

The Corporation of the City of Kawartha Lakes

By-Law 2020 -

A By-Law To Amend The Township of Verulam Zoning By-Law No. 6-87 To Rezone Land Within The City Of Kawartha Lakes

[File D06-2019-018, Reports PLAN2019-048 and PLAN2020-025, respecting Part of Lot 26, Concession 6, geographic Township of Verulam, identified as 36 Walker's Road - William Ashby and Joseph McGale.]

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. Section 36 of the Planning Act authorizes Council to place a Holding (H) symbol on any zoning category assigned to property. The purpose of the Holding (H) symbol is to restrict specific uses of the property until conditions imposed by Council have been met.
2. Council has received an application to amend the categories and provisions relating to a specific parcel of land to permit a live action role playing facility-use on the subject lands and to restrict development within the existing and proposed open space areas (natural heritage features and their buffers). A Holding (H) symbol shall be applied to ensure specific portions of this use are subject to site plan control and the completion of an archaeological assessment.
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 26, Concession 6, geographic Township of Verulam, City of Kawartha Lakes, identified as 36 Walker's Road.
- 1.02 **Textual Amendment:** By-law No. 6-87 of the Township of Verulam is further amended to delete Section 19.3.18 in its entirety and replace it with the following:
 - 19.3.18 Notwithstanding permitted uses in subsection 19.1, land zoned A1-18(H) may also be used for the following:
 - a) A Live Action Role Play Facility-Use, to be defined as a facility-use intended for organized outdoor recreation activity by persons engaged in a structured role-playing game.

b) One (1) recreational vehicle subject to appropriate servicing under the Ontario Building Code;

c) A maximum of 100 tents for sleeping accommodation during events only and that are located in one concentrated area and having a maximum tent size of 10 sq.m.

Notwithstanding the provisions of Section 19.2, for land zoned A1-18(H), the total gross floor area of all structures (including permanent and temporary structures) combined is not to exceed 600 sq.m.

Notwithstanding the provisions of Section 19.2, for land zoned A1-18(H), the minimum yard setback for all structures, a recreational vehicle and tents shall be 50 m. save and except the parking area with surface treatment existing at the time of passing of this by-law.

Until the Holding (H) symbol is removed, for lands zoned A1-18(H), the Live Action Role Play Facility-Use shall only permit:

- A maximum of 30 moveable structures each to be less than 10 sq.m. gross floor area with no human habitation, no plumbing or kitchen facilities and requiring no soil surface disturbance;
- One (1) recreational vehicle subject to appropriate servicing under the Ontario Building Code;
- A maximum of 60 tents for sleeping accommodation during events only and that are located in one concentrated area and having a maximum tent size of 10 sq.m.;
- Parking area with surface treatment existing at the time of passing of this by-law; and,
- A minimum yard setback of 50 metres for all structures, a recreational vehicle and tents.

On land zoned A1-18(H), the removal of the (H) symbol shall be in accordance with the following:

- i) The owners shall enter into a site plan agreement with the City to be registered on title for any development or redevelopment on the property.
- ii) The owners shall file an Archaeological Assessment prior to any soil disturbance to satisfy the Ministry of Heritage, Sport, Tourism and Culture (MHSTC) and Curve Lake First Nation requirements.

All other provisions of subsection 19.1 and 19.2 shall apply.

On land zoned A1-18(H), should the (H) symbol not be removed three (3) years from the passing of this by-law, all provisions of subsection 19.1 and 19.2 will then apply.

- 1.03 **Textual Amendment:** By-law No. 6-87 of the Township of Verulam is further amended to add the following section to Section 18.3:

18.3.17 Notwithstanding permitted uses in subsection 18.1, land zoned OS-17 may also include ancillary uses for the Live Action Role Play Facility-Use on lands zoned A1-18(H). Ancillary uses may include pathways, trails and temporary structures less than 10 sq.m. which were existing at the time of passing of this by-law. No new structures, site alteration or tents are permitted in the OS-17 Zone.

All other provisions of subsection 18 shall apply.

- 1.04 **Schedule Amendment:** Schedule 'A' to By-law No. 6-87 of the Township of Verulam is further amended to change the zone category from the 'General Rural Special Requirement Eighteen (A1-18) Zone' and 'Open Space (OS) Zone' to the 'Rural General Special Requirement Eighteen Holding (A1-18(H)) Zone and 'Open Space Special Requirement Seventeen (OS-17) Zone for the land referred to as 'A1-18(H) and 'OS-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 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