

The Corporation of the City of Kawartha Lakes

By-Law 2022-XXX

A By-Law to Amend the City of Kawartha Lakes Official Plan to Re-designate Land within the City of Kawartha Lakes

[File D01-2020-009, Report PLAN2022-038, respecting Part of Lot 19, Concession 3, geographic Township of Emily, being 689 Cottingham Road - City of Kawartha Lakes]

Recitals:

1. Sections 17 and 22 of the Planning Act, R.S.O. 1990, c. P.13, authorize Council to consider the adoption of an amendment to an Official Plan.
2. Council has received an application to amend the City of Kawartha Lakes to amend Schedule 'A' to permit a trailer sales and storage use on part of the land known as 689 Cottingham Road.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 41.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2022-XXX.

Section 1:00 Official Plan Amendment Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part of Lot 19, Concession 3, geographic Township of Emily, identified as 689 Cottingham Road, City of Kawartha Lakes.
- 1.02 **Amendment:** Amendment No. 41 to the City of Kawartha Lakes Official Plan, attached hereto as Schedule 'A' and forming a part of this By-law is hereby adopted.

Section 2:00 Effective Date

2.01 **Force and Effect:** This By-law shall come into force and take effect on the date it is finally passed, subject to the approval of the City of Kawartha Lakes in accordance with the provisions of Section 17 and 22 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 June, 2022.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

Schedule 'A' to By-law No. 2022-XXX

The Corporation of the City of Kawartha Lakes

Amendment No. 41 To The Official Plan – City of Kawartha Lakes

Part A – The Preamble

A. Purpose

The purpose of the official plan amendment is to permit a trailer sales and storage use in the 'Rural' designation on the subject site. The land is also subject to an application for a zoning by-law amendment.

The effect of the change would permit the existing detached accessory building to be used as a sales office for trailers to accompany the outdoor storage of the trailers.

B. Location

The subject land has a lot area of approximately 39.66 hectares and is located at 689 Cottingham Road, in the geographic Township of Emily. The subject land is designated both 'Prime Agricultural' and 'Rural' under the Official Plan. The proposed use is located within the 'Rural' portion of the property. The subject property is located within a rural and agricultural area with residential and agricultural uses in each direction. The subject property currently contains a single detached dwelling, detached accessory building and agricultural land. The portion of the property to be used for proposal is approximately 0.25 hectares.

The property is legally described as Part of Lot 19, Concession 3, geographic Township of Emily, identified as 689 Cottingham Road, City of Kawartha Lakes.

C. Basis

Council has enacted this official plan amendment in response to an application submitted by EcoVue Consulting Services Inc. on behalf of Edward Grass to permit part of the property to be used for trailer sales and storage.

The portion of the property subject to the proposal is designated 'Rural' as shown on Schedule 'A' of the City of Kawartha Lakes Official Plan. The land is also subject to an application for a zoning by-law amendment. The use will be subject to site plan approval.

The proposed use and amendment to the City of Kawartha Lakes Official Plan are justified and represent good planning for the following reasons:

1. The proposed development conforms to relevant provincial policy documents being the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.
2. The proposed development conforms to the goals and objectives of the "Rural" designation as set out in the City of Kawartha Lakes Official Plan.

3. The proposed site concept is compatible and integrates well with the surrounding area.
4. The applicant has submitted background reports to demonstrate the appropriateness of the proposed development with respect to servicing and the protection of the environment.

Part B - The Amendment

D. Introductory Statement

All of this part of the document entitled Part B – The Amendment, consisting of the following text and the attached map constitutes Amendment No. 41 to the City of Kawartha Lakes Official Plan.

E. Details of the Amendment

1. Section 32 of the City of Kawartha Lakes is hereby amended to include the following provision:
2. A trailer sales and storage use may be permitted within a portion of the Rural lands at Part of Lot 19, Concession 3, geographic Township of Emily, identified as 689 Cottingham Road, City of Kawartha Lakes.

F. Implementation and Interpretation

The implementation and interpretation of this amendment shall be in accordance with the relevant policies of the Official Plan.

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

Map 'A' to Amendment No. XX

To the City of Kawartha Lakes Official Plan

