

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

## **By-Law 2021 -**

### **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 D06-2020-029, Report PLAN2021-020, respecting Part of Lot 3, Concession 11, geographic Township of Emily, being 833 Pigeon Lake Road – David Gingrich

#### **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. Section 36 of the Planning Act authorizes Council to place a Holding (H) symbol on any zoning category assigned to property. The purpose of the Holding (H) symbol is to restrict the use of the property until conditions imposed by Council have been met.
2. Council has received an application to amend the categories and provisions relating to a specific parcel of land to permit a custom woodworking shop as an additional permitted use on a portion of 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 2021-\_\_.**

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

**1.01 Property Affected:** The Property affected by this by-law is described as Part of Lot 3, Concession 11, geographic Township of Emily, identified as 833 Pigeon Lake Road, City of Kawartha Lakes.

**1.02 Textual Amendment:** By-law No. 1996-30 of the Township of Emily is further amended by deleting Section 7.3.7 and replacing with the following:

**“7.3.7 Agricultural Exception Seven (A1-7) Zone**

**7.3.7.1** Notwithstanding subsections 7.1.1 and 7.2.1, and articles 3.1.3.1 and 3.14.1.2, land zoned “A1-7” may also be used for a custom woodworking shop.

**7.3.7.2** Notwithstanding subsection 7.2.1 and articles 3.1.3.1 and 3.14.1.2, land zoned “A1-7” to be used for a custom woodworking shop shall be subject to the following zone provisions:

- |                            |            |
|----------------------------|------------|
| a) Gross Floor Area (max.) | 595 sq. m. |
| b) Parking (min.)          | 6 spaces   |

- 7.3.7.3 The provisions of subsection 3.13.1 and 3.14.2.2 shall not apply.
- 7.3.7.4 On land zoned A1-7(H), the removal of the (H) holding symbol shall be in accordance with the following:
- a) The owner shall apply for and obtain Site Plan Approval for the development on the A1-7 zoned portion of the subject land.”
- 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 from the ‘Agricultural (A1) Zone’ to the ‘Agricultural Exception Seven Holding [A1-7 (H)] Zone’ and from the ‘Agricultural Exception Seven (A1-7) Zone’ to the ‘Agricultural (A1) Zone’ 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 \*\* 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 \_\_\_\_\_

