

The Corporation of the City of Kawartha Lakes

By-Law 2019 -

A By-Law To Amend The Township of Fenelon Zoning By-Law No. 12-95 To Rezone Land Within The City Of Kawartha Lakes

File D06-2019-014, Report PLAN2019-049, respecting Part Lot 12, Concession 7, geographic Township of Fenelon, identified as 356 Country Lane – Moore

Recitals:

1. Sections 34 and 39 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 the temporary use of the land for a Garden Suite.
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 12, Concession 7, geographic Township of Fenelon, City of Kawartha Lakes, and identified as 356 Country Lane.
- 1.02 **Textual Amendment:** By-law No. 12-95 of the Township of Fenelon is further amended to add the following section to Section 8.3:
 - “8.3.24 Agricultural Exception Twenty-Four (A1-24) Zone
 - 8.3.24.1 Notwithstanding the uses permitted in Section 8.1, on lands zoned A1-24, a garden suite is also permitted and is subject to the following provisions:
 - 8.3.24.2 A “Garden Suite” means a temporary, detached dwelling unit that is designed and constructed to be portable and is ancillary to an existing detached dwelling.
 - 8.3.24.3 A “Garden Suite” shall be connected to the existing water supply and sanitary sewage disposal system serving the principal dwelling and shall not exceed a gross floor area of 150 square metres and shall be permitted for a period of twenty (20) years commencing on the date that the A1-24 Zone is in effect.”

- 1.03 **Schedule Amendment:** Schedule 'A' to By-law No. 12-95 of the Township of Fenelon is further amended to change the zone category from the Agricultural (A1) Zone to the Agricultural Exception Twenty-Four (A1-24) Zone for the land referred to as 'A1-24', 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 39 of the Planning Act, R.S.O. 1990, c.P.13.
- 2.02 **Expiry Date:** This By-law shall expire on the ** day of ***, 2039, in accordance with the provisions of Section 39.1(4) 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

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 Fenelon

Lot 14

Concession 6

Lot 13

Country Lane

Concession 7

A1-24

Lot 12

Highway 35

Lot 11

