

The Corporation of the City of Kawartha Lakes

By-Law 2021 -

A By-law to Amend the Township of Manvers Zoning By-law No. 87-06 to Rezone Land within the City of Kawartha Lakes

File D06-2020-009, Report PLAN2021-012, respecting Part Lot 3, Concession 8, geographic Township of Manvers, identified as 174 Highway 7A.

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.
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 2021-__.

Section 1.00: Zoning Details

1.01 **Property Affected:** The Property affected by this by-law is described as Part Lot 3, Concession 8, geographic Township of Manvers, City of Kawartha Lakes.

1.02 **Textual Amendment:** By-law No. 87-06 of the Township of Manvers is further amended by adding the following subsection to 12.4:

“(g) Notwithstanding subsection 12.1, on land zoned C1-S7 the permitted uses shall also include a contractor’s shop.

A contractor’s shop shall be defined as: a building or part thereof where equipment and materials of a contractor are stored and/or where a contractor performs office, maintenance, or assembly work, and may include the outdoor storage of equipment or materials accessory to the building, but does not include any other use or activity otherwise defined herein.

Outdoor storage shall be within the interior side or rear yard and subject to all yard and setback provisions of the C1-S7 Zone and landscaping provisions in subsection 20.14.

Notwithstanding the definition of front lot line within Section 21, on land zoned C1-S7 the front lot line shall be defined as the north lot line dividing the lot from the highway.

Notwithstanding subsections 12.2 and 20.12, on land zoned C1-S7 the following requirements shall apply:

- | | | |
|-------|--|------|
| (i) | Minimum front yard | 10 m |
| (ii) | Minimum flankage yard | 6 m |
| (iii) | Minimum side yard | 6 m |
| (iv) | Minimum number of parking spaces | 12 |
| (v) | Minimum aisle width for north parking area | 4 m |
| (vi) | Minimum aisle width for south parking area | 6 m |

Notwithstanding the portion of subsection 20.13 that specifies loading space locations, a loading space may be located upon a driveway.

Notwithstanding the portion of subsection 20.14(b) specifying the landscaped buffer to be a continuous unpierced hedgerow of evergreens or shrubs not less than 1.5 metres high at the time of planting, alternative spacing and vegetation composition may be provided where required in the site plan.

All other provisions of the C1 Zone and the By-law shall apply to land zoned C1-S7.

On land zoned C1-S7 the removal of the (H) holding symbol shall require the owner to enter into a site plan agreement with the City for any development on the land.”

- 1.03 **Schedule Amendment:** Schedule ‘A’ to By-law No. 87-06 of the Township of Manvers is further amended to change the zone category on the property from General Commercial (C1) Zone to General Commercial Special Seven Holding (C1-S7(H)) Zone for the land referred to as C1-S7(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 _____, 2021.

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 _____ 2021.

MAYOR _____ CLERK _____



Lot 3
Concession 9

Lot 4

Yelverton Rd.

Hwy. 7A

Hwy. 7A

C1-S7 (H)

Lot 4

Lot 3
Concession 8

Yelverton Rd.

Geographic Township
of Manvers