

# The Corporation of the City of Kawartha Lakes

## By-Law 2018-

### A By-Law to Amend The City of Kawartha Lakes Official Plan to Add a Special Provision to Land within The City Of Kawartha Lakes

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

#### 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 amend the Prime Agricultural designation to include a Special Provision to permit on-farm diversified uses and agri-tourism uses on the land.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 30.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2018-\*\*\*.

#### Article 1:00 Official Plan Amendment Details

- 1.01 **Property Affected:** The Property affected by this By-law is identified as Part of Lot 13, Concession 7, geographic Township of Manvers, now City of Kawartha Lakes.
- 1.02 **Amendment:** Amendment No. 30 to the City of Kawartha Lakes Official Plan, attached hereto as Schedule A and forming a part of this By-law is hereby adopted.

#### Article 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 July, 2018.

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Andy Letham, Mayor

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Cathie Ritchie, City Clerk

The Corporation of the City of Kawartha Lakes

**Amendment No. 30 to the Official Plan  
for the City of Kawartha Lakes**

Part A - The Preamble

**A. Purpose**

The purpose of the Official Plan Amendment is to add a Special Provision to the Prime Agricultural designation on Schedule 'A-1' of the City of Kawartha Lakes Official Plan. The land is also subject to an application for Zoning By-law Amendment.

The effect of the change is to permit on-farm diversified uses and agri-tourism uses on the property.

**B. Location**

The subject site has an area of approximately 39 hectares and is located on the south side of Highway 7A, just west of the Village of Bethany, in the geographic Township of Manvers, now City of Kawartha Lakes. The land is legally described as Part of Lot 13, Concession 7, geographic Township of Manvers, now City of Kawartha Lakes.

**C. Basis**

Council has enacted this official plan amendment in response to an application submitted by Stephen Bedford Consulting on behalf of Shawn Sutcliffe to permit on-farm diversified uses on the property. It is intended that a special policy be incorporated into the amendment to permit on-farm diversified uses and agri-tourism uses on the property. The property is developed with a single detached dwelling which includes a bed and breakfast with 34 parking spaces, a barn which includes 90 parking spaces to accommodate activities in the barn and several small unserviced cabins. The balance of land is cropped and forested on the south side of the farm. Farming activities also include an apiary, an apple orchard with meadow and a goat shed. The owner currently operates Iron Horse Ranch which in addition to being an operating farm, includes a bed and breakfast facility and events that occur in the barn on a seasonal basis with the storing of straw, hay and farm implements during the fall, winter and spring seasons.

The land is designated Prime Agricultural and Environmental Protection on Schedule "A-1" of the City of Kawartha Lakes Official Plan. The land is also subject to an application for Zoning By-law Amendment.

The development and amendment to the City of Kawartha Lakes Official Plan are justified and represent good planning for the following reasons:

1. The development conforms to relevant provincial policy documents being the Growth Plan for the Greater Golden Horseshoe and is consistent with the 2014 Provincial Policy Statement.
2. The development conforms to the goals and objectives of the Prime Agricultural designation as set out in the City of Kawartha Lakes Official Plan.
3. The development maintains the guideline criteria as set out in the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (2015).
4. The development maintains the Minimum Distance Separations (MDS) from surrounding vacant and occupied barns.
5. The development conforms to the goals and objectives of the Environmental Protection designation as set out in the City of Kawartha Lakes Official Plan.
6. The site concept is compatible and integrates well with the surrounding area.
7. The applicant has submitted the selected background reports as set out in the Official Plan to demonstrate the appropriateness of the development with respect to servicing, traffic, agricultural impact and the environment.
8. The developed area of the property will be subject to Site Plan Control through the implementing Zoning By-law Amendment.

## Part B - The Amendment

### **D. Introductory Statement**

All of this part of the document entitled Part B - The Amendment, consisting of the following Map 'A' and text constitutes Amendment No. 30 to the Official Plan for the City of Kawartha Lakes.

### **E. Details of the Amendment**

1. The Official Plan for the City of Kawartha Lakes is amended to add the following subsection.

**15.4.3** On land designated Prime Agricultural and described as Part of Lot 13, Concession 7, geographic Township of Manvers, now City of Kawartha Lake and identified as 804 Highway 7A, on-farm diversified uses and agri-tourism uses are permitted.

Without limiting the uses permitted, they generally 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.

Specific provisions and development standards related to the uses shall be outlined in the implementing Zoning By-law.

2. Schedule 'A-1' of the City of Kawartha Lakes Official Plan is hereby amended by inserting the note that the property is subject to Special Provision 15.4.3 of the Official Plan, as shown on Map 'A' as 'Subject Land'.

## **F. Implementation and Interpretation**

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