

# 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 D06-2019-013, Report PLAN2019-039, respecting Lot 2, Concession 12, geographic Township of Manvers, identified as 91 Fleetwood Road

#### 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 to:
  - (a) rezone the land containing the dwelling to a rural residential zone category; and
  - (b) prohibit residential uses on the balance of the agricultural land under cultivation;in order to fulfill a condition of provisional consent.
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 2, Concession 12, 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 by adding the following subsection to Section 3.3:
  - “v. Notwithstanding subsection 20.1(b), on lands zoned RR1-S22 one accessory building is permitted within the front yard provided the building maintains a minimum setback of 80 metres from the front lot line. Notwithstanding the definition of a front yard, the front yard on land zoned RR1-S22 shall be defined as the yard extending across the full width of the lot between the front lot line and the nearest wall of the dwelling.

All other requirements of the RR1 Zone and the By-law shall apply to lands zoned RR1-S22.”

- 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 on a portion of the property from Rural General (A1) Zone to Rural General Special Twenty Six (A1-S26) Zone for the land referred to as A1-S26, as shown on Schedule ‘A’ attached to this By-law; and to change the zone category on another portion of the property from Rural General (A1) Zone to Rural Residential Type One Special Twenty Two (RR1-S22) Zone for the land referred to as RR1-S22, 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 \*\*\*, 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 1

Lot 2

Lot 3

Lot 4

Concession 13

Pigeon Creek Rd

A1-S26

Concession 12

Fleetwood Rd

RR1-S22

Concession 11