

# The Corporation of the City of Kawartha Lakes

## By-Law 2022-

### 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 D06-2022-002, Report PLAN2022-017, respecting Part of Lot 15, Concession 10, geographic Township of Manvers, being 288 Bethany Hills Road.

#### Recitals

1. Section 34 of the Planning Act, R.S.O. 1990, c.P.13 authorizes Council to determine the appropriate zone categories and provisions assigned to land.
2. The Acting-Director of Development Services as delegated by Council has required the subject lands be rezoned in order to sever a farmhouse deemed surplus to the needs of an agricultural operation as a result of the consolidation of agricultural land as a condition of provisional consent application D03-2020-023.
3. Council has received an application to amend the categories and provisions relating to a specific parcel of land in accordance with the provisional consent conditions.
4. A public meeting to solicit public input has been held.
5. 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-.**

#### Section 1.00: Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part of Lot 15, Concession 10, geographic Township of Manvers, identified as 288 Bethany Hills Road, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 87-06 of the Township of Manvers Zoning By-law is further amended by adding the following to subsection 10.4:
  - “10.4(qq) Notwithstanding subsection 10.1, on lands zoned A1-S43, a dwelling and associated accessory uses thereto are not permitted, the minimum lot frontage is 130 metres. Notwithstanding subsections 10.2(d) and 10.2(e), on lands zoned A1-S43, the frame shed existing on the date of passing of this by-law shall have a minimum side yard of 2.9 metres and minimum rear yard of 20 metres.

All other requirements of the A1 Zone, and the By-law shall apply to lands zoned A1-S43.”

1.03 **Textual Amendment:** By-law No. 87-06 of the Township of Manvers Zoning By-law is further amended by adding the following to subsection 3.3:

“3.3(x) Notwithstanding subsections 3.2(a), 3.2(b), and the definition of rear lot line in section 21, on lands zoned RR1-S24, the following provisions and definitions shall apply:

- i. Minimum lot frontage 184 metres
- ii. Minimum lot area 3.8 hectares
- iii. The rear lot line means the lot lines opposite to the front lot line, inclusive of the lot lines connecting the rear lot lines together.

All other requirements of the RR1 Zone, subsection 20.16, and the By-law shall apply to lands zoned RR1-S24.”

1.04 **Textual Amendment:** By-law No. 87-06 of the Township of Manvers Zoning By-law is further amended by adding the following to subsection 20.16:

“20.16(j) Where the RR1-S24 and O1-S8 appear together on any schedule to the By-law and share a common boundary then the two zones combined shall be considered to be one lot and the minimum lot area and frontage requirements of the RR1-S24 Zone shall apply. The minimum side yard requirement shall apply to the common zone boundary but the boundary shall not be considered a lot line.”

1.05 **Textual Amendment:** By-law No. 87-06 of the Township of Manvers Zoning By-law is further amended by adding the following to subsection 9.3:

“9.3(h) Notwithstanding subsection 9.1, lands zoned O1-S8 shall only be used for conservation uses. For the purpose of the O1-S8 Zone, a conservation use means a use which preserves, protects or improves any feature of the natural environment through a program of maintenance and management administered by a Conservation Authority, public authority, private groups or individuals.

All other requirements of the Open Space (O1) Zone and the By-law shall apply to lands zoned O1-S8.”

1.06 **Schedule Amendment:** Schedule ‘A’ to By-law No. 87-06 of the Township of Manvers is further amended to change the zone category on:

- (a) A portion of the property from ‘Rural General (A1) Zone’ and ‘Open Space (O1) Zone’ to ‘Rural Residential Type One Special Twenty-Four (RR1-S24) Zone’ as shown on Schedule ‘A’ attached to this By-law,
- (b) A portion of the property from ‘Rural General (A1) Zone’ and ‘Open Space (O1) Zone’ to Open Space Special Eight (O1-S8) Zone’; and

- (c) The balance of the lands zoned 'Rural General (A1) Zone' to 'Rural General Special Forty-Three (A1-S43) 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 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_

