

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 D06-2019-003, Report PLAN2016-010, respecting Part Lot 13 Concession 9, former Township of Manvers, identified as 77 Twigg Road – Youngfield Farms Ltd.]

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 retained parcel of land for:
 - a) the Rural General (A1) Zone to prohibit residential use on the agricultural lands;
 - b) a reduction in the minimum lot area requirement for the A1 Zone from 38 hectares to 30.5 hectares;
 - c) the A1 Zone and the northerly abutting Open Space (O1) Zone be considered as one (1) lot area; and
 - d) 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. Council has received an application to amend the categories and provisions relating to a specific severed parcel of land for:
 - a) the Rural Residential Type One Zone (RR1) Zone to restrict the use on the lot to residential and residential accessory uses;
 - b) a reduction in the minimum lot frontage requirement for the RR1 Zone from 38 metres to 13.23 metres; and
4. A public meeting to solicit public input has been held.
5. 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 13, Concession 9, 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 change the zone category from the Rural General (A1) Zone to the Rural General Special 39 (A1-S39) Zone 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 to add the following to Section 10.4:
- “mm. Notwithstanding Subsection 10.1 and Subsection 10.2 article a., on lands zoned A1-S39, a dwelling and accessory uses thereto are not permitted and the minimum lot area shall be 30.5 hectares.”
- 1.04 **Textual Amendment**: By-law No. 87-06 of the Township of Manvers is further amended to add the following to Section 20.16:
- “h. Where the A1-S39 and O1 appear together on any schedule to the Bylaw and share a common boundary, then the combined area of the A1-S39 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.”
- 1.05 **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 Residential Type One Special 21 (RR1-S21) Zone as shown on Schedule A attached to this By-law.
- 1.06 **Textual Amendment**: By-law No. 87-06 of the Township of Manvers is further amended to add the following to Section 3.3:
- “u. Notwithstanding Subsection 3.2 articles b., on lands zoned RR1-S21, the following shall apply:
- i. Minimum lot frontage 13.23 metres
- All other requirements of the RR1 Zone and the By-law shall apply to lands zoned RR1-S21.”

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 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 March, 2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

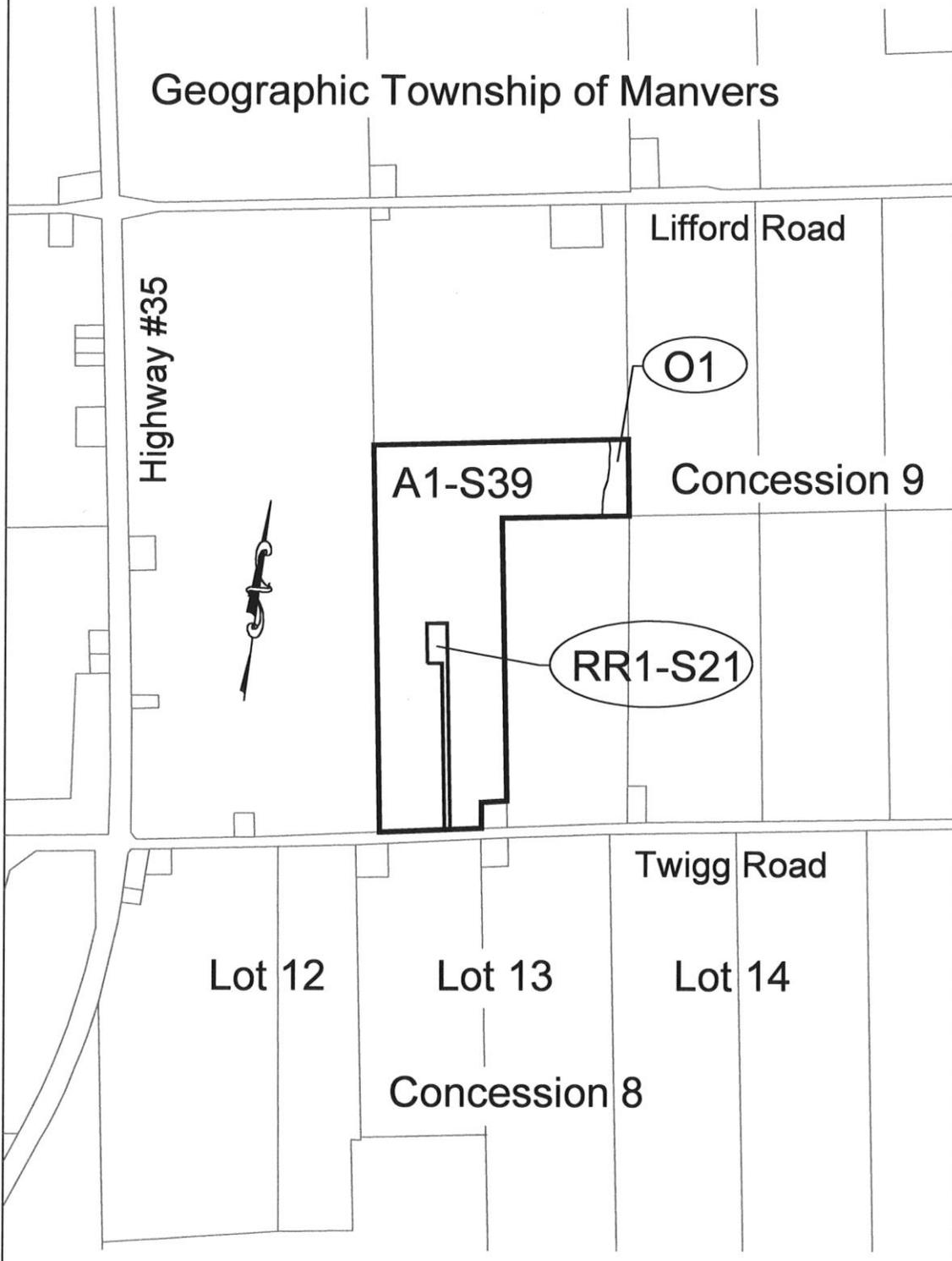
THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2019.

MAYOR _____

CITY CLERK _____

Geographic Township of Manvers



Lifford Road

Highway #35

01

A1-S39

Concession 9

RR1-S21

Twigg Road

Lot 12

Lot 13

Lot 14

Concession 8