

The Corporation of the City of Kawartha Lakes

By-Law 2018 -

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 D06-2018-008, Report PLAN2018-031, respecting Lot 9 and Block 10, Plan 573, geographic Township of Fenelon, identified as 14 and 24 Jubbs Shore 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 two specific parcels of residential land described in Section 1 of this By-law in order to fulfill conditions of provisional consent required by the Director of Development Services through Consent Applications D03-16-027 and D03-16-028.
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 Lot 9 and Block 10, Plan 573, 14 and 24 Jubbs Shore Road, geographic Township of Fenelon, City of Kawartha Lakes.

1.02 **Textual Amendment:** By-law No. 12-95 of the Township of Fenelon is further amended by deleting Section 13.3.7.1 and replacing it with the following:

“13.3.7.1 Notwithstanding articles 13.2.1.1 (b), 13.2.1.2 (c), and 13.2.1.3 (d), land zoned “RR3-7” shall be subject to the following zone provisions:

(a) lot area (min.) 8,100 sq. m.

(b) rear yard (min.) 1.7 m

(c) existing accessory structures

Notwithstanding articles 3.1.2.3, 3.1.4.1(c), and 3.18.1.1(a) the unenclosed deck(s) and swimming pool in existence on the date of passing of this by-law and the modifications required to the decks specified in the conditions of provisional consent for Consent Application D03-16-028, are permitted to

maintain a rear yard setback of 0.05 metres and a setback of nil to the interior side lot line that runs in a northerly direction to the immediate east of the dwelling.

(d) new construction of/modification to existing accessory structures

Article 13.3.7.1(c) shall not apply to new deck construction and/or modification to the existing deck(s). Notwithstanding article 13.2.1.3, new deck construction is permitted to maintain a minimum rear yard setback of 0.7 metres. Article 3.18.1.1(a) shall not apply to new deck construction and/or modification.

Article 13.3.7.1(c) shall not apply to the construction and/or placement of a new swimming pool.”

- 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 on a portion of the property described as Part 4, 57R-10619 (Part of Lot 9, Plan 573) from “Rural Residential Type Three (RR3) Zone” to “Rural Residential Type Three Exception Seven (RR3-7) Zone”, and to change the zone category on a portion of the property described as Part 2, 57R-10619 (Part of Block 10, Plan 573) from “Rural Residential Type Three Exception Seven (RR3-7) Zone” to “Rural Residential Type Three (RR3) 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 _____

GEOGRAPHIC TOWNSHIP OF FENELON

