

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 D06-2020-010, Report PLAN2021-031, respecting Part of Lot 14 and 15,
Concession 12, geographic Township of Emily, being 914 Centreline Road – 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 Lots 14 and 15, Concession 12, geographic Township of Emily, identified as 914 Centreline Road, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 1996-30 of the Township of Emily is further amended by adding Section 7.3.37:

“7.3.37	Agricultural Exception Thirty-Seven (A1-37) Zone	
7.3.37.1	Notwithstanding subsection 7.1.1 land zoned “A1-37” may also be used for a lumber manufacturing facility.	
7.3.37.2	A lumber manufacturing facility includes the manufacturing, processing, fabrication, and warehousing of trusses.	
7.3.37.3	A lumber manufacturing facility use shall be permitted in accordance with the following:	
	a) The use shall be carried out by at least one member of the household residing on the property.	
	b) The property on which the use is located shall be classified as a farm by MPAC.	
7.3.37.4	Notwithstanding subsection 7.2.1 and articles 3.14.1.1 and 3.14.1.2, on land zoned “A1-37” a lumber manufacturing facility shall be subject to the following zone provisions:	
	a) front yard (min.)	130 m
	b) exterior side yard (min.)	30 m
	c) gross floor area (max.)	600 sq. m.
	d) parking (min.)	6 spaces
	e) accessible parking (min.)	1 space

- 7.3.37.5 The provisions of subsection 3.13.1 shall not apply to land zoned “A1-37” and article 3.14.2.2 shall not apply to a lumber manufacturing facility.
- 7.3.37.6 On land zoned “A1-37(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 A1-37 zoned portion of the subject land.”
- 1.03 **Textual Amendment:** By-law No. 1996-30 of the Township of Emily is further amended by deleting 7.3.19.1 (b) and (c) and adding the following to Section 7.3.19.1:
- “(b) The provisions of subsection 3.13.1 shall not apply to land zoned “A1-19.”
- 1.04 **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 the ‘Agricultural Exception Nineteen (A1-19) Zone’ to ‘Agricultural Exception Thirty-Seven Holding [A1-37 (H)] 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 _____



Geographic Township of
Emily
Concession 13

Alvins Lane

Sunnywood Rd.

A1-19

A1-37 (H)

Centreline Rd.

Lot 13

Lot 14

Lot 15

Concession 12