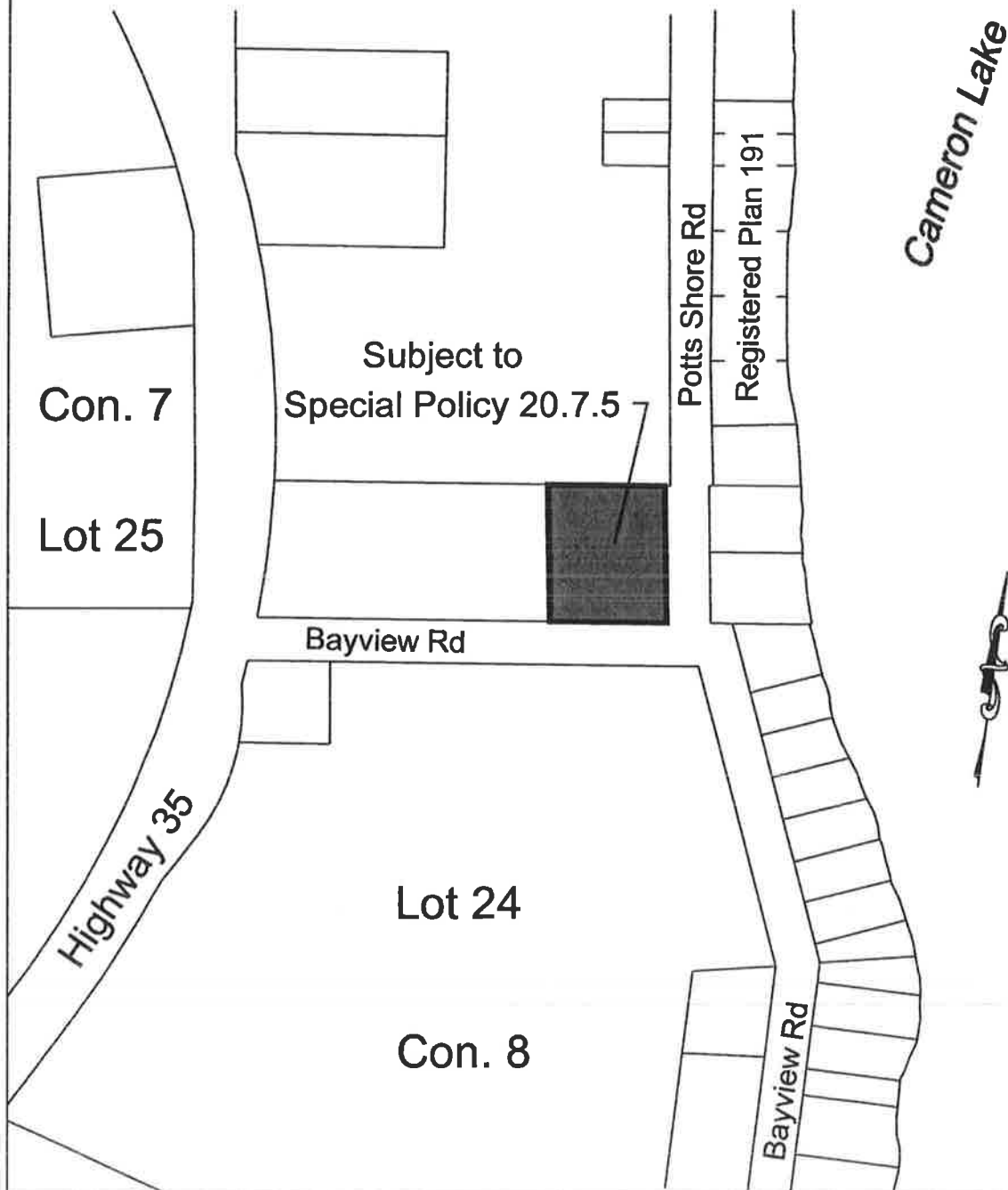
THE CORPORATION OF THE CITY OF

# KAWARTHA LAKES

Map 'A' to Amendment No. 25

to the City of Kawartha Lakes Official Plan

## Geographic Township of Fenelon



LAND TO BE RE-DESIGNATED WATERFRONT

to

**The Corporation of the City of Kawartha Lakes**REPORT PLAN2017-038**By-Law 2017 -**FILE NO. 001-17-001  
006-17-005**A By-Law To Amend The Township of Fenelon Zoning By-Law No.  
12-95 To Rezone Land Within The City Of Kawartha Lakes**

[File D06-17-005, Report PLAN2017-038, respecting Part Lot 25, Concession 8,  
geographic Township of Fenelon, Potts Shore Road – O'Connor]

**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 permit a portion of the land to be severed and consolidated with a waterfront property known as 65 Potts Shore Road to be used only for purposes accessory to a dwelling on 65 Potts Shore Road.
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 2017-\_\_.**

**Section 1:00 Zoning Details**

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part Lot 25, Concession 8, geographic Township of Fenelon, City of Kawartha Lakes, Potts Shore Road.
- 1.02 **Textual Amendment:** By-law No. 12-95 of the Township of Fenelon is further amended to add the following section to Section 15.3:
  - "15.3.11 Limited Service Residential Exception Eleven (LSR-11) Zone
  - 15.3.11.1 Notwithstanding the definition of "Accessory Building" and "Accessory Use", and subsections 3.18.2, 15.1.1 and 15.2.1, on land zoned LSR-11, a residential dwelling is not permitted but buildings, structures and uses accessory to the adjacent developed residential lot municipally known as 65 Potts Shore Road are permitted."
- 1.03 **Schedule Amendment:** Schedule 'A' to By-law No. 12-95 of the Township of Fenelon is further amended to change the zone category from the "Agricultural (A1) Zone" to the "Limited Service Residential Exception Eleven (LSR-11) Zone" for the land referred to as 'LSR-11', 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 \*\* day of \*\*\*, 2017.

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Andy Letham, Mayor

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Judy Currins, City Clerk

THE CORPORATION OF THE CITY OF

# KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW \_\_\_\_\_ PASSED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_

## Geographic Township of Fenelon

