

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

## **By-Law 2022-XXX**

### **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 D06-2021-031, Report PLAN2022-015, respecting Concession 7, Lot 13, 57R5883, 57R6532, Parts 3 & 4, geographic Township of Emily, 614 Shamrock Road – Spence]

#### **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) facilitate the severance of the subject land;
  - (b) for the portion to be retained, rezone the parcel to acknowledge the lot size and existing uses.
  - (c) for the portion to be severed, rezone the lot to permit development of a residential use.
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 2022-XXX.**

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

- 1.01 **Property Affected:** The property affected by this By-law is described as Concession 7, Lot 13, 57R5883, 57R6532, Parts 3 & 4, geographic Township of Emily, now in the City of Kawartha Lakes, 614 Shamrock Road.
- 1.02 **Textual Amendment:** By-law No. 1996-30 of the Township of Emily is further amended by adding the following subsections to Section 7.3:
  - “7.3 AGRICULTURAL EXCEPTION THIRTY-NINE (A1-39) ZONE
    - 7.3.9 Notwithstanding the zone provisions in the Agricultural (A1) Zone, to the contrary, within the Agricultural Exception Thirty-nine (A1-39) Zone, the minimum lot area shall be 14.2 hectares, and the minimum lot frontage shall be 88 metres.

7.3.10 Notwithstanding Section 3.18.1.4, the existing uses located within the lands the Agricultural Exception Thirty-nine (A1-39) Zone shall be recognized as legal non-conforming uses with all the rights and privileges as outlined in Section 3.4.

- 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-nine (A1-39) Zone for the land referred to as A1-39, 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 Rural Residential Type Three (RR3) Zone for the land referred to as 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 22 day of February, 2022.

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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 \_\_\_\_\_ 2022.

MAYOR \_\_\_\_\_ CLERK \_\_\_\_\_

