

# **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 D06-2019-020, Report PLAN2019-047, respecting Part Lot 18 Concession 12, former Township of Manvers, identified as 1067 Fleetwood Road – Trevor and Lorraine Nesbitt]

#### **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) the Open Space (O1) Zone to prohibit development, building or structures;
  - c) the A1 Zone and Open Space (O1) Zone to be considered as one (1) lot area; and
  - d) the zone boundary for the two zones 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
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 18, Concession 12, 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 Open Space (O1) Zone as shown on Schedule A attached to this By-law.
- 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 Rural General (A1) Zone to the Rural General Special 41 (A1-S41) Zone as shown on Schedule A attached to this By-law.
- 1.04 **Textual Amendment:** By-law No. 87-06 of the Township of Manvers is further amended to add the following to Section 10.4:

“oo. Notwithstanding Subsection 10.1, on lands zoned A1-S41, a dwelling and associated accessory uses thereto are not permitted.”

1.05 **Textual Amendment**: By-law No. 87-06 of the Township of Manvers is further amended to add the following to Section 20.16:

"i. Where the A1-S41 and O1 appear together on any schedule to the Bylaw and share a common boundary, then the combined area of the A1-S41 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."

1.06 **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 (RR1) Zone as shown on Schedule A attached to this By-law.

## **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 September, 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**

Concession 13

Pigeon Creek Rd

St. Mary's Rd

Lot 17

Lot 18

Lot 19

Concession 12

A1-S41

Fleetwood Rd

Concession 11

RR1

Legend:  O1