

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 PLAN2022-025, respecting Part of Lot 17, Concession 14, geographic Township of Manvers, being 716 St. Mary's Road and Vacant Land on St. Mary's 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 Director of Development Services as delegated by Council has required the subject lands be rezoned in order to facilitate the consolidation of land as a condition of provisional consent application D03-2020-009.
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 17, Concession 14, geographic Township of Manvers, identified as 716 St. Mary's Road and Vacant Land on St. Mary's 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(rr) Notwithstanding 10.2(b), on lands zoned A1-S44, the minimum lot frontage is 70 metres.

All other requirements of the A1 Zone shall apply to lands zoned A1-S44."
- 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(y) Notwithstanding subsections 20(b)(i), 20.1(b)(iii), 20.1(b)(iv), and 20.1(b)(vi), on lands zoned RR1-S25, the garage existing

on the date of passing of this by-law, which has a floor area greater than 60 sq. m., and has a height greater than 4.3 metres, is permitted 3.4 metres from the flankage lot line.

Notwithstanding subsection 20.1(b), on lands zoned RR1-S25, one accessory building is permitted within the front yard.

Notwithstanding subsection 3.2(f), on lands zoned RR1-S25, a deck is permitted 3.8 metres from the side lot line.

All other requirements of the RR1 Zone, and the By-law shall apply to lands zoned RR1-S25.”

1.04 **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’ to ‘Rural Residential Type One Special Twenty-Five (RR1-S25) Zone’ as shown on Schedule ‘A’ attached to this By-law; and
- (b) The balance of the lands zoned ‘Rural General (A1) Zone’ to ‘Rural General Special Forty-Four (A1-S44) 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

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 _____

