

# **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 D06-2020-018, Report PLAN2020-045, respecting Part of Lot 22, Concession 2, geographic Township of Ops – Wayne and Ann MacLeish]

#### **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 part of the severed land to an agricultural support exception zone with holding provision and establish applicable development standards;
  - (b) permit use of the site as follows: trucking terminal; truck and tractor repair and sales; bulk agricultural/seed storage; or greenhouse. The nature of the permitted uses shall be agriculturally-supportive;
  - (c) rezone the balance of the severed land to hazard lane zone to prohibit development within a natural heritage feature,in order to fulfill a condition of provisional consent
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 2020-0XX.**

#### **Section 1:00      Zoning Details**

- 1.01 **Property Affected:** The property affected by this By-law is described as Part of Lot 22, Concession 2, Geographic Township of Ops, now in the City of Kawartha Lakes, 1590 Elm Tree Road.
- 1.02 **Textual Amendment:** By-law No. 93-30 of the Township of Ops is further amended by adding the following subsections to Section 17.3:
  - “17.3.11      AGRICULTURAL SUPPORT EXCEPTION ELEVEN (AS-11)  
                    ZONE

- 17.3.11.1 Notwithstanding the permitted uses and zone provisions in the Agricultural Support (AS) Zone, to the contrary, within the Agricultural Support Exception Eleven (AS-11) Zone, the following uses shall also be permitted:

Non-Residential Uses

- Trucking Terminal
- Truck and Tractor Repair and Sales
- Bulk Agricultural/Seed Storage
- Nursery

- 17.3.11.2 Notwithstanding 2.17, land zoned “AS-11” shall have a minimum of 42 parking spaces of which four are demarcated as accessible.

- 17.3.11.3 On lands zoned AS-11(H), the removal of the Holding Symbol (H) shall be considered by Council once the owner has entered into a site plan agreement to the satisfaction of the City of Kawartha Lakes.

- 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 on a portion of the property from Agricultural (A) Zone to Agricultural Support Exception Eleven - Holding (AS-11(H)) Zone for the land referred to as AS-11(H), as shown on Schedule ‘A’ attached to this By-law; and to change the zone category on another portion of the property from Agricultural (A) Zone to Hazard Land (HL) Zone for the land referred to as HL, 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 XX day of October, 2020.

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Andy Letham, Mayor

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Cathie Ritchie, City Clerk

## KAWARTHA LAKES

THIS DAY OF 2020.

MAYOR \_\_\_\_\_ CLERK \_\_\_\_\_

