Appendix " D "
to
Report PLAN2022-029
File No: D06-2022-013

The Corporation of the City of Kawartha Lakes

By-Law 2022 -

A By-law to Amend the Township of Ops Zoning By-law No. 93-30 to Rezone Land within the City Of Kawartha Lakes

[File D06-2022-013, Report PLAN2022-029, respecting 57R-9112 Part 1; Part of Lots 24 & 25, Concession 4, Geographic Township of Ops, identified as 460 Thunder Bridge Road – Tribute (Lindsay 2) Limited]

Recitals:

1. Section 39 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 home sales establishment and model homes as a temporary 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 2022-__.

Section 1:00 Zoning Details

1.01 **Property Affected**: The Property affected by this by-law is described as 57R-9112 Part 1; Part of Lots 24 & 25, Concession 4, Geographic Township of Ops, City of Kawartha Lakes.

1.02 **Textual Amendment**: By-law No. 93-30 of the Township of Ops is further amended to add the following section to Section 18a:

'Section 18a.3 Exceptions'

1.03 **Textual Amendment**: By-law No. 93-30 of the Township of Ops is further amended to add the following section to Section 18a.3:

'18a.3.1 Future Community Development Exception One (FCD-1) Zone

Notwithstanding Subsection 18a.1, on land zoned FCD-1, the following shall be permitted:

Non-Residential Uses:

i. A Home Sales Establishment
ii. Model Homes

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Notwithstanding further division of the lot and subsection 18.2, on land zoned FCD-1, the following shall apply:

i. Parking: a minimum of 20 parking spaces including a minimum of 1 accessible parking space.
ii. Loading: a minimum of 1 loading space
iii. Maximum building height: 11 m

In all other respects, the provisions of the FCD zone shall apply to the lands as if not divided.'

1.04 **Schedule Amendment**: Schedule 'A' to By-law No. 93-30 of the Township of Ops is further amended to change the zone category from the 'Future Community Development (FCD) Zone' to the 'Future Community Development Exception One (FCD-1) Zone' for the land referred to as 'FCD-1', 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 39 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 _____

