

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

## **By-Law 2020 -**

### **A By-Law To Amend The Township of Emily Zoning By-Law No. 1996-30 To Rezone Land Within The City Of Kawartha Lakes**

File D06-2020-022, Report PLAN2020-046, respecting Part Lot 10, Concession 9, geographic Township of Emily, identified as 1067 Tracey's Hill Road

#### **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 an agricultural exception zone category and establish applicable development standards;
  - (b) rezone the balance of the lands containing the woodlands to an environmental protection zone and establish applicable development standards,in order to facilitate a future Consent application
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 10, Concession 9, geographic Township of Emily, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 1996-30 of the Township of Emily is further amended by adding the following subsections to Sections 5.3 and 7.3:
  - "5.3.4 ENVIRONMENTAL PROTECTION EXCEPTION FOUR (EP-4) ZONE
    - 5.3.4.1 Notwithstanding Sections 5.1 & 5.2, land zoned "EP-4" may also be used for passive, recreational uses specific to recreational trails and boardwalks.
  - 7.3.36 AGRICULTURAL EXCEPTION THIRTY SIX (A1-36) ZONE

7.3.36.1 Notwithstanding subsections 3.21, 7.1.1, 7.2.1.7, 7.2.1.9, 7.2.1.10 and 7.2.1.11, on land zoned “A1-36” the permitted uses are limited to the following:

- a) Agricultural Use;
- b) Agricultural produce storage facility or seasonal fruit, flower or farm produce outlet for goods grown or produced on the farm;
- c) Home Occupation;
- d) Bed and Breakfast Establishment; and,
- e) Single detached dwelling.

7.3.36.2 Notwithstanding 7.2.1.1, 7.2.1.7, 7.2.1.9, 7.2.1.10 and 7.2.1.11, land zoned “A1-36” shall have a minimum lot area of 4.2 hectares.

- 1.03 **Schedule Amendment:** Schedule ‘A’ to By-law No. 1996-30 of the Township of Emily is further amended to change the zone category on a portion of the property from Agricultural (A1) Zone to Agricultural Exception Thirty Six (A1-36) Zone for the land referred to as A1-36, as shown on Schedule ‘A’ attached to this By-law; and to change the zone category on another portion of the property from Agricultural (A1) Zone to Environmental Protection Exception Four (EP-4) Zone for the land referred to as EP-4, 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 20th day of October, 2020.

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Andy Letham, Mayor

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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 \_\_\_\_\_

