

The Corporation of the City of Kawartha Lakes

By-Law 2018-

A By-Law to Amend the Township of Manvers Zoning By-Law No. 87-06 to Rezone Land Within The City Of Kawartha Lakes

[File D06-2018-013, Reports PLAN2018-036 and PLAN2018-057, respecting Part Lot 13, Concession 7, geographic Township of Manvers, identified as 804 Highway 7A – Sutcliffe]

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 variety of on-farm diversified uses and agri-tourism uses on 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 2018-_____.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part Lot 13, Concession 7, geographic Township of Manvers, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 87-06 of the Township of Manvers is further amended to add the following section to Section 10.4:

- kk Notwithstanding the permitted uses and zone requirements for the A1 Zone, on land zoned A1-S37(H), the following shall apply:

In addition to the permitted uses in Subsection 10.1 land zoned A1-S37 may also be used for on-farm diversified uses and agri-tourism uses as defined herein:

On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value added agricultural products.

Agri-tourism uses: means those farm related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

Generally, and without limiting the permitted uses, on land zoned A1-S37, on-farm diversified uses and agri-tourism uses shall include; social events such as farm based educational programs, workshops on farming operations, gallery space, displays of farm equipment in a museum setting, dances, musical and artistic performances, weddings, private parties, charitable fund raisers, farm to table dinners, corporate functions, and accommodation in a limited number of un-serviced pioneer cabins and a bed and breakfast in the existing dwelling on the property as of the date of adoption of the By-law. All permitted uses are permitted to obtain liquor licenses.

For the purposes of on-farm diversified uses and agri-tourism uses, Un-serviced pioneer cabins: means a building for sleeping, containing no cooking or sanitary facilities and which is an accessory use to an on-farm diversified use or agri-tourism use. Un-serviced pioneer cabins are limited to 10 per property.

Notwithstanding the permitted uses and zone requirements for the A1 Zone, on land zoned A1-S37(H), the following environmental standards shall also apply:

- a) A 120 metre radius of the last known location of the Eastern Meadowlark shall be maintained to represent adjacent lands significant habitat.
- b) A 15 metre natural setback shall be maintained between the unnamed watercourse at the southwest portion of the site and any proposed development.
- c) A 30 metre natural setback shall be maintained from the watercourse where groundwater base flow is prevalent, located about 40 metres downstream of the pond weir.

On land zoned A1-S37(H), the removal of the (H) Holding Symbol shall be in accordance with the following:

- The Owner shall enter into a Site Plan Agreement with the City.
- The Owner shall upgrade the existing entrance to the satisfaction of the Ministry of Transportation.

- 1.03 **Schedule Amendment:** Schedule A to By-law No. 87-06 of the Township of Manvers is further amended to change the zone category from the Rural General (A1) Zone to the Rural General Exception Thirty-Seven Holding (A1-S37)(H) Zone for the land referred to as A1-S37(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 ***, 2018.

Andy Letham, Mayor

Cathie Ritchie, City Clerk