

The Corporation of the City of Kawartha Lakes

By-Law 2018 -

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 D06-2018-006, Report PLAN2018-032, respecting Part of Lots 7 and 8, Concession 13, geographic Township of Emily, identified as 432 King's Wharf Road

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 furniture manufacturing facility with a limited retail sales component.
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 2018-__.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part of Lots 7 and 8, Concession 13, 432 King's Wharf Road, geographic Township of Emily, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 1996-30 of the Township of Emily is further amended to add the following section to Section 7.3:

"7.3.30 AGRICULTURAL EXCEPTION THIRTY ONE (A1-31) ZONE

7.3.30.1 In addition to the permitted uses and zone provisions for the A1 Zone in Sections 7.1 and 7.2, on land zoned "A1-31", the following shall apply:

- (a) Permitted Uses
 - (i) A woodworking shop for the manufacture of furniture and other wood products.
 - (ii) Limited ancillary retail sales of the products produced on the property.
- (b) Woodworking shop building requirements:
 - (i) maximum floor area: 375 square metres
 - (ii) maximum number of storeys: 1

- (iii) floodlighting is not permitted to be attached to and/or illuminate the building exterior.
 - (c) Notwithstanding Section 3.14.1.2, the total number of required parking spaces for the woodworking shop use is seven (7). One (1) of the seven (7) parking spaces must be an accessible parking space. The accessible parking space and the pathway leading from the accessible parking space to the main door shall be a hard surface in the form of either asphalt or concrete.
 - (d) Section 3.14.2.1 shall also apply to the woodworking shop use.
- 7.3.30.2 Outdoor storage and display is prohibited within the A1-31 Zone.”

1.03 **Schedule Amendment**: Schedule ‘A’ to By-law No. 1996-30 of the Township of Emily is further amended to change the zone category on a portion of the property described as Part of Lots 7 and 8, Concession 13 from “Agricultural (A1) Zone” to “Agricultural Exception Thirty One (A1-31) Zone”, 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 ***, 2018.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

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

THIS _____ DAY OF _____ 2018.

MAYOR _____

CITY CLERK _____

Con. 14

King's Wharf Road

(K.L. Rd. 7)

Sturgeon Road

50 m
40 m
100 m
300 m

A1-31

Con. 13

Geographic Township of Emily

Mustang Drive

Lot 7

Lot 8