

# **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 Rezone Land Within The City Of Kawartha Lakes**

File D06-2018-030, Report PLAN2019-009, Part Lot 3, Concession 8, geographic Township of Manvers, identified as 166 Highway 7A – Henderson

#### **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. Section 36 of the Planning Act 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. Council has received an application to amend the categories and provisions relating to a specific parcel of land to permit a residential use to allow the existing church building to be used as a residential dwelling on the subject land. A Holding (H) symbol shall be applied to ensure the appropriate payment in lieu of 5 per cent of the value of the land be provided for park purposes prior to residential development or redevelopment as required by the Planning Act, as amended.
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 2019-\_\_.**

#### **Section 1:00 Zoning Details**

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part Lot 3, Concession 8, 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 4.4:
  - r. Notwithstanding subsection 4.2, article c., land zoned "RR2-S17" shall be subject to the following zone provisions:
    - i. Minimum front yard 14.5 m

All other provisions of the RR2 Zone and the By-law shall apply to land zoned RR2-S17.

On land zoned RR2-S17, the removal of the (H) Holding Symbol shall require a payment in lieu of 5 percent of the value of the land otherwise required to be conveyed for park purposes to the City.

- 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 "Community Facility (CF) Zone" to the "Holding - Rural Residential Type Two Special Exception Seventeen (RR2-S17)(H) Zone" for the land referred to as 'RR2-S17 (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 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 \*\*\*, 2019.

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Andy Letham, Mayor

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Cathie Ritchie, City Clerk