

The Corporation of the City of Kawartha Lakes

By-Law 2020 -

A By-Law To Amend The Township of Fenelon Zoning By-Law No. 12-95 To Rezone Land Within The City Of Kawartha Lakes

File D06-2019-030, Report PLAN2020-028, respecting Part North Half of Lot 8, Part South Half of Lot 8, Part of Lot 9, Concession 5, geographic Township of Fenelon, City of Kawartha Lakes, identified as 4027 Highway 35 - 2324784 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:
 - (a) rezone the land containing the dwelling to a rural residential zone category; and
 - (b) prohibit residential uses on the balance of the agricultural 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 North Half of Lot 8, Part South Half of Lot 8, Part of Lot 9, Concession 5, geographic Township of Fenelon, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 12-95 of the Township of Fenelon is further amended to add the following subsection to Section 8.3:
 - “8.3.26 Agricultural Exception Twenty-Six Holding (A1-26 (H)) Zone
 - 8.3.26.1 Notwithstanding subsections 3.21, 8.1.1.4, 8.1.1.7, 8.1.1.10, and 8.2.1.11, residential uses and accessory uses thereto are not permitted.
 - 8.3.26.2 Notwithstanding subsection 8.2.1.2, the minimum lot frontage is 185 metres.

- 8.3.26.3 Notwithstanding subsection 3.6.1, a building and/or structure may be erected on property with a lot line that abuts and obtains direct access onto a public street that is privately maintained.
- 8.3.26.4 On land zoned A1-26(H) the removal of the Holding (H) symbol shall be in accordance with the following:
- (a) The owner enters into an agreement with the City to upgrade a suitable length of Robin Road to municipal standard in order to provide private service access to the property's driveway entrance."
- 1.03 **Textual Amendment:** By-law No. 12-95 of the Township of Fenelon is further amended to add the following subsection to Section 11.3:
- "11.3.21 Rural Residential Type Once Exception Twenty-One (RR1-21) Zone
- 11.3.21.1 Notwithstanding subsections 11.2.1.1 and 11.2.1.2, land zoned RR1-21 shall be subject to the following zone provisions:
- (a) Lot Area (min.) 4,000 sq. m
- (b) Lot Frontage (min.) 21 m"
- 1.04 **Schedule Amendment:** Schedule 'A' to By-law No. 12-95 of the Township of Fenelon is further amended to change the zone category on a portion of the property from Agricultural (A1) Zone to Rural Residential Type One Exception Twenty-One (RR1-21) Zone for the land referred to as RR1-21, as shown on Schedule 'A' attached to this By-law; and to change the zone category on the balance of the land from Agricultural (A1) Zone to Agricultural Exception Twenty-Six Holding (A1-26(H)) Zone for the land referred to as A1-26(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 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 _____

