

# **The Corporation of the City Of Kawartha Lakes**

## **By-Law 2019 -**

### **A By-Law To Amend The Township of Manvers Zoning By-Law No. 87-06 To Remove The Holding Symbol (H) From A Zone Category On Property And To Make Textual Addition To The Zoning Provision On Property Within The City Of Kawartha Lakes**

[File D06-18-032, Report PLAN2019-008, respecting Part of Lot 10, Concession 11, former Township of Manvers, identified as 554 Fleetwood Road]

#### **Recitals:**

1. Section 36 of the Planning Act, R.S.O. 1990, c.P.13 authorizes Council to place a Holding (H) symbol on any zoning category assigned to property. The purpose of the Holding (H) symbol is to restrict the use of the property until conditions imposed by Council have been met.
2. The Council of the City of Kawartha Lakes enacted By-law No. 2008-28, which contained a Holding (H) symbol relating to the use of the property.
3. Council has received a request to remove the Holding (H) symbol from the Rural Residential Type One Exception Sixteen Holding [RR1-S16(H)] Zone.
4. The conditions imposed by Council and shown in By-law 2008-28 have been complied with.
5. Council deems it appropriate to remove the Holding (H) symbol.
6. 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.
7. Council has received an application to amend the provisions relating to a specific parcel of land for:
  - a) the Rural Residential Type One Exception Sixteen RR1-S16 to permit an accessory building other than a detached garage in the front yard.
8. A public meeting to solicit public input has been held.
9. Council deems it appropriate to rezone the Property.

**Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2019-\*\*.**

**Section 1:00            Zoning Details**

- 1.01 **Property Affected**: The Property affected by this By-law is described as Part of Lot 10, Concession 11, former Township of Manvers, now City of Kawartha Lakes.
- 1.02 **Schedule Amendment**: Schedule A to By-law No. 87-06 of the Township of Manvers is further amended to remove the Holding (H) symbol from the Rural Residential Type One Exception Sixteen Holding [RR1-S16(H)] Zone for the land referred to as RR1-S16, as shown on Schedule A attached to this By-law.
- 1.03 **Textual Amendment**: By-law No. 87-06 of the Township of Manvers is further amended by adding the following to Section 3.3(p)
- “v. Notwithstanding subsection 20.1(b), an accessory building other than a detached garage may be erected in the front yard on lands zoned RR1-S16 provided that it has a setback not less than the minimum front yard setback required for a main building.”

## **Section 2:00            General Terms**

- 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 and 36 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 February, 2019.

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Andy Letham, Mayor

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Cathie Ritchie, City Clerk

THE CORPORATION OF THE CITY OF

# KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW \_\_\_\_\_ PASSED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

## Geographic Township of Manvers

LOT 9

CONCESSION 12

LOT 10

LOT 11

RR1-S16

Fleetwood Road

CONCESSION 11

Chipmunk Road

HIGHWAY 35

