

# **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 D06-2019-034, Report PLAN2019-074, respecting Part Lot 31, Concession 11, geographic Township of Fenelon, identified as 467 Northline Road – Hughes

#### **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 permit the use of the land for a second dwelling unit within the existing dwelling to be used as an accessory dwelling unit.
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 31, Concession 11, being Part 2, Plan 57R-2347, geographic Township of Fenelon, City of Kawartha Lakes, and identified as 467 Northline Road.
- 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:
  - “8.3.25 AGRICULTURAL EXCEPTION TWENTY-FIVE (A1-25) ZONE
  - 8.3.25.1 Notwithstanding subsection 3.18.2.1 and subsection 8.2.1.7, on lands zoned A1-25, a converted dwelling is also permitted with a maximum density of two (2) dwelling units.
  - 8.3.25.2 Notwithstanding subsection 8.2.1.7, the minimum gross floor area per dwelling unit shall be 49 sq. m.”
- 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-Five (A1-25) Zone for the land referred to as ‘A1-25’, 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 \_\_\_\_\_

