

The Corporation of the City of Kawartha Lakes

By-Law 2020 -

A By-Law To Amend The Township of Emily Zoning By-Law No. 1996-30 To Rezone Land Within The City Of Kawartha Lakes

File D06-2019-037, Report PLAN2020-010, Part Lots 11 and 12, Concession 7, geographic Township of Emily, identified as 88 Centreline Road – Caton

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 facilitate a lot severance by consent under Section 53 of the Planning Act to a portion of the property known municipally as 88 Centreline Road that has an existing second detached dwelling that is surplus.
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 2020-__.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part Lots 11 and 12, Concession 7, geographic Township of Emily, City of Kawartha Lakes, and identified as 88 Centreline Road.
- 1.02 **Textual Amendment:** By-law No. 1996-30 of the Township of Emily is further amended by adding the following to Section 7 of the Agricultural (A1) Zone:

“7.3.34 AGRICULTURAL EXCEPTION THIRTY FOUR (A1-34) ZONE

Notwithstanding articles 7.2.1.1 and 7.2.1.2, land zoned “A1-34” shall be subject to the following zone provisions:

- | | |
|------------------------|---------|
| a) Lot area (min.) | 1.2 ha. |
| b) Lot frontage (min.) | 55 m. |

7.3.35 AGRICULTURAL EXCEPTION THIRTY FIVE (A1-35) ZONE

Notwithstanding articles 7.2.1.1, 7.2.1.3 (a) and 3.1.2.1, land zoned “A1-35” shall be subject to the following provisions:

- | | |
|------------------------------|---------|
| a) Lot area (min.) | 6.7 ha. |
| b) Front Yard Setback (min.) | 26.4 m. |

- c) An existing accessory building is permitted in the front yard.

All other provisions of Section 7 and this By-law shall continue to apply.

- 1.03 **Schedule Amendment**: Schedule 'A' to By-law No. 1996-30 of the Township of Emily is further amended to change the zone category from the Agricultural (A1) Zone to the Agricultural Exception Thirty-Four (A1-34) Zone and to the Agricultural Exception Thirty-Five (A1-35) Zone for the land referred to as 'A1-34' and 'A1-35', 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 ***, 2020.

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 _____ 2020.

MAYOR _____ CLERK _____

