

The Corporation of the City of Kawartha Lakes

By-Law 2019 -

A By-law to Amend the Township of Ops Zoning By-law No. 93-30 to Rezone Land within the City Of Kawartha Lakes

[File D06-17-011, Report PLAN2019-011, respecting Part of Lots 9 and 10, Concession 2, Geographic Township of Ops, identified as 35 Brook Street – BATL Management Inc.]

Recitals:

1. Sections 34 and 36 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 additional uses and modify the development standards for a commercial campground 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 2019-__.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part of Lots 9 and 10, Concession 2, Geographic Township of Ops, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 93-30 of the Township of Ops is further amended by deleting Section 11.3.2 and replacing it with the following:

“11.3.2 Tourist Commercial Exception Two - Holding [CT-2(H)] Zone

Notwithstanding the permitted uses and zone provisions in the Tourist Commercial (CT) Zone to the contrary, within the Tourist Commercial Exception Two - Holding [CT-2(H)] Zone, the following shall apply:

Residential Uses

- An accessory dwelling unit

Non-Residential Uses

- A tourist camp
- A tourist camp management office

- ## Zone Provisions

Planting Strip Location:

- Open Storage Area Location Prohibited in front yard

In all other respects, the provisions for the Tourist Commercial (CT) Zone shall apply.

Until the holding (H) provision has been removed, the only permitted uses shall be those legally established commercial and residential uses

existing as of the date of the passing of this By-law, and including the accessory restaurant and 12-hole golf course.

On land zoned CT-2(H), the removal of the holding (H) symbol shall be in accordance with the following:

- The applicant has entered into a Site Plan Agreement with the City, and that the Agreement has been registered on title.”

1.03 **Schedule Amendment:** Schedule ‘A’ to By-law No. 93-30 of the Township of Ops is further amended to change the zone category from the Tourist Commercial Exception Two (CT-2) Zone to the Tourist Commercial Exception Two - Holding [CT-2(H)] Zone for the land referred to as ‘CT-2(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 Sections 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.

Andy Letham, Mayor

Cathie Ritchie, City Clerk