

The Corporation of the City of Kawartha Lakes

By-Law 2017 -

A By-Law To Amend The Township of Fenelon Zoning By-Law No. 12-95 To Rezone Land Within The City Of Kawartha Lakes

[File D06-17-005, Report PLAN2017-038, respecting Part Lot 25, Concession 8, geographic Township of Fenelon, Potts Shore Road – O'Connor]

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 portion of the land to be severed and consolidated with a waterfront property known as 65 Potts Shore Road to be used only for purposes accessory to a dwelling on 65 Potts Shore Road.
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 2017-__.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part Lot 25, Concession 8, geographic Township of Fenelon, City of Kawartha Lakes, Potts Shore Road.
- 1.02 **Textual Amendment:** By-law No. 12-95 of the Township of Fenelon is further amended to add the following section to Section 15.3:

“15.3.11 Limited Service Residential Exception Eleven (LSR-11) Zone

15.3.11.1 Notwithstanding the definition of “Accessory Building” and “Accessory Use”, and subsections 3.18.2, 15.1.1 and 15.2.1, on land zoned LSR-11, a residential dwelling is not permitted but buildings, structures and uses accessory to the adjacent developed residential lot municipally known as 65 Potts Shore Road are permitted.”
- 1.03 **Schedule Amendment:** Schedule ‘A’ to By-law No. 12-95 of the Township of Fenelon is further amended to change the zone category from the “Agricultural (A1) Zone” to the “Limited Service Residential Exception Eleven (LSR-11) Zone” for the land referred to as ‘LSR-11’, 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 ***, 2017.

Andy Letham, Mayor

Judy Currins, City Clerk