

The Corporation of the City of Kawartha Lakes

By-Law 2020 -

A By-law to Amend the Township of Ops Zoning By-law No. 93-30 to Rezone Land within the City Of Kawartha Lakes

[File D06-2020-007, Report PLAN2020-023, respecting 57R-7429 Parts 1 and 2; Part of Lot 16, Concession 4, Geographic Township of Ops, identified as 2133 Little Britain Road – 2548346 Ontario Inc.]

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 highway commercial uses, and continue recognizing permission for the existing abattoir use 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 57R-7429 Parts 1 and 2; Part of Lot 16, Concession 4, Geographic Township of Ops, City of Kawartha Lakes.

1.02 **Textual Amendment:** By-law No. 93-30 of the Township of Ops is further amended to add the following section to Section 10.3:

“10.3.18 Highway Commercial Exception Seventeen (CH-17) Zone

Notwithstanding the permitted uses for the Highway Commercial (CH) Zone to the contrary, on land zoned CH-17, the following shall also apply:

Non Residential Uses:

- an abattoir

In all other respects, the provisions of the Highway Commercial (CH) Zone shall apply”

1.03 **Schedule Amendment:** Schedule ‘A’ to By-law No. 93-30 of the Township of Ops is further amended to change the zone category from the ‘Agricultural

Support (AS) Zone' to the 'Highway Commercial Exception Seventeen (CH-17) Zone' for the land referred to as 'CH-17', 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