

to

The Corporation of the City of Kawartha LakesReport PLAN2020-017**By-Law 2020 -**File No: D06-2018-025**A By-law to Amend the Township of Bexley Zoning By-law No. 93-09 to Rezone Land within the City Of Kawartha Lakes**

[File D06-2018-025, Report PLAN2020-017, respecting Part of Lot 18, Gull River Range, Geographic Township of Bexley, identified as 2926 Kawartha Lakes Road 48 – 2489613 Ontario Inc.]

Recitals:

1. Sections 34 and 36 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 additional commercial uses and amend the development standards on the subject land.
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 of Lot 18, Gull River Range, Geographic Township of Bexley, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 93-09 of the Township of Bexley is further amended to add the following section to Section 15.3:
 - '15.3.8 Highway Commercial Exception Eight (C2-8) Zone
 - 15.3.8.1 Notwithstanding subsection 15.1.1, land zoned 'C2-8(H)' may also be used for a convenience store and a drive through facility.

Until the holding provision has been removed, only the commercial uses shall be permitted, with no residential uses.
 - 15.3.8.2 Notwithstanding subsection 15.2 and 3.14.2.2 to the contrary, the following shall apply:
 - i. Minimum interior site yard setback 9.75 m.
 - ii. Minimum aisle width 5.4 m.
 - iii. Minimum aisle width for drive through queue 3.0 m.

- iv. Minimum parking spaces for all uses 18
- v. Maximum commercial uses per lot 4
- vi. A loading space may be provided in a yard which faces a street

All other provisions of subsection 15.2 and 3.14.2.2 shall apply.

On land zoned 'C2-8(H)', the removal of the (H) holding symbol shall be in accordance with the following:

- The Owner shall register a Record of Site Condition (RSC) with the Ministry of the Environment, Conservation and Parks (MECP) Brownfields Environmental Site Registry confirming the property complies with the 'Residential' land use standard.

- 1.03 **Schedule Amendment**: Schedule 'B' to By-law No. 93-09 of the Township of Bexley is further amended to change the zone category from the 'Highway Commercial (C2) Zone' to the 'Highway Commercial Exception Eight Holding [C2-8(H)] Zone' for the land referred to as 'C2-8(H)', 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 36 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 _____

