

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 D06-2020-019, Report PLAN2020-047, respecting Part of Lot 15, Concession 4, Geographic Township of Ops, identified as 2197 Little Britain Road – Bob Mark New Holland 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 a range of dry industrial uses 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 Part of Lot 15, 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 12.3:

12.3.9 General Industrial Exception Nine (M-9) Zone

Notwithstanding Subsection 2.22 or the permitted uses and zone provisions in the General Industrial (M) Zone to the contrary, within the General Industrial Exception Nine (M-9) Zone, the following shall apply:

- a. Notwithstanding subsection 12.1, on land zoned M-9 only the following uses are permitted:

Residential:

- prohibited

Non Residential Uses:

Light Industrial:

- an assembly plant
- an equipment storage building
- a printing or publishing establishment
- a warehouse

Medium Industrial:

- a body shop
- a commercial garage
- a contractors yard
- a machine shop or welding shop
- a maintenance garage
- a manufacturing plant
- a private gasoline pump island
- a processing plant
- a tradesman's shop
- a public works yard
- a truck terminal or depot
- an open storage area accessory to an M use

Heavy Industrial:

- a bulk storage tank

Other Industrial Uses:

- a building supply outlet
- a farm implement sales and supply establishment
- a light or heavy equipment sales and rental outlet
- a factory outlet
- a merchandise service shop
- a parking lot
- a storage lot for recreational vehicles

b. Notwithstanding subsection 2.22 and 12.2, and the definition of 'Lot Line, Front' in subsection 19.116; on land zoned M-9 the following zoning provisions shall apply to the subject lands:

- Lot Area (minimum): 7,500 square metres
- Lot Frontage (minimum): 22 metres
- The easterly lot line along Little Britain Road shall be deemed to be the 'Lot Line, Front'
- Front Yard, East (minimum): 12 metres
- Exterior Side Yard, North (minimum): 14 metres for all new development; and 12 metres for the existing development
- Exterior Side Yard, South (minimum): 9 metres or the existing, whichever is less
- Landscaped Area (minimum): 20% or the existing, whichever is less
- Open Storage Area: Shall be permitted in any yard other than the Exterior Side Yard, South

- 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 'General Industrial Exception Nine (M-9) Zone' for the land referred to as 'M-9', 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