

The Corporation of the City of Kawartha Lakes

By-Law 2017 -

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 D06-17-007, Report PLAN2017-045, respecting West Half of Lot 21 and Part of Lot 22, Concession 5, Geographic Township of Fenelon, identified as 1993 Glenarm Road – BRENNEMAN]

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 custom metal roofing, siding and supplies business as an additional permitted use on a portion of the subject land.
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-XXX.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as West Half of Lot 21 and Part of Lot 22, Concession 5, 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 to add the following section to Section 8.3:
 - “8.3.22 Agricultural Exception Twenty-Two (A1-22(H)) Zone
 - 8.3.22.1 Notwithstanding Section 8.1 and 8.2, land zoned “A1-22” may also be used for a custom metal roofing, siding and supplies business, subject to the following provisions:
 - a) Maximum floor area of all buildings 1,600 sq. m.;
 - b) The total lot area devoted to the use is restricted to a maximum of 0.65 ha.
 - 8.3.22.2 On land zoned “A1-22(H)”, the removal of the (H) holding symbol shall be in accordance with the following:
 - a) The owner shall enter into a site plan agreement for the proposed development.”
- 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 Agricultural Exception Twenty-Two (A1-22(H)) Zone for the land referred to as ‘A1-22(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 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.

Andy Letham, Mayor

Judy Currins, City Clerk