

The Corporation of the City of Kawartha Lakes

By-Law 2020 -

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 D06-2020-001, Report PLAN2020-011, respecting Part Lot 5, Concession 13, designated as Part 1, Plan 57R-9026, geographic Township of Manvers, identified as 281 Pigeon Creek Road – Prentice

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 a residential use to allow the construction of a larger replacement single detached dwelling.
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 Lot 5, Concession 13, designated as Part 1, Plan 57R-9026, geographic Township of Manvers, City of Kawartha Lakes, and identified as 281 Pigeon Creek Road.
- 1.02 **Textual Amendment:** By-law No. 87-06 of the Township of Manvers is further amended to add the following section to Section 9.3:
 - “f. Notwithstanding the requirements of subsections Section 9.1 and 9.2, on lands zoned O1-S6, a single detached dwelling is also permitted and is subject to the provisions of subsection 3.2 with the exception of the following provisions:

a.	Minimum lot area	1615 sq.m
b.	Minimum front yard (main building)	2.4 m
c.	Min. front yard (main building with covered porch/deck)	0.9 m
c.	Min. front yard (garage attached to main building)	6 m
c.	Maximum lot coverage	20 %
d.	Accessory buildings, structures and uses in accordance with the provisions of Section 20.1, and subsections 20.1 b. (iii, and vi) shall also apply to lands zoned O1-S6 with the exception that a	

detached garage shall be subject to a minimum setback of 15 m. from the front lot line”

- 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 Open Space (O1) Zone to the Open Space Special Exception Six (O1-S6) Zone for the land referred to as ‘O1-S6’, 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 _____

