

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 D06-2018-023, Report PLAN2016-0076, respecting Part Lot 6 Concession 8, former Township of Manvers, identified as 40 Janetville Road – Kevin Kerr]

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 for:
 - a) the Rural General (A1) Zone to prohibit residential use on the agricultural lands;
 - b) for A1 Zone and the northerly abutting Open Space (O1) Zone be considered as one (1) lot area; and
 - c) the zone boundary to be considered a lot line for the purposes of the Zoning By-law requirements on the proposed retained portion of the property to fulfil a condition of consent approval.
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 6 Concession 8, former 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 to Section 10.4

“II. Notwithstanding subsection 10.1, a dwelling and accessory uses thereto are not permitted uses on lands zoned A1-S38.”
- 1.03 **Textual Amendment:** By-law No. 87-06 of the Township of Manvers is further amended to add the following to Section 20.16

“g. Where the A1-S38 and O1 appear together on any schedule to the Bylaw and share a common boundary, then the combined area of the A1-S38 and O1 zones shall be considered to be one lot and the minimum lot area requirements of the A1 Zone shall apply to the combined area. The zone boundary shall be considered a lot line for the purposes of applying the zone requirements and general provisions of this By-law.”

- 1.04 **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 Special 38 (A1-S38) 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 November, 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 _____

