

The Corporation of the City of Kawartha Lakes

By-Law 2018 -

A By-law to Amend the Township of Mariposa Zoning By-law No. 94-07 to Rezone Land within the City Of Kawartha Lakes

[File D06-2018-022, Report PLAN2018-073, respecting Part of Lot 17, Concession C, Geographic Township of Mariposa, identified as 132 Oakdene Crescent – Alden and Sommerville]

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 an observation tower use with specific development standards 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 of Lot 17, Concession C, Geographic Township of Mariposa, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 94-07 of the Township of Mariposa is further amended to add the following section to Section 14.3:

14.3.8 RURAL RESIDENTIAL TYPE THREE EXCEPTION EIGHT (RR3-8) ZONE

- 14.3.8.1 Notwithstanding subsection 14.1.1 on land zoned 'RR3-8' the following use shall also be permitted:
 - (a) an observation tower as an accessory use to the principle dwelling.
- 14.3.8.2 Notwithstanding subsections 3.1.2.2, 3.1.3.2, 14.2.1.3 (b) and 14.2.1.6, an observation tower on land zoned 'RR3-8' shall be subject to the following zone provisions:
 - (a) The observation tower shall not be closer than 7.0 metres to a side lot line;
 - (b) The maximum height of the observation tower shall not exceed 9.0 metres to the top of the platform, with a railing not to exceed 10.52 metres; and

- (c) The maximum lot coverage of the observation tower shall not exceed 13.5 square metres, excluding access stairs.

- 1.03 **Schedule Amendment**: Schedule 'A' to By-law No. 94-07 of the Township of Mariposa is further amended to change the zone category from the Rural Residential Type Three (RR3) Zone to the Rural Residential Type Three Exception Eight (RR3-8) Zone for the land referred to as 'RR3-8', 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