

# **The Corporation of the City of Kawartha Lakes**

## **By-Law 2020 -**

### **A By-law to Amend the Oak Ridges Moraine Zoning By-law 2005-133 and the Township of Manvers Zoning By-law No. 87-06 to Rezone Land within the City of Kawartha Lakes**

[File D06-2018-014, Report PLAN2020-026, respecting Part Lot 24, Concession 8, geographic Township of Manvers, Future Horizon Court and Country Place, Bethany – Woodland Hills Community 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 harmonize zoning provisions to permit 5 residential lots to develop on future Horizon Court, to decrease the size of 5 residential lots fronting on future Country Place to accommodate a municipal stormwater conveyance channel and to replace the commercial block fronting Ski Hill Road between Rustlewood Avenue and Country Place with a stormwater management facility and 3 residential lots.
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 24, Concession 8, geographic Township of Manvers, City of Kawartha Lakes.

1.02 **Textual Amendment:** By-law No. 2005-133 of the Oak Ridges Moraine is further amended to add the following section to Section 13.4:

“13.4.8 Notwithstanding Section 13.2, on lands zoned RR1-S9, the following shall apply:

- |                          |                    |
|--------------------------|--------------------|
| a) Minimum lot area      | 4000 square metres |
| b) Minimum lot frontage  | 30 metres          |
| c) Minimum front yard    | 15 metres          |
| d) Minimum rear yard     | 10 metres          |
| e) Minimum flankage yard | 10 metres          |

- f) Minimum side yard 3 metres
- g) Minimum water setback 5 metres
- h) Maximum lot coverage 25 percent
- i) Minimum dwelling unit floor area 100 square metres
- j) Maximum height 11 metres
- k) Maximum number of dwelling units 1
- l) Accessory uses, parking, etc, in accordance with the provisions of Section 5 hereof.
- m) Notwithstanding any provision of Section 13.2, Section 13.4.8 l., or Section 5.1 b., on lands zoned RR1-S9, a detached garage may be permitted in the front yard and when located in a front yard shall be subject to the following minimum setbacks:
  - i. 10 metres from a front lot line
  - ii. 10 metres from a flankage lot line; and
  - iii. 3 metres from a side lot line.
- m) Section 5.16 shall not apply to lands zoned RR1-S9.
- n) The regulations for lands zoned RR1-S9 shall be read in conjunction with the regulations for lands zoned RR2-S18 in the Township of Manvers Zoning By-law 87-06 and they shall be applied as though the zone boundary did not exist.”

1.03 **Textual Amendments:** By-law No. 87-06 of the Township of Manvers is further amended to add the following sections to Section 4.4 and Section 9.3:

“4.4 s. Notwithstanding Section 4.2, on lands zoned RR2-S18, the following shall apply:

- a. Minimum lot area 4000 square metres
- b. Minimum lot frontage 30 metres
- c. Minimum front yard 15 metres
- d. Minimum rear yard 10 metres
- e. Minimum flankage yard 10 metres
- f. Minimum side yard 3 metres
- g. Minimum water setback 15 metres
- h. Maximum lot coverage 25 percent
- i. Minimum dwelling unit floor area 100 square metres
- j. Maximum height 11 metres
- k. Maximum number of dwelling units 1
- l. Accessory uses, parking, etc. in accordance with the provisions of Section 20 hereof.
- m. Notwithstanding any provision of Section 4.2, Section 4.4 s. l., or Section 20.1 b., on lands zoned RR2-S18, a detached garage may be permitted in the front yard and when located in a front yard shall be subject to the following minimum setbacks:
  - i. 10 metres from a front lot line
  - ii. 10 metres from a flankage lot line; and
  - iii. 3 metres from a side lot line.

- n. Section 20.16 shall not apply to lands zoned RR2-S18.
- o. The regulations for lands zoned RR2-S18 shall be read in conjunction with the regulations for lands zoned RR1-S9 in the Oak Ridges Moraine Zoning By-law 2005-133 and they shall be applied as though the zone boundary did not exist.”

“4.4 t. Notwithstanding Section 4.2 and Section 20.1 b., lands zoned RR2-S19 shall be subject to the following zone provisions:

- i. Minimum lot area 3300 sq.m
- ii. Minimum lot frontage 30 m
- iii. Minimum rear yard 10 m
- iv. Minimum flankage yard 10 m
- v. Notwithstanding any provision of Section 4.2 or Section 20.1 b., on lands zoned RR2-S19, a detached garage may be permitted in the front yard and when located in a front yard shall be subject to the following minimum setbacks:
  - i. 10 metres from a front lot line
  - ii. 10 metres from a flankage lot line; and
  - iii. 3 metres from a side lot line.”

“9.3 g. Notwithstanding Sections 9.1 and 9.2, on lands zoned 01-S7, only a stormwater management facility and stormwater conveyance channels are permitted. Accessory buildings or structures, entrances and driveways, fencing, gates may be constructed or placed on these lands.”

1.04 **Schedule Amendments:** Schedule ‘B’ to By-law No. 2005-133 of the Oak Ridges Moraine is further amended to change the zone category from the Rural Residential Type One Exception Six (RR1-S6) Zone to the Rural Residential Type One Exception Nine (RR1-S9) Zone for the land referred to as ‘RR1-S9’, as shown on Schedule ‘A’ attached to this By-law.

Schedule ‘C’ to By-law No. 87-06 of the Township of Manvers is further amended to change the zone category from the Rural Residential Type Two Exception Fourteen (RR2-S14) Zone and the General Commercial Exception Two – Holding (C1-S2(H)) Zone to the Rural Residential Type Two Exception Eighteen (RR1-S18) Zone, Rural Residential Type Two Exception Nineteen (RR1-S19) Zone and the Open Space Exception Seven (O1-S7) Zone for the land referred to as ‘RR1-S18’, ‘RR1-S19’ and ‘O1-S7’, 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.

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Andy Letham, Mayor

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Cathie Ritchie, City Clerk